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15 March 2013

Dear Shareholder

2012 SEGRO plc Annual Report and Accounts

I am pleased to present the 2012 SEGRO Annual Report and Accounts.

2012 has been a year focused on delivering against our strategic priorities, as set out in November 2011, to reshape the portfolio and drive operational excellence across the business. Despite the challenging economic conditions, I am pleased to be able to report good progress with our strategy implementation and strong growth in our EPRA earnings. Although our net asset value per share has reduced, our balance sheet position has improved with a reduction in net debt outstanding.

Given the ongoing strategic portfolio re-shaping process, your Board has recommended a final dividend of 9.9 pence per share, bringing the total dividend for 2012 to 14.8 pence per share, the same as that paid in respect of 2011.

A copy of the Notice of the 2013 Annual General Meeting and the 2012 Annual Report and Accounts are also enclosed if you have elected to receive them in this form. These documents are available from our website www.segro.com.

Yours faithfully



Nigel Rich
Chairman

Attendance card

The Board of SEGRO plc invites you to attend the Company's Annual General Meeting at RSA House, 8 John Adam Street, London, WC2N 6EZ at 11.00 am on 23 April 2013.

Notes on appointing a proxy

1. If you wish to appoint as your proxy someone other than the Chairman of the Meeting, insert his/her name in the space provided in the first box. If the proxy is being appointed in relation to part of your holding only, enter the number of shares over which he/she is authorised to act as your proxy in the box next to the proxy's name. If this box is left blank, he/she will be authorised in respect of your full voting entitlement.
2. To appoint more than one proxy, you should obtain additional proxy cards from SEGRO plc's Registrars, Equiniti, or you may photocopy this form. Ensure that you specify the number of shares over which each proxy can act, as in Note 1 above. Multiple proxy cards should be returned together in the same envelope.
3. To be valid, the proxy and the power of attorney or other authority (if any) under which it is signed and dated must be received by Equiniti by 11.00am on Sunday 21 April 2013.
4. The 'Vote withheld' option is provided to enable a member to withhold his/her vote on any particular resolution. It should be noted that a vote withheld is not a vote in law and will not be counted in the calculation of the proportion of votes 'For' or 'Against' a resolution.

5. To register the appointment of a proxy electronically, log on to www.sharevote.co.uk using the Voting ID, Task ID and Shareholder reference number printed on your proxy card below and follow the instructions provided. Alternatively, shareholders who have already registered with Equiniti's online portfolio service, Shareview, can vote by logging on to their portfolio at www.shareview.co.uk. The proxy appointment must be registered online by 11.00 am on Sunday 21 April 2013.
6. In the case of a corporate shareholder, the proxy appointment must be under seal or signed by a duly authorised officer, attorney or other person.
7. In the case of joint holdings, the vote of the first named in the register of members will be accepted to the exclusion of other joint holders.
8. If no specific directions are given, the proxy will vote or abstain from voting as he/she thinks fit on the specified resolutions and, unless instructed otherwise, the person appointed proxy may also vote or abstain from voting as he/she thinks fit on any business (including amendments to resolutions) which may properly come before the Meeting.
9. A proxy need not be a member of SEGRO plc but must attend the Meeting to represent you. If no name is inserted in the box provided, the Chairman of the Meeting will be deemed to be appointed as the proxy.
10. Any alteration to the proxy card should be initialled by the person who signed it.
11. The completion and return of the proxy card will not preclude a member from attending the Meeting and voting in person.
12. If you have any questions about the Meeting or your shareholding, please contact our Registrar, Equiniti, by telephone on 0871 384 2186 (overseas +44 (0)121 415 0141). (Calls to 0871 numbers are charged at 8p per minute plus any network extras. Lines are open 8.30 am to 5.30 pm Monday to Friday.)

SEGRO plc Annual General Meeting (AGM)

Please detach this card and return to Equiniti, to arrive by 11.00am on Sunday 21 April 2013

Proxy card

| | | |
|--|---------|------------------------------|
| Voting ID | Task ID | Shareholder Reference Number |
| + I/We, the undersigned, being a member/members of SEGRO plc, appoint the following person | | Number of shares + |
| | | |

or failing him/her, the Chairman of the Meeting, as my/our proxy to attend/speak and vote on my/our behalf at the AGM to be held on Tuesday 23 April 2013 and at any adjournment thereof, and direct that my/our proxy will vote (or withhold my/our vote) on each of the resolutions referred to in the Notice of Meeting as indicated with a cross in the appropriate spaces below:

| Ordinary Business | For | Against | Vote withheld | Special Business <i>continued</i> | For | Against | Vote withheld |
|---|--------------------------|--------------------------|--------------------------|---|--------------------------|--------------------------|--------------------------|
| 1 To receive the financial statements and the reports of the Directors and the auditor. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14 To authorise political donations under the Companies Act 2006. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 To declare a final dividend of 9.9 pence per ordinary share. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15 To confer on the Directors a general authority to allot ordinary shares. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 To approve the remuneration report. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16 To disapply statutory pre-emption rights relating to ordinary shares allotted under the authority granted by resolution 15.* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 To re-elect Nigel Rich as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17 To confer on the Directors an additional authority to allot ordinary shares in connection with a rights issue. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 To re-elect Justin Read as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18 To disapply statutory pre-emption rights relating to ordinary shares allotted under the authority granted by resolution 17.* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 To re-elect Mark Robertshaw as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 19 To authorise the Company to purchase its own shares.* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 To re-elect David Sleath as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20 To enable a general meeting other than an AGM to be held on not less than 14 clear days' notice.* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 To re-elect Doug Webb as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 9 To re-elect Thom Wernink as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 10 To elect Christopher Fisher as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 11 To elect Baroness Ford as a Director. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Special Business | | | | | | | |
| 12 To re-appoint Deloitte LLP as auditor of the Company. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| 13 To authorise the Directors to determine the remuneration of the auditor. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |

* indicates a special resolution

| | | |
|---|------------|--|
| | 3801-002-S | |
| Signature of shareholder or duly authorised attorney, or for a corporate shareholder, common seal or signature of an authorised officer, attorney or other person | Date | |