

PRESS RELEASE

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SLOUGH TRADING ESTATE 50,000 SQ FT DATACENTRE LETTING TO RACKSPACE

In one of the biggest deals in the Thames Valley this year, Rackspace Managed Hosting Ltd, Europe's fastest growing hosting company, will locate its UK data centre at the Slough Trading Estate, SEGRO announced today.

The company, which specialises in providing professional managed and intensive hosting solutions, has agreed a twenty-year lease for a 50,000sq ft unit on the estate, which will accommodate 65,000sq ft of technical space via a mezzanine floor once fit-out has been completed.

In addition to a secure power supply, the Trading Estate's award winning security system, enviable location within easy access of London and Simplified Planning Zone status (SPZ), has made it a prime business location for data centre operators, one of a number of sectors in which the on-site leasing team specialise.

"The required power supply for this specialist use, together with our Simplified Planning Zone status, award-winning security and IT and cable infrastructure, ensure that Slough Trading Estate is a leading location for business continuity" commented Stephen Bailey, Regional Director of the Slough Trading Estate.

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The Slough Trading Estate

The Slough Trading Estate is part of Slough Estates plc which trades as SEGRO. Some of the world's most successful companies are in operation at the Trading Estate, including Ferrari, Black & Decker, Research in Motion, Fujitsu, GE Medical, LG and O2. The new letting was announced as a second datacentre operator, IXEurope, prepares to take occupation of a new £15m facility at the Estate, which has been specially constructed for them.

About SEGRO

SEGRO is the leading provider of **Flexible Business Space** in Europe. Headquartered in the UK, SEGRO is listed on the London Stock Exchange and on Euronext in Paris. The company is a UK Real Estate Investment Trust ("REIT") with operations in eleven countries, serving a diversified customer base of over 1,760 customers operating in a wide range of sectors, representing both small and large businesses, from start ups to global corporations. With investment property assets of £5.0 billion (£6.0 billion including trading properties and development assets) and 4 million sq m of business space, SEGRO has an annual rental income in excess of £300 million.

www.segro.com

About Rackspace Managed Hosting:

A recognised leader in the global managed hosting market, Rackspace Managed Hosting is a world-class service organisation delivering enterprise-level Web infrastructure and managed services to businesses of all sizes. Serving more than 10,000 customers across eight data centres worldwide, Rackspace integrates the industry's best technologies for each customer's need backed by a 100 per cent network uptime guarantee. Founded in 1998, the company has received numerous awards for its brand of customer service known as Fanatical Support™ including the Unisys/Management Today 2005 Service Excellence Award. For more information, visit www.rackspace.co.uk