

## Prologis Park Łódź: "Ready-made Script for Success"

*Roof is on at new logistics facility totaling 16,500 square meters*

Warsaw (27 September 2018)

Prologis, Inc., the global leader in logistics real estate, today celebrated the topping out of the first facility at its new [Prologis Park Łódź](#).

The roof progress means construction of the 16,500 square meter building is on track for completion in early 2019. The park has the development potential for three facilities totaling 93,000 square meters.

The fast-growing region of Łódź is currently deemed one of the most desirable logistics locations in Central and Eastern Europe<sup>1</sup>. The theme of the ceremony was "Ready-made Script for Success", which through video and film elements emphasized the potential that the park, situated in the heart of Poland, holds for customers who locate there. The main topic at the event – attended by Łódź Mayor Hanna Zdanowska, local authority representatives, Prologis customers and business partners, and the media – was the Łódź region's role in Poland's logistics system.

"Thank you very much for the confidence you have placed in our city by deciding to start investing in Łódź. I believe that plenty more years of intense development of this sector in Łódź and the region lie ahead of us," said Hanna Zdanowska, Mayor of the City of Łódź, in her speech. "For the people of Łódź it is a very important sign that the city is developing dynamically and is an attractive place from which to run any business."

"Over the last few years, Central Poland has significantly strengthened its position across the wider European logistics map. Our new investment in Łódź is located within the boundaries of one of the most prosperous cities in the country, thanks to which it can operate as a desirable Last Touch™-type facility in the e-commerce sector, enabling fast delivery of goods to consumers," said Paweł Sapek, senior vice president, country manager, Prologis Poland. "We believe that Prologis Park Łódź's location at the crossroads of European transport corridors and its cutting-edge solutions will make it a ready-made solution for the success of our customers."

Prologis Park Łódź is the first in Poland where the facilities will be designed and developed using 3D BIM (Building Information Modelling) technology. Customers at the park will also receive 24-hour security and maintenance services, as well as a dedicated team of Prologis property managers. It is yet another Prologis park that will benefit from the use of advanced technologies such as smart metering and the Singu FM platform, which, among other features, will enable the estimation of energy consumption, helping cost control and making operations more efficient within the building and the park. Like all new Prologis buildings in Central and Eastern Europe, the park will be submitted for BREEAM accreditation.

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<sup>1</sup> Prologis Research Report: "Customer Growth Strategies: The Most Desirable Logistics Locations"

Located within the administrative boundaries of the city – in the Widzew-Olechów district – Prologis Park Łódź is among the best-connected logistics parks in Poland. The investment is located around the geographical center of Poland, 12 kilometers to the West from the center of Łódź, 3 kilometers away from the A1 motorway (which connects Katowice and Gdańsk) and 21 kilometers away from the Stryków node – the intersection of the A1 and A2 motorways that plays the role of European transport corridors. There are public transport stops and a railway siding near the park.

Prologis Park Łódź will complement the Prologis portfolio of logistics real estate in Central Poland, which includes investments in Stryków and Piotrków Trybunalski totaling 262,000 square meters.

With its active engagement in four CEE countries and an operating portfolio totaling 4.5 million square meters, Prologis is the leading provider of distribution facilities in CEE (as of June 30, 2018).

### **About Prologis**

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of June 30, 2018, and inclusive of the DCT acquisition on August 22, 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 756 million square feet (75 million square meters) in 19 countries. Prologis leases modern distribution facilities to a diverse base of approximately 5,500 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 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 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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