



MEDIA ALERT

Prologis Pre-leases 30,000 Square Metre Speculative Development to SPI Logistics at Prologis Park Isle d’Abeau

Paris, 8 November 2016 – Prologis, Inc., the global leader in logistics real estate, announced a lease agreement with SPI Logistics for 30,000 square metres of logistics space, which has been speculatively developed in five units at Prologis Park Isle d’Abeau near Lyon.

The park now totals 568,000 square metres. SPI Logistics is a subsidiary of SPI Group, a leading company for co-packing and packing.

A strategic building for SPI Logistics

Almost a year after its 30th anniversary, SPI Group restructured its new organisation in two different subsidiaries: SPI Services, which specializes in packing, co-packing, kitting, co-filling, boxing and co-manufacturing, and SPI Logistics, which specialises in storage activities, logistics and automatised picking. With the significant development of its business, SPI Logistics is now considered a key logistics company and is investing in this new facility to bring together its activities at each level of the supply chain.

A building with prime features

Delivered earlier this month, Building 21 is a Class-A facility with a concrete structure that is fenced and standalone. It meets the highest standards, with significant technical features, notably a beam height of 12 metres that will allow the storage of an additional level of pallets, compared to the traditional height of 10 metres. The facility also has 34 docking bays and two step-free accesses.

“We could not find any better facility than this one from Prologis for our leading site. Ideally located, its outstanding features and its position facing the A43 highway are essential to support our business development, allowing us to offer our clients added value in their logistics implementation,” said Emmanuel Bonnet, General Director, SPI Logistics.

Developed with an innovative approach and the goal of reducing the building’s carbon footprint

- The building features state-of-the-art technology for the management and reduction of energy consumption and maintenance of the platform. The project benefits from a system developed from a BIM (Building Information Modelling) concept with regard to the maintenance of the building and its equipment. In addition to a Dynamic Thermal Simulation (DTS) of the building and its operations, there is an adapted domotoc system. These overall processes, brought together in one single steering tool, allow the project to be viewed precisely in 3D (inside/outside) before its completion. This innovative tool, developed by Prologis, is unique in the logistics real estate market.
- **A sustainable approach.** The building has a BREEAM “Very Good” accreditation, a large number of operating permits, LED lighting and a system of management and ongoing optimisation of energy costs (SED + GTB), based on equipment that can be operated remotely at anytime and anywhere.

Exceptional location

Located in France’s largest logistics park, the Parc de Chesnes, in the cities of Satolas et Bonce and Saint Quentin Fallavier, 20 kilometres from Lyon, 11 kilometres from Saint Exupéry Airport and at the edge of exchanger n°5 of the A43 highway, this new building benefits from superb visibility from the highway.



Cécile Tricault, Country Manager, France Prologis, said: *“We are proud that SPI Logistic has joined our customer portfolio. We are even prouder that this major company chose to locate its logistics activities at our speculatively developed building at Isle d’Abeau before its completion. This development, the second for Prologis after the 75 000 square metres at Le Havre earlier this year, has been a huge success, which reflects our anticipation of the market, our ability to meet current and future customers needs and our positioning as the only real estate company able to deliver such an offer in the Lyon region today.”*

Arthur Lloyd Logistique acted as legal counsel on both sides.

ABOUT PROLOGIS

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of September 30, 2016, 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 62 million square meters in 20 countries. Prologis leases modern distribution facilities to a diverse base of approximately 5,200 customers across two major categories: business-to-business and retail/online fulfillment.

FORWARD-LOOKING STATEMENTS

The statements in this release 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 Prologis operates, management’s beliefs and assumptions made by management. Such statements involve uncertainties that could significantly impact Prologis’ financial results. Words such as “expects,” “anticipates,” “intends,” “plans,” “believes,” “seeks,” “estimates,” 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 and changes in sales or contribution volume of properties, disposition activity, general conditions in the geographic areas where we operate, our debt 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 climates, (ii) changes in 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 (“REIT”) status and tax structuring, (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 and funds, including our ability to establish new co-investment ventures and funds, (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 Prologis under the heading “Risk Factors.” Prologis undertakes no duty to update any forward-looking statements appearing in this release.

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