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An 'at a glance' look at SEGRO: what we do, where we do it, who we do it for and what drives performance.

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Strategic Report

A deep dive into our business: the key external factors that impact SEGRO, an overview of our business model, strategy and KPIs, a review of our 2023 performance, and some thoughts on the outlook for 2024 and beyond.

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➤ **Responsible SEGRO**
For more information on Responsible SEGRO go to page 23



➤ **SEGRO.com**
For more information on SEGRO's activities and performance please visit our website: www.segro.com

The Directors present the Annual Report for the year ended 31 December 2023, which includes the Strategic Report, Governance Report and audited Financial Statements for the year. References to 'SEGRO', the 'Group', the 'Company', 'we' or 'our' are to SEGRO plc and/or its subsidiaries, or any of them as the context may require. Pages 107 to 130 inclusive comprise the Directors' Remuneration Report and pages 131 to 132 inclusive comprise the Directors' Report. These have been drawn up and presented in accordance with English company law and the liabilities of the Directors, in connection with these sections, and shall be subject to the limitations and restrictions provided by such law. The Annual Report contains forward-looking statements. For further information see page 198.

What we do

SEGRO owns, manages and develops modern and sustainable warehouse space across Europe.

Our portfolio includes both urban and big box warehouses*.

Urban warehouses

66%

asset type by value

Urban warehouses are located in, or close to, population centres and business districts and provide flexible space suitable for a wide-range of activities. They are used by a variety of businesses who need rapid access to end customers, as well as labour. They are generally situated close to main roads and public transport.



Big box warehouses

32%

asset type by value

Big box warehouses are typically used for storage and processing of goods for regional, national and international distribution and are much larger than urban warehouses. They are often located far from the end customer but are situated on major transport routes (mainly motorways, ports, rail freight terminals and airports) to allow rapid transit.



*Other 2% – includes offices and retail uses such as trade counters, car showrooms and self storage facilities

Responsible SEGRO as a key part of our future success

How this works for our business

Responsible SEGRO is embedded into the day-to-day running of our business and all of our decision making. This helps us to ensure that our business remains fit for the future and delivers long-term benefits for all of our stakeholders.



Scan the QR code to watch our video and learn more about our business

www.segro.com/ara23/what-we-do