

Prologis, Inc. Recasts \$2.2 Billion in Senior Credit Agreements Achieves Significant Reduction in Borrowing Costs

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SAN FRANCISCO, June 9, 2011 /PRNewswire/ -- Prologis, Inc. (NYSE: PLD), the leading owner, operator and developer of global industrial real estate, today announced that it has recast or amended approximately \$2.2 billion in senior credit agreements.

Global Senior Credit Agreement

Prologis entered into a \$1.75 billion global senior credit agreement (subject to currency fluctuations) with a syndicate of 20 banks. An accordion feature will allow Prologis to increase the credit facility to \$2.75 billion, subject to obtaining additional lender commitments. Funds may be drawn in US dollars, euros, Japanese yen, British pound sterling and Canadian dollars. The agreement is scheduled to mature on June 3, 2015. However, the company may extend the maturity date to June 3, 2016, subject to satisfaction of certain conditions and payment of an extension fee. Pricing under the facility, including the spread over LIBOR and the rates applicable to facility fees and letter of credit fees, is based upon the public debt ratings of the company's operating partnership and is currently at LIBOR plus 170 basis points. This represents a reduction of 180 basis points from the pricing of the prior ProLogis global credit facility in place immediately prior to the closing of the merger.

Yen Revolver

Prologis entered into a JPY36.5 billion (approximately \$456 million US dollar equivalent) third amended and restated revolving credit agreement with a syndicate of 8 banks. The agreement matures on March 1, 2014, but the company may extend the maturity date to February 27, 2015, subject to satisfaction of certain conditions and payment of an extension fee. An accordion feature will allow Prologis to increase the credit facility to JPY65 billion, subject to obtaining additional lender commitments. Funds may currently be drawn in Japanese yen and may also be drawn in Singapore and Hong Kong dollars subject to lender approval. Pricing under the agreement will be consistent with the global senior credit facility pricing. This represents a reduction of 70 basis points from the Yen revolver pricing in place immediately prior to the amendment and restatement of the agreement.

"We are very pleased with the strong support that we received from our relationship banks on these new senior credit agreements," said Phillip D. Joseph, Jr., senior vice president and treasurer, Prologis. "The much improved borrowing margin is a direct result of the strength of our balance sheet, as well as the institutional quality of our global portfolio."

About Prologis, Inc.

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 March 31, 2011, on a pro forma basis giving effect to the merger, Prologis owned or had investments in, on a consolidated basis or through unconsolidated joint ventures, properties and development projects expected to total more than 600 million square feet (55.7 million square meters) in 22 countries. The company leases modern distribution facilities to more than 4,500 customers, including manufacturers, retailers, transportation companies, third-party logistics providers and other enterprises.

Prologis' press releases are available on the company website at www.prologis.com or by contacting the Investor Relations department at +1 415 394 9000.

Some of the information included in this press release contains forward-looking statements which are made pursuant to the safe-harbor provisions of Section 21E of the Securities Exchange Act of 1934, as amended, and Section 27A of the Securities Act of 1933, as amended. Because these forward-looking statements involve risks and uncertainties, there are important factors that could cause our actual results to differ materially from those in the forward-looking statements, and you should not rely on the forward-looking statements as predictions of future events. The events or circumstances reflected in forward-looking statements might not occur. You can identify forward-looking statements by the use of forward-looking terminology such as "believes," "expects," "may," "will," "should," "seeks," "approximately," "intends," "plans," "pro forma," "estimates" or "anticipates" or the negative of these words and phrases or similar words or phrases. You can also identify forward-looking statements by discussions of strategy, plans or intentions. Forward-looking statements are necessarily dependent on assumptions, data or methods that may be incorrect or imprecise and we may not be able to realize them. We caution you not to place undue reliance on forward-looking statements, which reflect our

analysis only and speak only as of the date of this report or the dates indicated in the statements. We assume no obligation to update or supplement forward-looking statements. The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: changes in general economic conditions in California, the U.S. or globally (including financial market fluctuations), global trade or in the real estate sector (including risks relating to decreasing real estate valuations and impairment charges); risks associated with using debt to fund the company's business activities, including refinancing and interest rate risks; the company's failure to obtain, renew, or extend necessary financing or access the debt or equity markets; the company's failure to maintain its current credit agency ratings or comply with its debt covenants; risks related to the merger transaction with ProLogis, including litigation related to the merger, and the risk that the merger may not achieve its intended results; risks related to the company's obligations in the event of certain defaults under co-investment venture and other debt; defaults on or non-renewal of leases by customers, lease renewals at lower than expected rent or failure to lease properties at all or on favorable rents and terms; difficulties in identifying properties, portfolios of properties, or interests in real-estate related entities or platforms to acquire and in effecting acquisitions on advantageous terms and the failure of acquisitions to perform as the company expects; unknown liabilities acquired in connection with the acquired properties, portfolios of properties, or interests in real-estate related entities; the company's failure to successfully integrate acquired properties and operations; risks and uncertainties affecting property development, redevelopment and value-added conversion (including construction delays, cost overruns, the company's inability to obtain necessary permits and financing, the company's inability to lease properties at all or at favorable rents and terms, and public opposition to these activities); the company's failure to set up additional funds, attract additional investment in existing funds or to contribute properties to its co-investment ventures due to such factors as its inability to acquire, develop, or lease properties that meet the investment criteria of such ventures, or the co-investment ventures' inability to access debt and equity capital to pay for property contributions or their allocation of available capital to cover other capital requirements; risks and uncertainties relating to the disposition of properties to third parties and the company's ability to effect such transactions on advantageous terms and to timely reinvest proceeds from any such dispositions; risks of doing business internationally and global expansion, including unfamiliarity with the new markets and currency risks; risks of changing personnel and roles; losses in excess of the company's insurance coverage; changes in local, state and federal regulatory requirements, including changes in real estate and zoning laws; increases in real property tax rates; risks associated with the company's tax structuring; increases in interest rates and operating costs or greater than expected capital expenditures; environmental uncertainties and risks related to natural disasters; and our failure to qualify and maintain our status as a real estate investment trust. Our success also depends upon economic trends generally, various market conditions and fluctuations and those other risk factors discussed under the heading "Risk Factors" and elsewhere in our most recent annual report on Form 10-K for the year ended December 31, 2010 and our other public reports.

SOURCE Prologis, Inc.

<http://prologis.mediaroom.com/2011-06-09-Prologis-Inc-Recasts-2-2-Billion-in-Senior-Credit-Agreements>