

USA : Prologis Rachète DCT Industrial Trust pour 8,4 Milliards de Dollars

Renforcement de la présence de Prologis sur des marchés américains à forte croissance.

L'opération se fera par échange d'actions.

Paris, le 10 mai 2018

Prologis Inc. (NYSE : PLD), leader international en immobilier logistique, a annoncé le dimanche 29 avril 2018 le rachat de son concurrent, DCT Industrial Trust (NYSE: DCT), pour 8,4 milliards de dollars.

Le portefeuille de 6,6 millions de m² renforce la présence de Prologis sur des marchés à fort potentiel de croissance tels que le sud de la Californie, la baie de San Francisco, New York/New Jersey, Seattle et le sud de la Floride.

Cette acquisition comprend également :

- 660 000 m² de développement, re-développement et projets à valeur-ajoutée
- 195 hectares de terrain en pré-développement, essentiellement à Seattle, Atlanta, le sud de la Floride et le sud de la Californie avec un potentiel de construction de plus de 270 000 m².
- 215 hectares de terrain sous-contrat ou en option, essentiellement à New York/New Jersey, au sud de la Californie, au nord de la Californie et à Chicago, avec un potentiel de construction de plus de 306 580 m².

« *Nous considérons depuis un certain temps le portefeuille de DCT comme le plus complémentaire du nôtre en termes de qualité de produits, de positionnement de marché et de potentiel de croissance* », a souligné Hamid Moghadam, CEO de Prologis.

DCT a une capitalisation boursière de l'ordre de 6 milliards de dollars et Prologis quelque six fois supérieure.

Dans cette transaction, J.P. Morgan a agi en qualité de Conseil Financier exclusif et Mayor Brown LLP en qualité de Conseil Juridique de Prologis.

A propos de Prologis

Prologis, Inc., est le principal propriétaire, opérateur et développeur international en immobilier logistique. Il est basé sur des marchés internationaux et régionaux à travers l'Amérique, l'Europe et l'Asie. Au 31 mars 2018, Prologis possédait ou avait des investissements, sur une base consolidée ou à travers de joint-ventures non consolidées, des actifs et des projets de développement s'élevant à environ 63 millions de mètres carrés dans 19 pays. La société loue des plates-formes logistiques à plus de 5 000 clients dans deux secteurs d'activités majeurs : business-to-business et distribution/e-commerce.

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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