

## Prologis Develops Two New Build-to-Suit Logistics Facilities for SDA at Bologna Interporto

Bologna (7 May 2018),

Prologis, Inc., the global leader in logistics real estate, today announced it has launched construction of two new Class-A build-to-suit logistics facilities at Interporto Bologna for SDA, the express delivery service of Poste Italiane. The buildings are scheduled for delivery in the fourth quarter of 2018 and will total 30,600 square meters. Once completed they will host 750 employees.

Bologna Interporto, located north of Bologna near the municipalities of Bentivoglio and San Giorgio in Piano, is one of the largest intermodal (rail/road) logistics platforms in Europe. Situated just two kilometres from the A13 highway, which connects Bologna and Padua, it benefits from close proximity to national and European cargo transport routes.

The units comprise 23,600 square meters "hub", to be used by SDA to serve the Emilia Romagna region and a smaller 4,000 square meters facility dedicated to serving the city of Bologna. The modern facilities will be built to the highest international standards and will include office, logistics and distribution space, large outdoor areas and approximately 500 parking places. The main building has been planned for cross dock operations, with support pillars specifically positioned to fully accommodate SDA's sorter.

Both facilities will feature Prologis' EEGLE, a digital innovation which allows customers to optimize their building's operations, reduce costs and minimize environmental impact. It is the first tool of its kind in the industrial real estate sector and enables remote management of a logistics building. The interface connects to the building by sensors, allowing users to monitor energy consumption, manage maintenance deadlines and detect operational malfunction.

"Completing the SDA buildings will bring the number of Prologis properties at Interporto Bologna up to 17, with a total area of 253,000 square metres. Starting 18 months ahead of schedule, today's groundbreaking uses all remaining development space at the park," said Sandro Innocenti, senior vice president, country manager, Prologis Italy. "The Italian logistics real estate market is particularly vibrant right now. We see high demand for technologically advanced, build-to-suit facilities, a trend likely to continue throughout 2018."

These facilities are a turnkey build, by general contractor, Engineering 2K.

Prologis is being advised by DLA Piper.

Prologis is currently the single largest operator at Bologna Interporto, where it owns and manages approximately 45% of the total covered logistics area available.

Prologis owns and manages approximately 890,000 square metres of distribution space in Italy as of December 31, 2017.

## **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, 2017, 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 684 million square feet (64 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," "estimates" and 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, 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 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 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 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 us under the heading "Risk Factors." We undertake no duty to update any forward-looking statements appearing in this document.

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