

DIRFT 4

UPDATED VISION SUMMARY

THE UK'S LEADING RAIL-SERVED
LOGISTICS PARK

PROLOGISDIRFT4.COM

AUGUST 2026



INTRODUCTION

This document sets out Prologis’ vision for the next phase of Prologis RFI DIRFT on land east of the M1.

Following the submission of a request for a Section 35 direction under the Planning Act 2008, the Secretary of State has determined that the DIRFT 4 project is nationally significant, having regard to its nature, scale, and potential economic impact.



ABOUT PROLOGIS

Prologis is the largest global investor, developer and long-term owner of modern, sustainable logistics space. We deliver more than just buildings; we create places where our customers and communities can flourish.



ABOUT DIRFT

At Prologis RFI DIRFT, we are proud to have worked with the local councils and communities for more than 20 years to create the UK’s most successful rail-served logistics park. Employing well over 10,000 people in an ever-expanding range of jobs, it is the first park of its type to deliver:



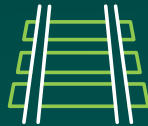
A LORRY PARK PROVIDES WELFARE FOR DRIVERS



A HUB BUILDING AND DEDICATED TRAINING PROGRAMME



CREATION OF LILBOURNE MEADOWS NATURE RESERVE



RAIL TERMINAL

A 800m long rail terminal that allows the sustainable transportation of goods via rail freight that will save money and help save the planet.

OUR VISION

Prologis is expanding its flagship RFI DIRFT Project to deliver DIRFT 4 – an exemplar industrial and logistics destination that sets new standards in technology, design and sustainability. It will drive innovation across the sector, fostering the next generation of talent and sustainable industrial logistics solutions.

The next phase of RFI DIRFT is a nationally significant project that would deliver sustainable growth, jobs and critical national infrastructure for the future – ensuring a resilient and effective supply chain for UK plc.

“We’re investing in places and partnerships that power progress – creating opportunity, supporting innovation, and delivering long-term, sustainable growth.”
Robin Woodbridge, Senior Vice President, Head of Capital Deployment UK.



Shenley Gardens at DIRFT



Roof terrace at Prologis RFI DIRFT DC10



DC12 DIRFT



The Hub at DIRFT

OUR PROPOSALS

Prologis RFI DIRFT is the UK’s premier logistics park due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road connections to the M1 and M6/A14 interchange.

We are seeking to build on the success and legacy of DIRFT through the expansion of the park to **deliver up to 5.5 million sq ft of industrial and logistics floorspace set within an extensive parkland landscape that integrates green infrastructure, landscaping, recreation, walking and cycling routes and ecological enhancements. The next phase of DIRFT will be achieved via private road connections to the existing estate on the west of the M1.** The ability to link the site to DIRFT is a unique benefit that only Prologis can deliver and will reduce the number of commercial vehicles using the strategic highways network. The development will deliver a network of sustainable transport linkages and a multi-modal public transport hub that supports active travel. Together, these will form part of the park-wide amenity, enhancing connectivity, accessibility and well being for all users and the community.

The site will also deliver the **UK’s first ever Prologis Innovation Centre which will focus on driving technological advancement in the logistics sector** cementing RFI DIRFT as the leader in logistics real estate in the UK and Europe. Our ambitious approach is fully aligned with Government objectives for the future of logistics in the UK and will unlock wide ranging environmental, social and economic benefits.



The Green at DIRFT

UPDATED PROPOSAL MASTERPLAN

The DIRFT 4 Masterplan has evolved through further technical due diligence:



WHAT ARE THE BENEFITS OF THE SCHEME?



1

INVESTMENT, JOBS AND TRAINING

At Prologis we are committed to investing in people through the Prologis Warehousing and Logistics Training Programme (PWLTP) to train and re-skill unemployed people by equipping them with the knowledge needed to pursue a career in logistics.

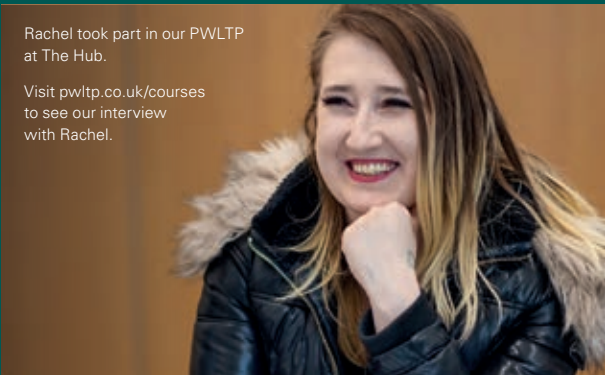
AT DIRFT 4 WE WILL:

- Provide the UK’s first ever Prologis Innovation Centre which will focus on driving technological advancement and bring together industry and academia within the Golden Triangle of Logistics and the Oxford to Cambridge Growth Corridor.
- Continue the successful training programme at RFI DIRFT by investing in people further, through the creation of over 5,250 jobs at the operational phases of development.

Our research has shown that logistics jobs are evolving and will create specialist and highly skilled, advanced logistics careers in HR, robotics, engineering and coding.

THE PROPOSALS WILL GENERATE OVER:

- \$1.5BN OF NEW FOREIGN INVESTMENT INTO WNC
- £228M GVA PER ANNUM
- £32.05 MILLION IN BUSINESS RATES REVENUE PER ANNUM



Rachel took part in our PWLTP at The Hub.
Visit pwltp.co.uk/courses to see our interview with Rachel.

2

ENVIRONMENTAL STEWARDSHIP, SOCIAL RESPONSIBILITY AND GOVERNANCE (ESG)

Sustainability is built into the fabric of every one of our buildings. We place people, communities and the future of the planet at the forefront of our design process to create buildings that are great places for our customers to work, and that are flexible and efficient to operate from.

AT DIRFT 4 WE WILL DELIVER:

A game changer in sustainability through the following measures:

- Provision of photovoltaic solar cell and battery system that would fully serve the energy needs of the park.
- A net zero carbon development through exemplar standards in sustainable design and construction.
- Promotion of the use of rail freight for transportation where possible.
- Target of BREEAM ‘Outstanding’.



Prologis is the only logistics developer, globally, to be awarded HRH Terra Carta Seal for Sustainability.

All of our buildings built since 2008 have BREEAM certificates, with more than 25 million sq ft of our UK portfolio achieving BREEAM Excellent or Outstanding rating. This means sustainability has been considered at every stage of the design and build, and will endure for the life of the building.

Our global commitment is to achieve Net Zero emissions in operations by 2040.

3

PARKlife™

At Prologis, the creation of a place that provides customer and local community well-being is integral to the success of our Parks.



AT DIRFT 4 WE WILL DELIVER:

- Extensive new publicly accessible parkland areas to be known as Clifton Brook Country Park and Yelvertoft Meadows which will include open space, woodland, footpaths and opportunities for recreation.
- An amenity hub and Lorry Park, creating a thriving park community.
- Two new bridges over the M1, integrating with the existing DIRFT estate and creating real highways benefits.
- Footpath and cycleway connections between Rugby and Yelvertoft.
- The UK’s first ever Prologis Innovation Centre.

IN CONCLUSION

Prologis is a global investor that is committed to sustainability and innovation. We are proud to be a long-term, significant inward investor in the UK and a partner in place-making and long-term economic growth.

DIRFT is one of the largest inland rail freight ports in the UK and Europe, providing critical multimodal connections that underpin national and regional supply chains and directly support growth within the Oxford–Cambridge Growth Corridor and the wider Midlands Engine.

The next phase of DIRFT provides a unique opportunity for the continued growth of rail freight and will deliver clean, green growth through the adoption of exemplar standards in sustainable design and construction.

A Section 35 direction has been issued, confirming that the Secretary of State considers the project to be of national significance. The development represents a major global investment to deliver the UK's critical industrial and logistics infrastructure at scale, driving productivity and economic growth. Significant positive economic impacts will arise during both construction and operation, extending across local authority boundaries by virtue of its scale, strategic location, and direct operational relationship with DIRFT III, an existing Nationally Significant Infrastructure Project (NSIP).