



## **MEDIA ALERT**

### **SITL Paris 2015 Prologis Honoured With 15th Innovation Award In “Best Innovation, Infrastructure or Logistic site” category**

**PARIS, 7 April 2015** - Prologis, the global leader in industrial real estate, today announced it has been awarded the “Best Innovation” award for its dynamic energy simulation (DES) that was implemented at Prologis Park Vémars DC 2 on behalf of L’Oréal France Grand Public during the SITL Paris 2015 transport and logistics exhibition.

#### **DES: an original and innovative approach**

DES enables a significant reduction in energy consumption. This innovation is applicable to all operators or users of our logistics platforms, including logistics service providers, industrial companies, carriers, e-commerce companies and distributors. DES enables them to effectively simulate, reduce and optimize energy consumption, in a process that takes into account the return on investment time factor and the site’s overall actual consumption. The results of this analysis are expressed as final (billed) energy in euros. This means it is possible to evaluate the operating expenses reliably and in advance.

#### **DES: a tool that stays active throughout the life of the building**

The process is to be used from the warehouse design stage. DES can also be used in the operating phase. As the building and its characteristics are pre-modelled and saved, it is possible at any time to produce additional simulations in order to adapt to changes of the building’s operation or the regulations or new equipment.

#### **DES: an approach with economic and ecological stakes**

This process, especially adapted for logistics, is particularly attractive for its highly novel approach of simulations calculated for "active" buildings. DES takes account of a building’s intrinsic characteristics and also its operational or occupancy methods. All the energy consumed, such as heating and lighting, is taken into account, unlike regulatory calculations (RT2005) which only note the consumption of primary energy based only on standard heads, such as heating, air-conditioning and auxiliaries, and which do not take into account the influence of the building’s actual operation. DES establishes an overall tailor-made configuration, adapted to users’ requirements, which it then converts into financial data. This means different comparisons can be performed easily and quickly, and very accurately.

#### **DES: a collaborative approach with L’Oréal France Grand Public allowing it more than 25% energy savings**

L’Oréal uses Prologis Vémars building for its logistics activities - L’Oreal France Grand Public, LaScad and Garnier - to different outlets in the north of France. The storage of cosmetic products is subject to regulatory and, particularly, thermal constraints. Our customer has to store its products in an environment kept at 17°C. In these conditions, it is all the more important to control energy consumption, in part by minimizing the building’s losses, and in part by adjusting its operation. While maintaining the operating objectives set by the logistics division of L’Oréal, DES has enabled the significant reduction of energy consumption by actions whose returns are secured over the period of the lease (more than 25% savings compared with a new standard "class A" building). L’Oréal has achieved savings of more than 25%.



“We are proud to receive this award, which is recognition of our efforts in terms of innovation to offer our customers outstanding solutions within an environmental and economic approach,” declared François Rispé, Regional Head Prologis, Southern Europe.

**Prologis.**

Prologis, Inc., is the leading owner, operator and developer of industrial real estate, focused on global and regional markets across the Americas, Europe and Asia. As of September 30, 2014, Prologis owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 54 million square meters in 21 countries. The company leases modern distribution facilities to more than 4,700 customers, including manufacturers, retailers, transportation companies, third-party logistics providers and other enterprises.

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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