

SEGRO plc

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SEGRO plc (the "Company") Result of Rights Issue

The Company announces that, as at 11.00am on 6 April 2009, being the last date of receipt for valid subscriptions, it had received valid acceptances in respect of 4,992,775,961 New Ordinary Shares, representing approximately 95.27% of the total number of New Ordinary Shares offered to Shareholders pursuant to the 12 for 1 Rights Issue announced on 4 March 2009.

In accordance with their underwriting obligations in respect of the Rights Issue, Merrill Lynch International and UBS Limited, as Joint Bookrunners, will be seeking acquirers for the remaining 247,874,743 New Ordinary Shares.

It is expected that the New Ordinary Shares in uncertificated form will be credited to CREST accounts on 7 April 2009, and that definitive share certificates in respect of the New Ordinary Shares to be held in certificated form will be despatched by no later than 14 April 2009. It is expected that the New Ordinary Shares will commence trading fully paid on the London Stock Exchange plc's main market for listed securities on 7 April 2009.

Defined terms in this announcement shall have the same meanings as in the Prospectus dated 4 March 2009, unless the context requires otherwise.

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Disclaimer:

This announcement is not a prospectus but an advertisement and investors should not subscribe for any New Ordinary Shares referred to in this announcement except on the basis of the information contained in the Prospectus.

Neither the content of the Company's website nor any website accessible by hyperlinks on the Company's website is incorporated in, or forms part of, this announcement.

This announcement shall not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to acquire, any New Ordinary Shares or entitlements to New Ordinary Shares to any person in any jurisdiction to whom or in which such offer or solicitation is unlawful. Distribution of this announcement and/or the transfer of New Ordinary Shares into jurisdictions other than the United Kingdom may be restricted by law. These materials are not for distribution, directly or indirectly, in whole or in part, in or into the United States (including its territories and dependencies, any state of the United States and the District of Columbia). Persons into whose possession this announcement comes should inform themselves of and observe any such restrictions. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction.

This announcement does not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States. The New Ordinary Shares have not been and will not be registered under the United States Securities Act of 1933 (the "Securities Act"), as amended, or under any securities laws of any state or other jurisdiction of the United States and may not be offered, sold, taken up, exercised, resold, renounced, transferred or delivered, directly or indirectly, within the United States except pursuant to an applicable exemption from the registration requirements of the Securities Act and in compliance with any applicable securities laws of any state or other jurisdiction of the United States. The New Ordinary Shares have not been approved or disapproved by the US Securities and Exchange Commission, any state's securities commission in the United States or any US regulatory authority, nor have any of the foregoing authorities passed upon or endorsed the merits of the offering of the New Ordinary Shares or the accuracy or adequacy of this announcement. There will be no public offer of these securities in the United States.

The New Ordinary Shares have not been and will not be registered under the securities laws of (and there will be no public offer in) Canada, Singapore, Japan, the Republic of South Africa or any jurisdiction where to do so would breach any applicable law, and may not be offered, sold, taken up, exercised, resold, renounced, transferred or delivered, directly or indirectly, within such jurisdictions except pursuant to an applicable exemption from and in compliance with any applicable securities laws.

Merrill Lynch International, Lazard & Co., Limited, and UBS Limited are acting for the Company and no one else in connection with the Rights Issue and will not regard any other person (whether or not a recipient of this document) as a client in relation to the Rights Issue and will not be responsible to anyone other than the Company for providing the protections afforded to their respective clients or for providing advice in relation to the Rights Issue or any matters referred to in this document.