

Warehousing the world responsibly - because it matters

As a global leader in distribution facilities, ProLogis is committed to providing the most sustainable platform of its kind on the planet. But this commitment is not just a development initiative; it is an integral part of everything we believe as a company.

Sustainable development is just one aspect of our focus on environmental stewardship. Other aspects include all our initiatives to address climate change through energy efficiency programs and renewable energy projects; we are also committed to reducing and offsetting our own operational carbon footprint every year.

Environmental stewardship is just one dimension of our corporate responsibility, which drives us to excel in social responsibility and ethics & governance as well. All three dimensions are interdependent and equally important in our business approach. So we measure our success by means of a triple bottom line: benefit to the planet, to people and to profitability astutely managed. Our annual Corporate Responsibility report tracks our progress in all three dimensions year over year.

“At ProLogis, we take our corporate responsibility seriously. Our challenge is to undertake sustainable development in ways that lessen our environmental impact, enhance our local communities and help our customers operate as efficiently as possible. We are constantly finding better ways to be sustainable; that tells me our job will never be done.”

– Jack Rizzo, Chief Sustainability Officer, ProLogis

Building to a higher standard

For a company whose business is industrial real estate, sustainable development is the most significant area where we can demonstrate environmental stewardship. How our facilities are built, how they operate and even how they are eventually replaced are all considered in our development approach. Therefore, we focus on minimizing ecological impact by maximizing energy efficiency, making smart building material choices and conserving natural resources.

ProLogis Renewable Energy procures new business, manages installations and provides development services for renewable energy projects globally. Solar rooftop systems installed in France, Germany, Japan, Spain and the United States have an aggregate capacity of 25 MW and provide renewable energy directly to local utilities.

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--Richard Sandor, Chairman and CEO, Chicago Climate Exchange

Warehouses working well

At ProLogis, we've been developing green facilities virtually since the beginning of the new century. Our first LEED® certified U.S. building was constructed in 2004; sustainable development became our mission statement in 2005; our first corporate responsibility report came out in 2007; and we've committed to developing every new building since 2008 to meet or exceed prevailing regional environmental standards. Where no such standards exist, we adhere to our own stringent global standards for development.

For existing buildings as well as new construction, we are continually researching and employing the latest sustainable design features.

- Energy-efficient lighting systems – T5 and T8 fluorescent lights last longer than traditional metal halide lighting and significantly reduce electricity usage.
- Skylights and clerestory windows – Using natural light lowers electricity usage and improves indoor environmental quality for warehouse personnel.
- Recycled and locally sourced construction materials – Using recycled concrete, steel, asphalt and other materials in new warehouse construction lowers consumption of virgin materials and local sourcing reduces carbon emissions.
- Area for onsite recycling – Every measure used to make employee participation in recycling easier does that much more to reduce landfill waste and use of virgin resources.
- Water conservation measures – Low-irrigation landscaping, water-saving plumbing fixtures and captured rainwater for non-potable use all reduce the use of fresh water.
- Low-emitting sealants, adhesives and carpet systems – Compounds and chemicals with non-petroleum bases conserve non-renewable resources and provide a more pleasant air quality and more healthful working environment for employees.
- Bicycle, hybrid and carpool vehicle parking – Offering space for alternative modes of transportation encourages employees to make lifestyle choices that reduce carbon emissions.

Leading the way in sustainable distribution space

Besides incorporating sustainable features into its facilities, ProLogis has selected green building rating systems broadly accepted in our regions of activity, to which we submit new developments for certification:

- LEED® (Leadership in Energy and Environmental Design) – for facilities primarily in North America
- BREEAM (Building Research Establishment’s Environmental Assessment Method) – for facilities principally in the UK and Europe
- CASBEE (Comprehensive Assessment System for Built Environment Efficiency) – for facilities in Japan

Our list of fully certified facilities is constantly growing, making ProLogis the world’s leading owner and manager of certified sustainable industrial space.

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Onsite recycling centers and construction waste diversion
Lighting for efficiency and energy savings
Landscaping with low water requirements

New light on energy savings

Our analysis has shown that lighting is by far the largest electrical load in our facilities, consuming potentially 70% of a warehouse's electricity. Therefore, installing high-efficiency lighting affords one of the greatest opportunities to reduce the environmental impact of our warehouses. By installing fluorescent lights, motion sensors and photocells, we can reduce lighting energy consumption up to 70%. We have developed partnerships with lighting product providers to offer discounted lighting services and products to our customers.

Carbon neutral construction

ProLogis recognizes that the carbon emissions embodied in the manufacture of construction materials and the development of new buildings can be significant. We have taken steps to measure and reduce these emissions through the use of new construction techniques and recycled materials. By combining these tactics with a one-time strategic offset of embodied carbon for each development, we are able to offer building shells that are certified "carbon neutral" on completion. This allows customers to take advantage of the operational carbon emission and energy costs savings our facilities offer, knowing that the initial carbon impact has already been addressed.

"Sustainability is one of our core company values, and we are extremely pleased that so many sustainable design features have been incorporated into our distribution facility at Pineham."

-- Roger Burnley, Retail and Logistics Director, J Sainsbury plc.

And our work continues...

Environmental stewardship is by nature unfinished business. Every day brings new challenges in sustainable development, as well as new ways to meet them. Wherever those challenges touch industrial real estate, ProLogis will be at the forefront—asking the questions, seeking the answers, setting the standard.

That's what you expect from a global leader in distribution facilities: warehousing the world responsibly.

ProLogis Global Headquarters
4545 Airport Way
Denver, Colorado 80239
USA

800-566-2706
+1 303-567-5000
+ 44 121 224 8724 (Europe)

info@prologis.com



prologis.com/cr

The leader in industrial real estate