

# Prologis Acquires Site for New Logistics Park in Premium Location Near Prague

Construction of 10,000 square meter facility to begin this year

Prague (25 February 2019)

Prologis, Inc., the global leader in logistics real estate, today announced the acquisition of 2.4 hectares in the highly sought-after Prague logistics market.

The site is next to the D1 highway, the Czech Republic's main arterial route. Prologis currently owns three 99-percent-occupied logistics parks totaling 238,000 square meters on the D1 highway near Prague. Upon completion, the park will be named Prologis Park Prague D1 Ostredok.

Construction of the first development of approximately 10,000 square meters at the new park is planned to begin in mid-2019. The facility will offer customers sustainable and above-standard features including LED lighting, solar hot water heating in the office space, online smart metering for utilities, thicker thermal and roof insulation, and increased loading dock ratio to one dock per 370 square meters. The building will be submitted for BREEAM Very Good accreditation.

"The acquisition of this site in such a premium location is our response to strong customer demand for state-of-the-art logistics space in this sought-after area," says Martin Balaz, vice president, country manager, Prologis Czech Republic and Prologis Slovakia. "This new high-quality, energy-efficient facility backed with exceptional property management services will allow customers to fully focus on their business operations."

Prologis Park Prague D1 Ostredok is located directly off the major D1 motorway, next to exit 34. This excellent location permits travel to Prague City Center in about 30 minutes. Other major population centers such Brno or Ostrava are within 1.5 and 3.5 hours, respectively. The site also provides easy access to markets in Slovakia, Austria, Hungary and Poland.

Prologis is a leading provider of distribution facilities in the Czech Republic with more than 1.1 million square meters of logistics and industrial space (as of December 31, 2018).

## About Prologis

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of December 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 768 million square feet (71 million

square meters) in 19 countries. Prologis leases modern distribution facilities to a diverse base of approximately 5,100 customers across two major categories: business-to-business and retail/online fulfilment.

### **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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