

On January 31st, 2018

SEGRO to deliver pioneering multi-storey distribution hub for IKEA in Gennevilliers port

- **Innovative multi-storey urban logistics development**
 - **Pre-let to IKEA**
 - **Rated BREEAM Excellent**

SEGRO, through its subsidiary VAILOG, has signed an agreement with IKEA France (“IKEA”) which will see the furniture retailer occupy 50,000 sq. m. at a state of the art multi-storey warehouse at Port de Gennevilliers, meaning the site is fully let 11 months ahead of scheduled practical completion.

Working with the landowner, HAROPA-Ports of Paris, SEGRO has bought forward the development of the 63,000 sq. m. building - known as Paris Air² Logistique to complete at the end of 2018.

Paris Air² Logistique is a flagship urban logistics development, at the vanguard of multi-storey warehouse design. It embodies the innovative approach that SEGRO has taken to meet the challenges posed by diminishing land availability in and around densely populated areas.

The development will include 48 double-sided lorry docks on the ground floor and 25 single-sided docks on the first floor linked by a 10 metre wide ramp that allows vehicles to pass both ways. It is set to reach the environmental standard of ‘BREEAM Excellent’ and will have 85 electrical charging points for electric vehicles.

The design, allied with the site connections to arterial roads A15 and A86 will enable IKEA to transport goods using electric vehicles to central Paris and western suburbs. The location at Port de Gennevilliers allows distribution of goods to Paris via The River Seine which, when in operational use, will reduce potential delivery delays caused by traffic congestion, and the port’s rail links.

Located 5 km from the Porte de Clichy and in the Port of Gennevilliers, the platform meets the ambition of IKEA France to accelerate their multichannel strategy.

Vicente Cubells, Director of Customer Relations for IKEA France, said:

“By installing a new Customer Distribution Centre on this platform, IKEA France confirms their strategic choices to reinforce their ability to deliver products in Paris and west of Paris area. This site will allow us to continue improving the quality of our services and optimize our delivery, while reducing our energy consumption,”

Andy Gulliford, Chief Operations Officer, SEGRO said:

“The partnership with IKEA underlines that SEGRO is continuing to create the space required to meet the requirements of modern retailers, particularly those driven by e-commerce.

“The approach in Paris provides a template we can follow in London, where the shortage of industrial land coupled with a growing population and increase in e-commerce, makes a compelling case for multi-storey warehousing. We have been among the most vociferous advocates for this approach, and this commitment from IKEA in Paris provides further evidence that it can work.”

CBRE were the sole agents on the deal.

About SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.3 million square metres (68 million square feet) of space valued at over £8 billion, serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

See www.SEGRO.com for further information.

About IKEA France

In France, IKEA is the home furnishing leader with a 19% market share. IKEA France employs 10,064 coworkers, has 33 stores, one ecommerce website and one customer support center. For the 2017 fiscal year, IKEA stores in France welcomed 54.9 million visits and the IKEA.fr website recorded 162 million visits. IKEA bases its development on a very strong Swedish corporate culture and deep-rooted values, which are the key of its success. These culture and values are common to all coworkers and countries in which IKEA operates. They enable everyone to develop themselves and to contribute to the vision of the IKEA Group to create a better everyday life for the many people. IKEA France has 4 logistics distribution centers. They operate under IKEA France SAS Distribution Services, which employs 880 coworkers.*

**FY17: the fiscal year goes from September 1st 2016 to 31st of August 2017*

About HAROPA

HAROPA, the 5th largest port complex in Northern Europe, is a joint venture between the ports of Le Havre, Rouen and Paris. It is connected to every continent owing to a first-rate international shipping offer (linking around 700 ports worldwide). It serves a vast hinterland the centre of which is in the Seine valley and the Paris region forming the biggest French consumer market area. This "one-stop" hub now forms in France a global transport and logistics system, capable of providing a comprehensive end-to-end service. HAROPA handles over 120 million tons of cargo by sea and waterway each year. HAROPA business represents 64,000 direct jobs and € 7 million of value generated (according to INSEE).

About CBRE Group, Inc.

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (in terms of 2015 revenue). The Company has more than 70,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 400 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our website at www.cbre.com.

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