

Prologis Signs 6,100 Square Metre Lease Agreement with Conforama in Madrid

Madrid, 17 July 2018

Prologis Inc., the global leader in logistics real estate, today announced it has signed a lease agreement with Conforama, a leading European retailer in home equipment, for a 6,100 square metre building at Prologis Park Alcalá.

Strategic access

Located in Corredor de Henares, the country's main logistics centre, Prologis Park Alcalá is a strategic choice for Conforama. The location is only 26 kilometres from the centre of Madrid, at Alcalá de Henares. It has direct accesses to the M-100, A-2 and R-2 motorways and is near the M-40 and M-45 for a quick connection to the Madrid-Barajas airport.

The most modern park in its category

The park is set in a natural open environment and has the highest standard of logistics buildings available on the Madrid market (any precise label to cite?). It features wide roads, operating spaces, green zones, top storage and merchandise distribution facilities. Customers also benefit from high-quality maintenance services that focus on convenience and flexibility.

"Prologis Park Alcalá provides an accessible location for Conforama to consolidate its operations and grow further in the Spanish market," explains Gustavo Cardozo, country manager, Prologis Iberia. *"This lease shows that strategic positioning, a high standard of services and excellent quality-to-price ratios are compelling factors for our customers."*

Real estate agency consultant Savills Aguirre Newman advised on the transaction.

About Prologis

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of March 31, 2018, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 683 million square feet (63 million square meters) in 19 countries. Prologis leases modern distribution facilities to a diverse base of approximately 5,000 customers across two major categories: business-to-business and retail/online fulfillment.

Forward-looking Statements

The statements in this document that are not historical facts are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which we operate as well as management's beliefs and assumptions. Such statements involve uncertainties that could significantly impact our financial results. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," and "estimates" including variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that we expect or anticipate will occur in the future—including statements relating to rent and occupancy growth, development activity, contribution and disposition activity, general conditions in the geographic areas where we operate, our debt, capital structure and financial position, our ability to form new co-investment ventures and the availability of capital in existing or new co-investment ventures—are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained, and therefore actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Some of the factors that may affect outcomes and results include, but are not limited to: (i) national, international, regional and local economic and political climates; (ii) changes in global financial markets, interest rates and foreign currency exchange rates; (iii) increased or unanticipated competition for our properties; (iv) risks associated with acquisitions, dispositions and development of properties; (v) maintenance of real estate investment trust status, tax structuring and changes in income tax laws and rates; (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings; (vii) risks related to our investments in our co-investment ventures, including our ability to establish new co-investment ventures; (viii) risks of doing business internationally, including currency risks; (ix) environmental uncertainties, including risks of natural disasters; and (x) those additional factors discussed in reports filed with the Securities and Exchange Commission by us under the heading "Risk Factors." We undertake no duty to update any forward-looking statements appearing in this document except as may be required by law.

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