

28 February 2009

STATEMENT RE MEDIA SPECULATION

SEGRO notes the recent press coverage and confirms that discussions are being held about a possible equity capital raising. Any decisions will be communicated to shareholders when appropriate.

For further information please contact:

SEGRO
Maitland

+44 20 7491 0177
+44 20 7379 5151

David Sleath
Colin Browne
Liz Morley

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 ten countries, serving a diversified base of 1,700 customers operating in a wide range of sectors, representing both small and large businesses, from start-ups to global corporations. With property assets of £5.1 billion as at 30 June 2008 and around 5.0 million sq m of business space, SEGRO has an annual rent roll of approximately £290 million (Note: these metrics include trading properties, development assets and the Group's share of joint ventures). www.SEGRO.com