

SEGRO plc (SGRO:LN)



London
Stock Exchange

Real Estate/Industrial REITs

Price: 7.24

Report Date: June 4, 2026

Business Description and Key Statistics

SEGRO plc is a United Kingdom-based real estate investment trust (REIT). It is the owner, manager and developer of modern warehouses and industrial properties. It owns or manages 10.8 million square meters of space (116 million square feet) serving customers from a range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the United Kingdom and in seven other European countries. Its segments include the United Kingdom and Continental Europe (CE). The Company's portfolio includes warehouses and light industrial buildings, including data centers. These are concentrated in the United Kingdom, France, Germany, and Italy. The remainder of the portfolio is located in other European countries, including Poland, Spain, the Netherlands and the Czech Republic. Its diverse customer base, spanning a range of industries, such as transport and logistics; retail (physical, online and hybrid), and food and general manufacturing, and others.

Website: <https://www.segro.com/>

ICB Industry: Real Estate

ICB Subsector: Industrial REITs

Address: 1 New Burlington Place
LONDON W1S 2HR
GBR

Employees: 454

	Current	YTY % Chg
Revenue LFY (M)	726	7.6
EPS Diluted LFY	0.41	-8.8
Market Value (M)	9,793	
Shares Outstanding LFY (000)	1,353,000	
Book Value Per Share	9.07	
EBITDA Margin %	92.50	
Net Margin %	75.9	
Long-Term Debt / Capital %	26.7	
Dividends and Yield TTM	0.31 - 4.30%	
Payout Ratio TTM %	73.6	
60-Day Average Volume (000)	3,554	
52-Week High & Low	8.41 - 6.04	
Price / 52-Week High & Low	0.86 - 1.20	

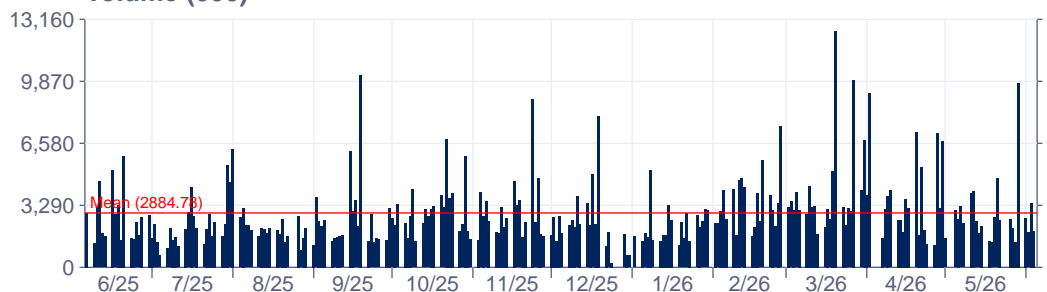
Price, Moving Averages & Volume



SEGRO plc is currently trading at 7.24 which is 3.7% above its 50 day moving average price of 6.98 and 2.5% above its 200 day moving average price of 7.06.

SGRO:LN is currently 13.9% below its 52-week high price of 8.41 and is 19.8% above its 52-week low price of 6.04. Over the past 52-weeks, SGRO:LN is up 5.6% while on a calendar year-to-date basis it is up 0.5%.

The Relative Strength Index (RSI) indicator for SGRO:LN is currently 56.04. An RSI value of 70 and above is considered overbought and 30 and below oversold.



— Price — Price (50-Day Simple Moving Average) — Price (200-Day Simple Moving Average)

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Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	1.46	1.16	50-Day Average Price	6.98
1-Week %	0.70	1.27	Price / 50-Day Average	1.04
4-Week %	1.03	1.49	200-Day Average Price	7.06
52-Week %	5.57	-11.19	Price / 200-Day Average	1.03
Quarter-to-Date %	12.43	9.81	RSI - Relative Strength Index	56.04
Year-to-Date %	0.47	-3.77	Risk Metrics	
Last Month %	3.97	3.26	Price Volatility	0.14
Last Quarter %	-10.63	-12.21	Sharpe Ratio	-0.09
Last Calendar Year %	2.74	-17.18	Sortino Ratio	-0.13

5-Year Price Performance vs. FTSE 350

SEGRO plc
FTSE 350 Index

Current: 0.66 CAGR: -7.9%
Current: 1.40 CAGR: 7.1%



Over the past five years, SEGRO plc's stock price is down 33.6% which is 73.9% below the FTSE 350 Index performance of 40.3% over the same period. SEGRO plc's cumulative annualized growth rate (CAGR) over the five year period has been -7.9% while that of the FTSE 350 Index has been 7.1%.

Over the past year, SEGRO plc's stock price performance of 5.6% has underperformed that of the FTSE 350 Index by 11.2%. On a year-to-date basis, SEGRO plc's stock price performance of 0.5% has underperformed the FTSE 350 Index by 3.8%.

Over the past week, SEGRO plc's stock price performance of 0.7% has outperformed that of the FTSE 350 Index by 1.3%.

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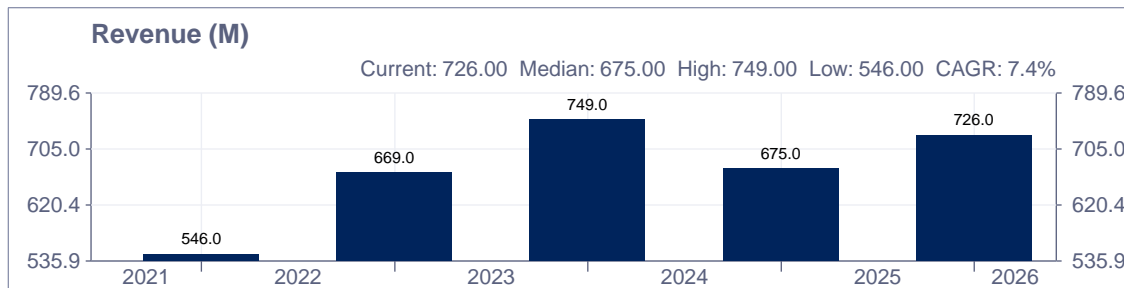
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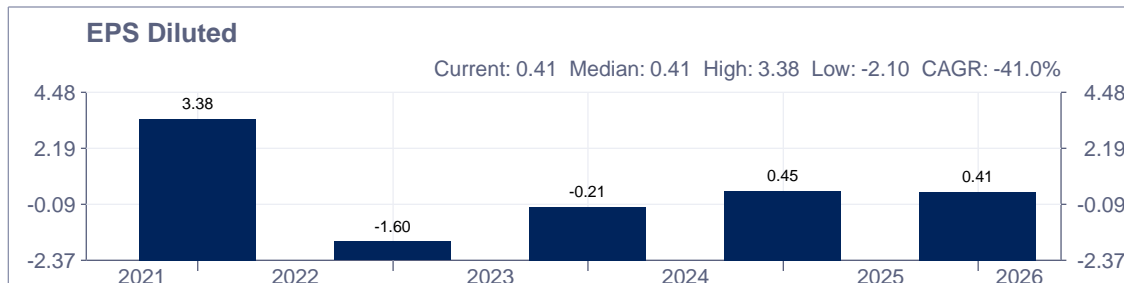
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Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	2.8	11.0	13.2	Gross Margin %	78.8	75.4	74.8
Revenues Per Share %	-1.1	7.0	7.0	EBITDA Margin %	92.5	199.5	236.2
EBITDA %	999.9	-14.8	-1.5	Pre-Tax Margin %	77.1	138.9	197.5
EPS Diluted %	999.9	-19.7	-7.5	Net Margin %	75.9	127.5	189.5
Free Cash Flow %	17.0	9.5	9.4	Return on Equity %	4.5	6.0	10.9
Cash from Operations %	23.0	14.7	16.3	Return on Capital %	3.3	5.0	8.4
Book Value %	-1.4	2.3	7.4	Return on Assets %	3.1	4.8	7.9



SEGRO plc's cumulative annualized revenue growth rate over the charted period is 7.4%. This compares to cumulative annualized growth of 2.8% over the past 3 years.



SEGRO plc's cumulative annualized EPS growth rate over the charted period is -41.0%. This compares to cumulative annualized growth of 999.9% over the past 3 years.



SEGRO plc's net profit margin of 75.9% is 51.6% below the period's mean net margin of 127.5%. During the charted period, the observed net profit margin high and low were 741.5% and -482.1% respectively.



SEGRO plc's return on equity of 4.5% is 1.5% below the period's mean return on equity of 6.0%. During the charted period, the observed ROE high and low were 36.1% and -27.0% respectively.

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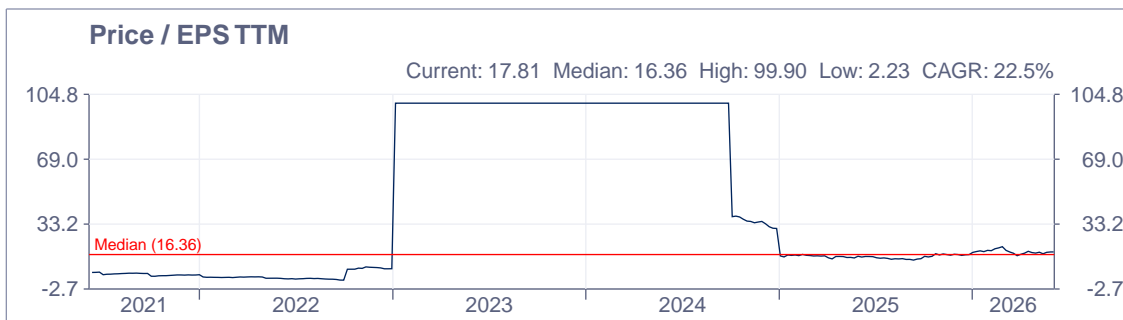
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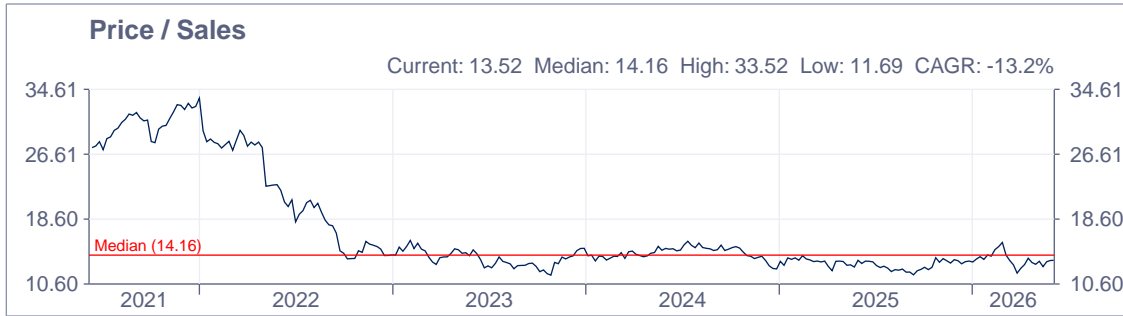
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Valuation Metrics

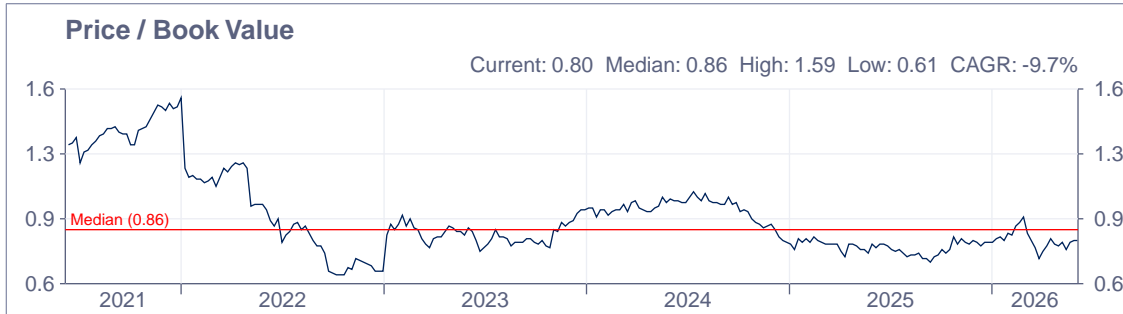
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	17.8	16.4	8.8	Earnings Yield %	5.62	6.12	11.42
Price / Sales	13.5	14.2	15.4	Free Cash Flow Yield %	1.87	1.56	1.23
Price / Operating Cash Flow	17.5	16.1	8.7	Dividend Yield %	4.30	3.25	2.99
Price / Book Value	0.8	0.9	1.0	Enterprise Value / EBITDA	21.1	19.6	10.6



SEGRO plc is trading at 17.81 times its EPS generated during the latest fiscal year. This multiple is above the historically observed median of 16.36, while high and low observations have been 99.90 and 2.23.



SEGRO plc is trading at a Price to Sales ratio of 13.52 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 14.16, while high and low observations have been 33.52 and 11.69.



SEGRO plc is trading at a Price to Book ratio of 0.80 based on book value at the latest fiscal year end. This ratio is below the historically observed median of 0.86, while high and low observations have been 1.59 and 0.61.



SEGRO plc has a Free Cash Flow Yield of 1.87% based on free cash flow generated during the latest fiscal year. This value is above the historically observed median yield of 1.56%, while high and low observations have been 2.41 and 0.83.

SEGRO plc (SGRO:LN)



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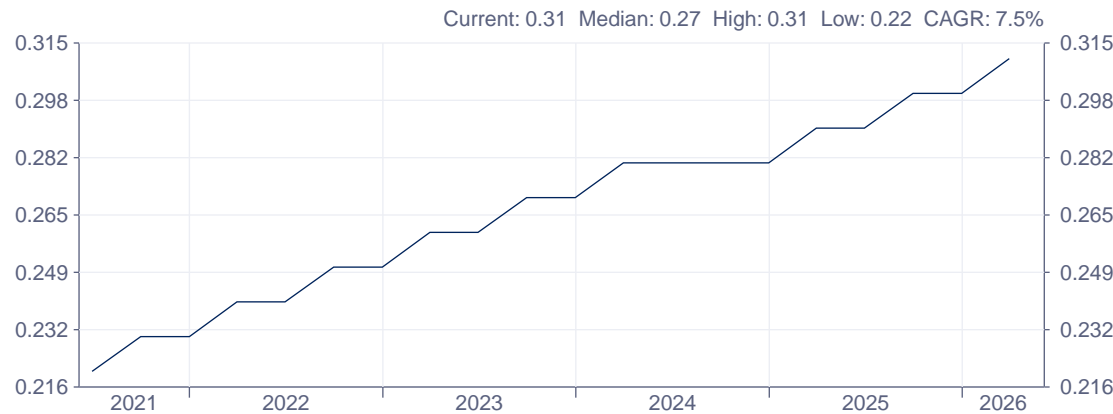
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Dividends Data

Dividends Per Share TTM		0.31	Payout Ratio TTM %		73.59%	Dividend Yield TTM %		4.30%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.214	26-03-2026	27-03-2026	08-05-2026	GBP				
0.097	07-08-2025	08-08-2025	19-09-2025	GBP				
0.202	27-03-2025	28-03-2025	14-05-2025	GBP				
0.091	08-08-2024	09-08-2024	20-09-2024	GBP				
0.191	14-03-2024	15-03-2024	03-05-2024	GBP				
0.087	10-08-2023	11-08-2023	22-09-2023	GBP				
0.182	16-03-2023	17-03-2023	04-05-2023	GBP				
0.081	11-08-2022	12-08-2022	23-09-2022	GBP				
0.169	17-03-2022	18-03-2022	04-05-2022	GBP				
0.074	12-08-2021	13-08-2021	24-09-2021	GBP				
0.152	18-03-2021	19-03-2021	04-05-2021	GBP				
0.069	13-08-2020	14-08-2020	24-09-2020	GBP				

Dividend Growth and Yield

Dividends Per Share TTM



SEGRO plc's trailing 12-month dividend per share is 0.31 and its dividend has grown at a cumulative annualized rate of 7.5% over the charted period. This compares to dividend growth of 6.10% over the past year and cumulative annualized growth of 5.70% over the past 3 years.

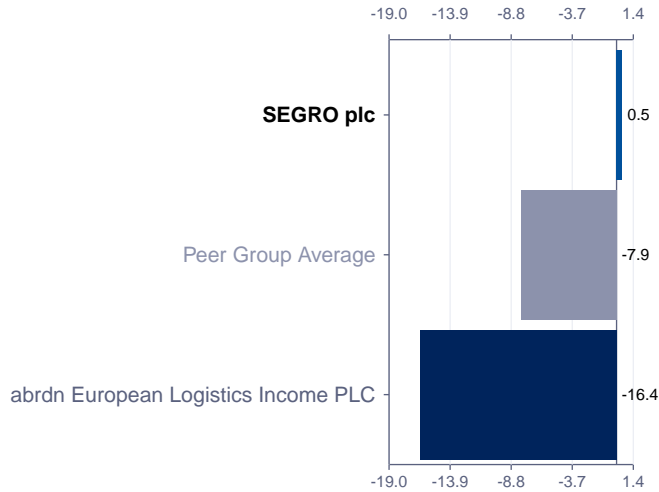
Dividend Yield TTM %



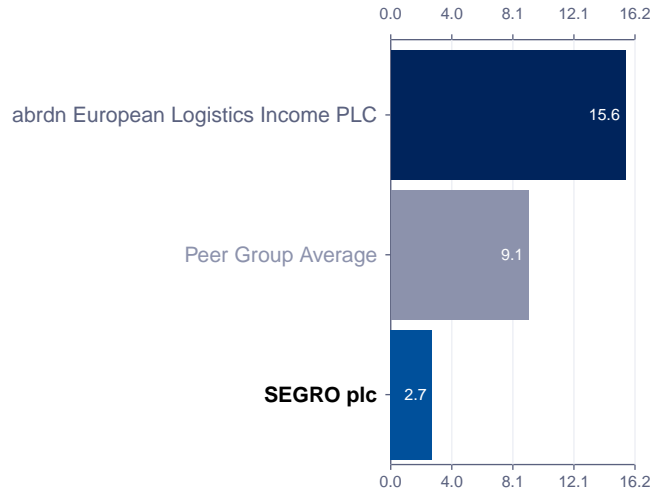
SEGRO plc's current dividend yield is 4.30% based on trailing 12 month dividends. The current yield is above the historically observed median of 3.25% and, over the charted time period, the observed high yield has been 4.80% and the observed low yield has been 1.57%.

ICB Subsector Peer Comparisons

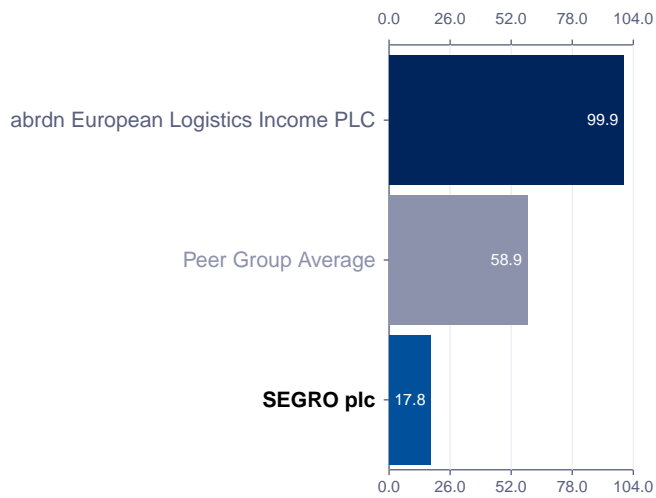
Price Change Year to Date %



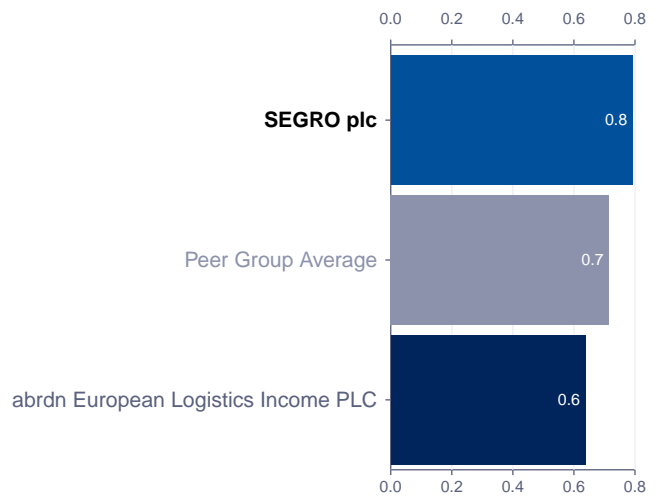
Price Change Last Calendar Year %



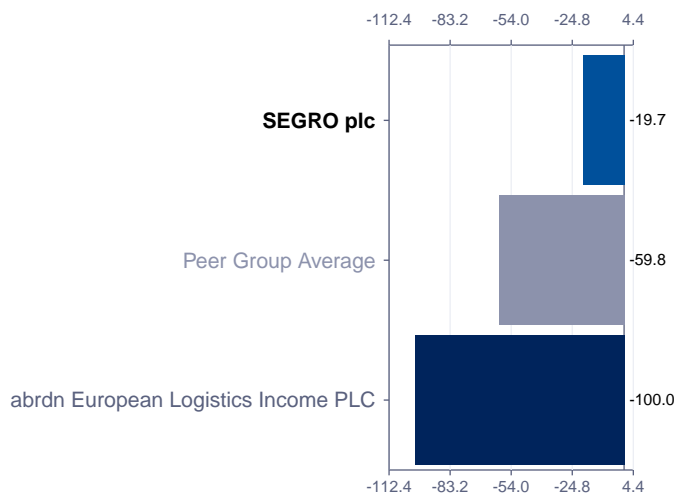
Price / EPS TTM



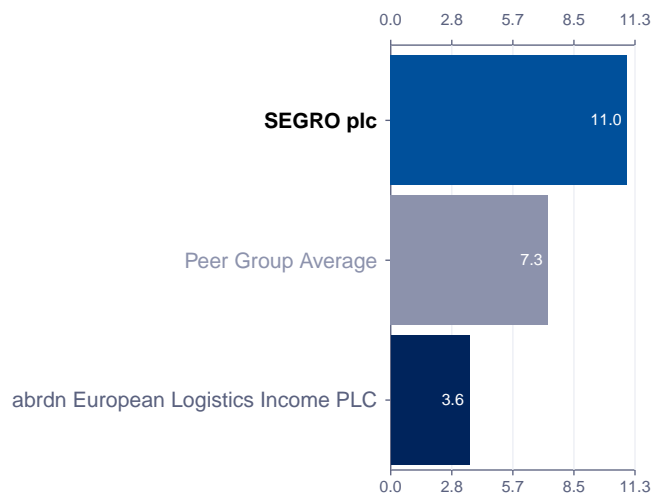
Price / Book Value



EPS 5-Year Growth Rate %



Revenue 5-Year Growth Rate %



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Abbreviations:

CAGR	- Cumulative annual growth rate.
EBIT	- Earnings before interest and taxes.
EBITDA	- Earnings before interest, taxes, depreciation & amortization.
LFY	- Last fiscal year
M	- Million
LON	- London Stock Exchange

Definitions:

Market Value - Weekly Price times latest Shares Outstanding times any applicable ADR factor.

Revenue - Sum of the last four quarters of Revenues.

Revenue Per Share - Sum of the last four quarters of Total Revenue divided by Weighted Average Shares Outstanding.

Normalized EPS LFY- EPS excluding non-recurring, non-operating items, fiscal year aligned TTM value.

60-Day Average Volume (000) - The average of the last 60 daily volume values in thousands of shares.

Price 52-Week High - The high closing price from the last 52 weeks of daily closing prices.

Price 52-Week Low - The low closing price from the last 52 weeks of daily closing prices.

Price / 52-Week High - Latest price divided by the high price from the past 52 weeks of daily closing prices.

Price / 52-Week Low - Latest price divided by the low price from the past 52 weeks of daily closing prices.

50-Day Average Price - Mean of last 50 daily closing prices.

200-Day Average Price - Mean of last 200 daily closing prices.

Price / 50-Day Average Price - Latest closing price divided by mean of last 50 daily closing prices, as a percentage.

Price / 200-Day Average Price - Latest closing price divided by mean of last 200 daily closing prices, as a percentage.

Relative Strength Index - Relative Strength Index or RSI measures the magnitude of gains over a given time period against the magnitude of losses over that period. The equation is $RSI = 100 - 100 / (1 + RS)$ where $RS = (\text{total gains} / n) / (\text{total losses} / n)$ and $n = \text{number of RSI periods}$. In this item, 14 days is used and one year of daily prices are considered. A value of 30 or below may imply oversold and 70 or above may imply overbought.

Price Volatility - The standard deviation of the last 20 days of daily closing prices.

Sharpe Ratio - The 5 year average of the excess monthly return over the risk - free rate(1 - month T - bill) over the 5 year standard deviation of the same series.

Sortino Ratio - The same calculation as the Sharpe Ratio but with positive excess returns set to zero for the standard deviation denominator, so only negative volatility weighs in.

Dividends Per Share TTM - Sum of the last four quarters of Dividends Per Share.

Payout Ratio - Dividends Per Share TTM divided by Normalized EPS TTM.

Dividend Yield TTM % - Sum of the last four quarter of Dividends Per Share divided by Weekly Price.

EBITDA - Sum of the last four quarters of EBITDA (Operating Income + Depreciation & Amortization).

Free Cash Flow - Sum of the last four quarters Net Cash from Operations minus Capital Expenditures (Purchase of Property, Plant & Equipment), from the Cash Flow Statement.

Book Value Per Share - Total Common Equity last quarter divided by Shares Outstanding last quarter.

Gross Margin % - Sum of the last four quarters Gross Profit divided by the sum of the last four quarters Revenues.

EBITDA Margin % - Sum of the last four quarters EBITDA divided by the sum of the last four quarters Revenues.

Pre-Tax Margin % - Sum of the last four quarters of Earnings Before Taxes divided by sum of the last four quarters Revenues.

Net Profit Margin % - Sum of the last four quarters of Normalized EPS divided by sum of the last four quarters Revenues Per Share.

Return on Equity % - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Book Value.

Return on Capital % - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Total Capital Per Share.

Return on Assets % - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Total Assets Per Share.

Price / EPS TTM - Weekly Price divided by the sum of the last four quarters of Normalized EPS (capped at 99.9).

Price / Sales - Weekly Price divided by Revenues Per Share TTM.

Price / Book Value - Weekly Price divided by Book Value Per Share last quarter. Book Value Per Share is Total Common Equity last quarter divided by Shares Outstanding last quarter (capped at 49.9).

Free Cash Flow Yield % - Free Cash Flow Per Share TTM divided by Weekly Price.

Enterprise Value - Market Value plus Total Debt last year plus Preferred Equity last year minus Cash & Cash Equivalents last year.

Enterprise Value / Sales - Enterprise Value divided by the sum of the last four quarters of Revenue.

Enterprise Value / EBITDA - Enterprise Value divided by EBITDA TTM.

Enterprise Value / EBIT - Enterprise Value divided by trailing four quarters of Operating Income.

Enterprise Value / Free Cash Flow- Enterprise Value divided by the sum of the last four quarters of Free Cash Flow.

Russell 1000 Index - The largest 1,000 stocks by market cap, the index comprehensively covers the US large cap universe.

EPS 5-Year Growth Rate % is capped at 999.9%.

Revenue 5-Year Growth Rate % is capped at 999.9%.

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