

SEGRO plc

25 February 2009

AMENDMENT TO COVENANT LEVELS SUCCESSFULLY ACHIEVED

SEGRO plc ("SEGRO") announces that it has signed agreements with syndicate banks and bilateral lenders that provide £1.7 billion of debt (drawn and undrawn) to permanently increase the maximum gearing covenant (net debt to net worth) in these facilities, with immediate effect, from 125% to 160%. Following this agreement, SEGRO's lowest gearing covenant across all of its debt and undrawn credit facilities is 160%. Interest cover covenants, which require net rental income to cover net interest charges by 1.25 times, remain the same.

The Group continues to operate within all of its debt covenants even without the amendments, but in the current uncertain economic environment and difficult property market conditions, SEGRO believes that the amendments provide valuable additional headroom to the Company.

Gearing covenants on SEGRO's £1.3 billion of corporate bonds which mature between 2010 and 2035 remain at 175%.

As part of the agreements, SEGRO will pay a one-off fee of £8.6m and the weighted average margin over LIBOR and EURIBOR on these credit facilities at the date of signing will increase by approximately 110 basis points over the previous margin levels. The immediate impact of such increased margins would be to increase the weighted average cost of the Group's debt from approximately 5.20% to 5.75% per annum. However, SEGRO believes the present low interest rate environment provides an opportunity to mitigate most, if not all, of this increased cost.

SEGRO announced on 18 February that it is assessing its financing options. This covenant renegotiation is an important element of the Group's overall financing strategy.

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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