

TR-1: NOTIFICATION OF MAJOR INTEREST IN SHARESⁱ

1. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attached: ⁱⁱ	SEGRO plc
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2 Reason for the notification (please tick the appropriate box or boxes):

An acquisition or disposal of voting rights	<input type="checkbox"/>
An acquisition or disposal of qualifying financial instruments which may result in the acquisition of shares already issued to which voting rights are attached	<input type="checkbox"/>
An acquisition or disposal of instruments with similar economic effect to qualifying financial instruments	<input type="checkbox"/>
An event changing the breakdown of voting rights	<input type="checkbox"/>
Other (please specify): The pension fund ABP separated its pension fund from its investment and administrative organisation in 2008. For the investment and administrative organisation a new legal entity, APG Algemene Pensioen Groep N.V. ("APG") was established, eventually 98% owned by ABP and effectively only managing ABP's assets. APG established a multi-client structure to offer other Dutch pension funds ("Clients") the opportunity to benefit from the investment management expertise APG has developed in performing its services, as well as to diversify their portfolio of assets and benefit from economies of scale by pooling their assets with other Clients in several new investment pools. According to the EU Transparency Directive with regard to the notification of substantial shareholding, APG as an asset manager – within the new multi-client structure – has an obligation to report substantial shareholdings as agent/attorney-in-fact for all its Clients on an aggregated basis. Effectively, as from today onwards assets from ABP and other Clients are managed by APG in this new structure. Notifications of substantial shareholding are therefore made by and on behalf of APG. Future notifications will also be based on the aggregated portfolio of assets managed by APG. APG is 98% owned by ABP. Consequently ABP will report APG's position as an indirect position.	<input checked="" type="checkbox"/>

3. Full name of person(s) subject to the notification obligation: ⁱⁱⁱ	Stichting Pensioenfonds ABP
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4. Full name of shareholder(s) (if different from 3.): ^{iv}	Please find additional information under 2.
5. Date of the transaction and date on which the threshold is crossed or reached: ^v	N/A
6. Date on which issuer notified:	4 February 2010
7. Threshold(s) that is/are crossed or reached: ^{vi, vii}	5%

8. Notified details:

A: Voting rights attached to shares ^{viii, ix}

Class/type of shares if possible using the ISIN CODE	Situation previous to the triggering transaction		Resulting situation after the triggering transaction				
	Number of Shares	Number of Voting Rights	Number of shares	Number of voting rights		% of voting rights ^x	
			Direct	Direct ^{xi}	Indirect ^{xii}	Direct	Indirect
GB00B5ZN1N88	37,787,411	37,787,411	41,335,477		41,335,477		5.63%

B: Qualifying Financial Instruments

Resulting situation after the triggering transaction

Type of financial instrument	Expiration date ^{xiii}	Exercise/ Conversion Period ^{xiv}	Number of voting rights that may be acquired if the instrument is exercised/ converted.	% of voting rights

C: Financial Instruments with similar economic effect to Qualifying Financial Instruments ^{xv, xvi}

Resulting situation after the triggering transaction

Type of financial instrument	Exercise price	Expiration date ^{xvii}	Exercise/ Conversion period ^{xviii}	Number of voting rights instrument refers to	% of voting rights ^{xix, xx}	
					Nominal	Delta

Total (A+B+C)

Number of voting rights	Percentage of voting rights
41,335,477	5.63%

9. Chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held, if applicable: ^{xxi}

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Proxy Voting:

10. Name of the proxy holder:	
11. Number of voting rights proxy holder will cease to hold:	
12. Date on which proxy holder will cease to hold voting rights:	

13. Additional information:	
14. Contact name:	Harriet Huband
15. Contact telephone number:	020 7399 4516

