

Prologis 2021 Annual Report

Quote from Ben Bannatyne President, Prologis Europe:

“Our 2021 annual report shows that our scale, reach and unique growth differentiators are setting us apart. We have long made the shift from responsiveness to readiness and are in a position to offer industry-leading service for our customers and maximum returns for our shareholders and investors. Despite this being a record-setting year, we are positive that the best is yet to come.” – Ben Bannatyne, President Prologis Europe



As the world grappled with the second year of the COVID-19 pandemic and significant disruption to the global supply chain, Prologis found new ways to help customers, employees and communities.

Testifying to this, Prologis’ 2021 Annual report has just been [published](#). Read the full letter of Co-Founder, CEO and Chairman of Prologis Hamid R. Moghadam on [Prologis.com](#), with accompanying video.

Key Points Include:

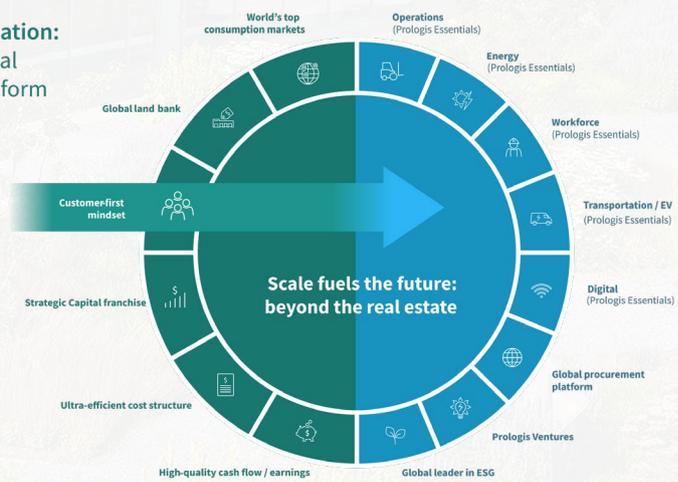
A record-setting year

Driven by our unique portfolio and business model, 2021 was the strongest year in our company’s history. The challenges we faced—and met—during another difficult year for the world at large showcased what differentiates Prologis in the marketplace. With vacancies at record lows and rising market rents showing no signs of slowing, our 1 billion square foot portfolio is primed to serve our customers’ needs.

Unique growth drivers

Our Capital Deployment team is the best in the business and is especially adept at finding new and creative ways to expand our portfolio in the world’s most desirable logistics markets. Our Strategic Capital business is integral to our business model. Strategic Capital has seen incredible demand for our funds, which continue to provide strong returns.

The foundation:
premier real estate platform



Key Points Include:

Investing in communities

To us, being a good neighbour means going above and beyond to deliver the services and solutions that make a tangible difference in the lives of individuals and in the prosperity of communities. As an example, we expanded our Prologis Community Workforce Initiative (CWI). We invest our time and resources in job training, renewable energy, zero-emission vehicles infrastructure and other collaborative efforts that make us the logistics provider of choice. We bring new jobs, new revenue and a greener logistics infrastructure to all the communities in which we live and work.

Breaking new ground: thought-leadership in action

We leveraged our unique role in the industry and supply chain to celebrate the milestones of some of our most ground breaking customers, portfolio companies and community partners.

Culture & talent: the bedrock of Prologis

Our employees across the globe have been critical to keeping our business on the leading edge of our industry as we continue to create and deliver value beyond our real estate. We welcomed hundreds of new colleagues to the company last year.

Looking forward

While 2021 was a record-setting year, most of the benefits from the current environment will be realized in the future, providing a clear runway for continued sector-leading growth. We can say with confidence that our best years are still to come.

May you have further questions and interview requests for the Prologis European team, please do not hesitate to contact us.

**Further questions
and interview
requests?**

Please contact:

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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, 2021, 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 1.0 billion square feet (93 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 5,800 customers principally 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," 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 global 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 laws and 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; (x) risks related to the current coronavirus pandemic; and (xi) 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.