

PROLOGIS GERMANY

YOUR PARTNER

FOR SUSTAINABLE
REAL ESTATE





PROLOGIS GERMANY

WE ARE HERE FOR YOU!

A strong partnership with our customers and the communities in which we operate is a top priority for us. Together with our customers, we develop high-quality logistics facilities in attractive logistics hotspots – which remain in our portfolio for the long term. Our fund management guarantees a solid financial foundation.

Whether build-to-suit or speculative, last-mile, greenfield or brownfield – we offer the full range of project developments and real estate management

services. In doing so, we take responsibility for our environment, act sustainably, take species protection seriously and make a point of being a good neighbor. We work closely with communities to find the best and most sustainable solutions. This is how our facilities benefit everyone.

Best regards,

Björn Thiemann, Senior Vice President,
Regional Head Northern Europe

FACTS & FIGURES

Germany is one of Prologis' key global markets. Geographically well located, economically strong and politically stable, it offers ideal access to Europe's vibrant transport routes.

115.4

MILLION SQUARE
METERS WORLDWIDE

5,576

BUILDINGS
WORLDWIDE

6,700

CUSTOMERS
WORLDWIDE

2,574

EMPLOYEES
WORLDWIDE

19

COUNTRIES

1983

FOUNDED IN

3.3

MILLION SQUARE
METERS IN GERMANY

149

BUILDINGS IN
GERMANY

41

HECTARES OF LAND
IN GERMANY

Data as of June 30, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

ROOM FOR EFFICIENCY AND GROWTH

We work together with you closely on the project development – from the location analysis to individual project planning and the turnkey handover.



NEW STANDARDS FOR URBAN LOGISTICS

Our energy-efficient logistics facility for Rhenus Home Delivery in an ideal location in Hannover offers ground-level access, a special loading technology configuration and 20 loading bays. We are also setting new standards for urban logistics facilities in the Netherlands: Prologis Park Amsterdam City DC1 is a sustainable city distribution hub in close proximity to the city center. The strategic location enables efficient and sustainable delivery. Electric vehicles are used to cover the final stretch through environmental zones to the end customer – contributing to carbon-neutral urban logistics and a healthy urban climate.



The facility Kerpen DC2 is part of the portfolio acquired in 2022.

ACQUISITIONS AND TRANSACTIONS

We are constantly expanding our portfolio: in 2021, we entered the Berlin market by acquiring a portfolio of 11 properties in Berlin and the Ruhr area. The total of 548,200 square meters are in predominantly inner-city locations. This was followed in 2022 by a portfolio with another 11 properties and a total of 260,000 square meters in Rhine-Ruhr, Berlin, Rhine-Main, Rhine-Neckar, Hannover, Ulm and Regensburg.

We also invest in speculative developments. You can find available space in Germany here.



ACQUISITIONS IN GERMANY

2021

11 PROPERTIES
548,200
SQUARE METERS

BERLIN, RUHR AREA

2022

11 PROPERTIES
260,000
SQUARE METERS

**RHINE-RUHR, BERLIN,
RHINE-MAIN, RHINE-NECKAR,
HANNOVER, ULM AND
REGENSBURG**

REVITALISATION TO COMBAT LAND SCARCITY



The demand for land in logistics hotspots is high, and suitable space is scarce. One solution: the revitalisation of brownfields such as unused commercial areas or former military premises. We decontaminate idle land and make it usable again – without sealing additional space.

DORTMUND – CONTRIBUTING TO STRUCTURAL CHANGE

In 2017, we acquired part of the former Westfalenhütte sinter plant in Dortmund. There were considerable differences in height on the 16-hectare site. To level out the terrain, around 3,000 tons of soil material were transported to the site every day while it was being prepared for construction. Now, we have developed two buildings there.



COLOGNE-NIEHL – INDUSTRIAL WASTELAND FIT FOR USE AGAIN

Cologne-Niehl is home to a sustainable logistics park. The site was part of a refinery for several decades. During the revitalization process, we:

- 01** have implemented extensive species protection measures with replacement habitats for flora and fauna.
- 02** completely removed the upper parts of a sludge pit due to its former use for refinery residues and excavated the soil to a depth of around eight meters.
- 03** have filled the area of the site with a total of around 230,000 cubic meters of soil.

SUSTAINABILITY IS PART OF OUR DNA

We lead by example and meet or exceed recognized standards of sustainable construction. This is how we create more efficiency for our customers and more sustainability for communities. We have already received several awards for this – including the Logix Award twice and the Prince of Wales' Terra Carta Seal.

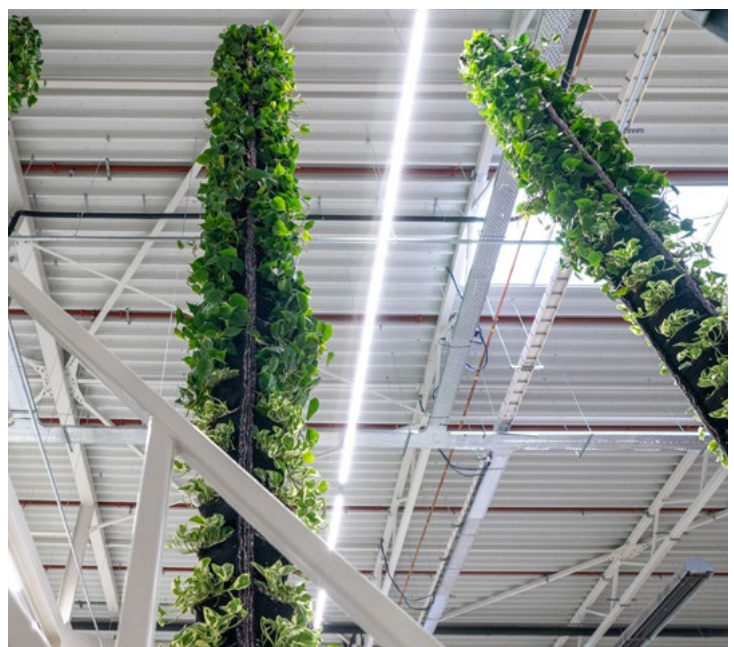
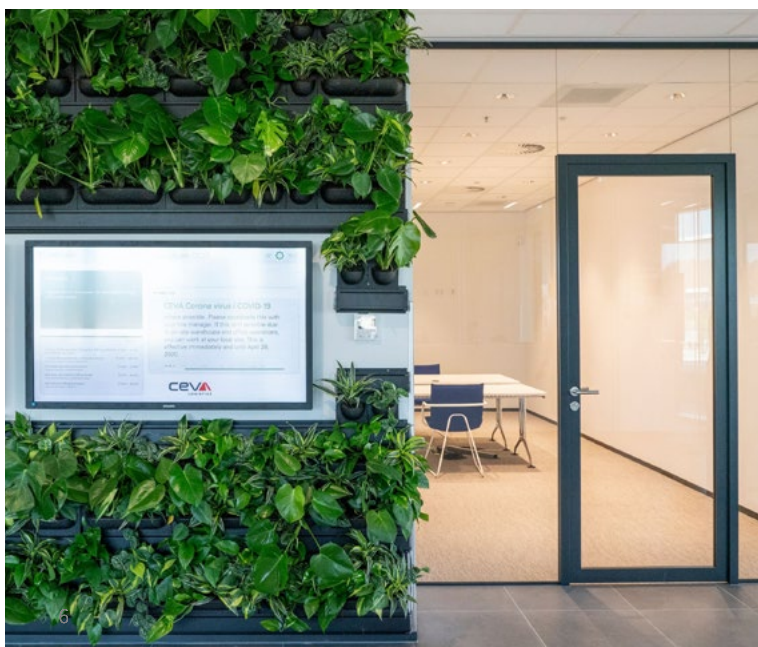
Our annual sustainability reports reflect our commitment.



CARBON NEUTRAL LOGISTICS CENTER FOR L'ORÉAL

In Muggensturm near Karlsruhe, we developed a carbon-neutral logistics facility for L'Oréal - with impressive features:

- gold certificate of the German Sustainable Building Council (DGNB)
- 2.0 megawatt peak photovoltaic system with 7,400 solar modules
- additional use of green energy
- green roof area of around 30,000 square meters for different animal species
- rainwater utilization for watering the green areas and for cleaning the halls
- implementation of different species protection measures
- support for Murgtal-Werkstätten & Wohngemeinschaften (mww) with a donation of 10,000 euros together with our customer L'Oréal



WELL BUILDING: FOCUS ON PEOPLE



In Germany and the Netherlands we developed logistics facilities according to the international WELL Building standard. Through a harmonious and healthy working environment, we have created a decisive added value for

our customers' employees. The WELL Building Standard includes seven categories of building performance that focus on people: air, water, nutrition, light, fitness, comfort and mental health.

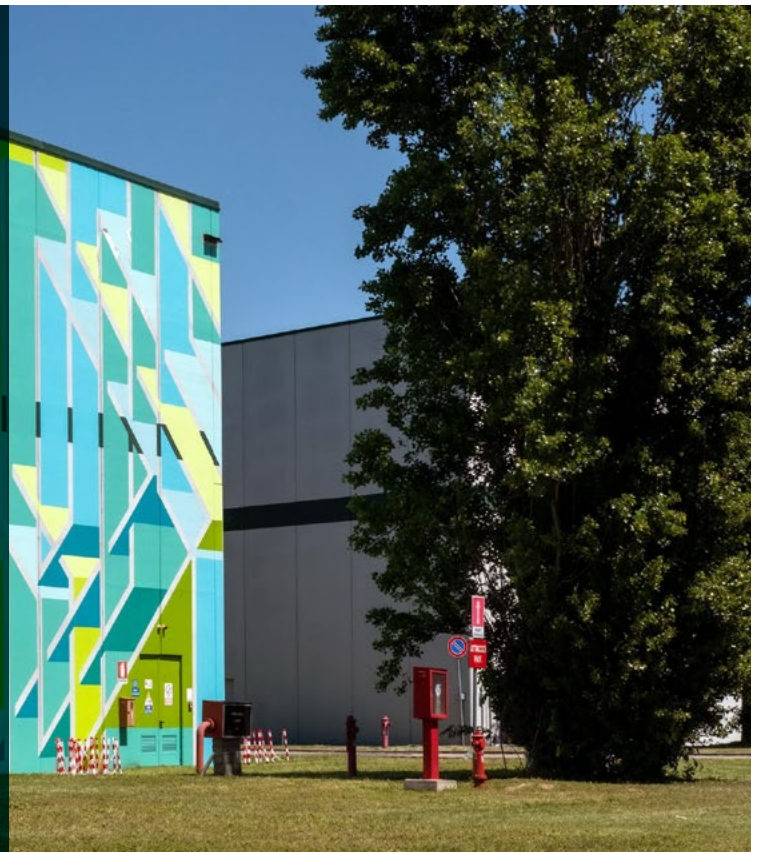
360°

IN LINE WITH THE WELL BUILDING CONCEPT, OUR FACILITY IN DATTELN OFFERS MANY FEATURES:

- monitoring of air quality and climate measurement
- general sound level reduction including upscale sound insulation in offices and meeting rooms
- 6 monitors displaying information on air, climate and water quality, electricity and gas consumption as well as public transportation
- extensive greenery in the interior and integration of artwork
- 6 drinking water dispensers as well as 5 kitchenettes
- creation of a "living zone" with a special lighting and ventilation concept
- outdoor areas attractively and functionally designed: Sitting area, landscaped sprinkler screen, herb bed and a bicycle repair station



PARK*life* SERVICES IN OUR LOGISTICS PARKS



With PARKLife, we provide an environment that not only improves the well-being of our customers' employees, but also the quality of life of the people in the communities where we are active.

When you settle in a Prologis Park with your company, you benefit from many advantages throughout the logistics park. Among other things, we take care of green spaces, pedestrian and bicycle paths – and our Customer Experience Team is available to you 24/7.

- 01** Well-being: spaces to relax and unwind – this includes attractively designed outdoor areas, bicycle parking, green spaces, walking and fitness trails.
- 02** From maintaining the logistics facility to coordinating your employees' routes to work – our team takes care of the logistics park's daily operations.
- 03** Security starts at the gate – our logistics parks are fenced, and entrances are restricted.



WHAT CAN WE DO FOR YOU?

It is our goal that community and real estate user fit together – and both sides benefit. Before we plan a concrete real estate project in your community, we want to get to know your needs exactly and give you the opportunity to understand our approach. If our concept convinces you, we look forward to a fruitful cooperation – after all, you know your community best.



WHAT YOU SHOULD KNOW:

Logistics is one of Germany's largest economic sectors and creates jobs – and added value. There is often much more than just a warehouse behind the walls of a logistics facility.

We work closely with communities to find the best and most sustainable solutions. No one knows the local needs as well as you do.

Environmental and species protection are essential parts of our concepts to minimize the impact of our buildings on the environment.

With every project, we ensure a smooth process on site – our project managers are your point of contact from conception to completion.

Buildings remain in our ownership for the long term. We develop new buildings to the highest standards. We continuously optimize existing facilities.

Customers from very different industries often remain loyal to our facilities for many years.

Prologis has been active worldwide for almost 40 years. In Germany, we built our first logistics facility in 2000.

»L'ORÉAL'S NEW CARBON-NEUTRAL FACILITY FURTHER ENHANCES OUR MUNICIPALITY'S STATUS AS A MODERN COMMERCIAL AND INDUSTRIAL HUB.

Dietmar Späth, Mayor of Muggensturm



Prologis Essentials



For easy set up and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimize and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our word-class partners.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTICS

COMING SOON



SAFETY

COMING SOON



For more information, please visit
prologisgermany.de/en/prologis-essentials

SMART SOLUTION WITH SOLAR POWER

Computacenter, Europe's leading independent service provider for information technology, had 1,728 solar modules installed on the roof of its distribution center in Prologis Park Kerpen, covering a total area of around 3,200 square meters – the company chose our SolarSmart service for this project.

83 percent of the energy generated by the solar system is used by Computacenter on site. 17 percent is fed into the power grid. Thanks to the photovoltaic system, electricity consumption in the logistics facility is reduced by up to 26 percent.



CUSTOMER LED DEVELOPMENT TEAM – CUSTOMER REQUIREMENTS IN FOCUS



Our Customer Led Development team helps our customers, for example, with contacting and coordinating with municipalities as well as with urban land use planning.

Together with our customers and selected brokers, we are developing an expansion strategy that meets the high demand for space and restructuring. Part of this strategy is to open up new markets – in order to be able to offer our customers the ideal space in all logistics locations that are in demand.

WORKING AT PROLOGIS

Your own ideas and thinking outside the box are what counts for us. We are a committed and creative team that is always one step ahead – in line with our motto “Ahead of what's next”.

Diversity is part of our future and makes innovation possible. This is what secures our position as a global market leader and supports us in our sustainable way of working.

Our employees have the opportunity to develop their skills, learn about our diverse areas of work and collaborate with colleagues in North and South America, Europe and Asia. A high level of personal responsibility and respectful interaction define our working atmosphere.



OUR TEAMS — AT YOUR SERVICE

CUSTOMER EXPERIENCE TEAM — HAVING AN EYE ON THE FACILITIES

We offer a high level of service quality across all regions of Germany with our Customer Experience Teams (CET) structure. The cross-functional teams support our customers quickly and efficiently in all matters around our logistics facilities.



A CET consists of specialized experts with distinct know-how:

- Real Estate & Customer Experience Managers replace the traditional Property Manager function. They take care of customers and commercial property management.
- Real Estate & Customer Experience Coordinators ensure that our customers' concerns are addressed quickly and provide support, particularly on commercial issues.
- Facility Managers take care of all services related to the technical management of logistics real estate.
- Leasing & Customer Experience Managers are responsible for marketing of our logistics facilities.
- Operations Construction Managers are responsible for the implementation of major repair and modernization measures.



OUR SOCIAL COMMITMENT

We want to support the well-being of our employees, neighbors and customers and also embrace social responsibility in our communities. We partner with local organizations to support educational, environmental and social projects.



IMPACT DAY:

our global day for charitable work in the communities where we are active – in 2022, we beautified the grounds of the Kinderhilfe Center Düsseldorf, a children's aid center.

DOCK DOORS OF GIVING:

our annual fundraising event in Europe, raising money for non-profit organizations.

LOCAL DONATIONS:

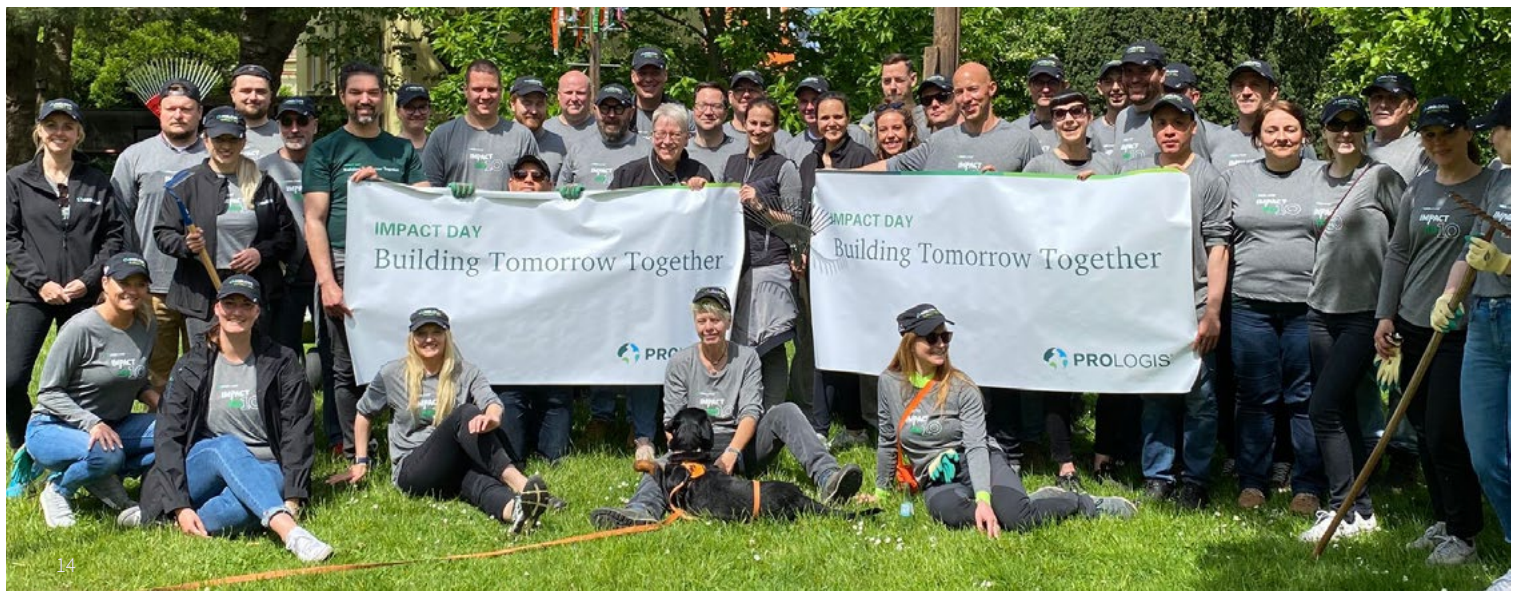
in Germany, we donate to a local non-profit organization with every construction start – for example, in Muggensturm to the Murgtal-Werkstätten & Wohngemeinschaften, which promotes the employment and social integration of people with disabilities.

SPACE FOR GOOD PROGRAM:

We offer space to non-profit organizations and local authorities free of charge – for example, in 2022 to charitable institutions for storing donations for Ukraine.

PROLOGIS FOUNDATION:

For example, we have donated several million dollars to organizations dedicated to combating COVID-19.



WE WORK FOR THE BEST BRANDS IN THE WORLD — AND FOR YOU!

Do you need more storage space or are you looking for a new location for your logistics activities? We take the time to get to know you, understand your needs, identify your requirements and find the right solution for your company.

AIRBUS



DACHSER
Intelligent Logistics



DSV



FIEGE
The World of Logistics



GXO



LGI
MEMBER OF ELANDERS GROUP

**L'ORÉAL
DEUTSCHLAND**



**RHENUS
LOGISTICS**

DB SCHENKER

**SCHNELLECKE
LOGISTICS**





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