

Your Reference
TR0510002 and BC0410001



Our Reference
2774998/TAW1

By Email

FAO Examining Panel
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

Gowling WLG (UK) LLP
Two Snowhill
Birmingham
B4 6WR

DX 312501 Birmingham 86

24 June 2026

Dear Examining Panel,

Planning Act 2008 – sections 91, 92, 93 and 153

The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 13

Application by SEGRO Properties Limited for an Order Granting Development Consent for the East Midlands Gateway Phase 2 (EMG2)

The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 – regulations 33, 35 and 36

Application by SEGRO (EMG) Limited for an Order Making Material Changes to the Previously Approved East Midlands Gateway Rail Freight Interchange and Highway Order 2016

Response to the Letter of Prologis UK Limited and Prologis UK 121 Limited (Prologis) dated 17 June 2026

We write on behalf of the Applicants in response to the letter dated 17 June 2026 from DLA Piper UK LLP (on behalf of Prologis UK Limited and Prologis UK 121 Limited ("**Prologis**")). The letter was submitted by Prologis after Deadline 4 and concerns the Excel spreadsheet requested by the Examining Panel ("**ExP**") in Action Point 35 relating to the EMG2 Main Site (the "spreadsheet").

The Applicants do not accept that the spreadsheet submitted by Prologis represents the 'definitive version' as claimed. [REDACTED] exchanged correspondence in preparation for Deadline 4 to seek to agree the form of the spreadsheet. There was a final exchange of correspondence on 15 June 2026, when [REDACTED] returned from leave. [REDACTED] invited [REDACTED] to complete his commentary in the spreadsheet but the correspondence suggested the spreadsheet was complete, save for final formatting. No copy of the final spreadsheet submitted by Prologis at Deadline 4 was provided to [REDACTED] before the deadline and, understandably, [REDACTED] submitted the last version of the spreadsheet which he had returned on an open basis. It is now clear that [REDACTED] made further changes to the spreadsheet after [REDACTED] had inserted his comments. Importantly, the spreadsheet submitted by Prologis amended the previously agreed 'User Instructions' tab to remove reference to the fact that the spreadsheet overstates finance costs and so produces a lower level of profit than [REDACTED] Argus appraisal [REP1-027D Appendix F]. Those changes were not and are not agreed by the Applicants.

It is disappointing that, due to time pressures, Prologis and [REDACTED] appear to have submitted a spreadsheet with additional changes rather than circulating a final version to enable an agreed spreadsheet, as requested by the ExP, to be submitted. It is also unfortunate that the matter was not raised with the Applicants prior to Prologis' letter dated 17 June 2026.

GOWLING WLG (UK) LLP
Registered Office: 4 More London
Riverside, London, SE1 2AU

T: +44 (0)370 903 1000
F: +44 (0)370 904 1099
gowlingwlg.com

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In relation to the two versions of the spreadsheet which are before the ExP, the Applicants understand that the differences are limited to the User Instructions tab and [REDACTED] comments, as set out above. As such, the Applicants consider the ExP has sufficient information to satisfy itself that the purpose of Action Point 35 has been achieved. The Applicants anticipate that the ExP will utilise the submitted spreadsheets as it sees fit and trusts that the ExP will note the respective positions of the Applicants and Prologis.

Yours faithfully

Gowling WLG (UK) LLP

☎ Enquiries please contact: [REDACTED], Partner

[REDACTED]
[REDACTED]@gowlingwlg.com

Gowling WLG (UK) LLP