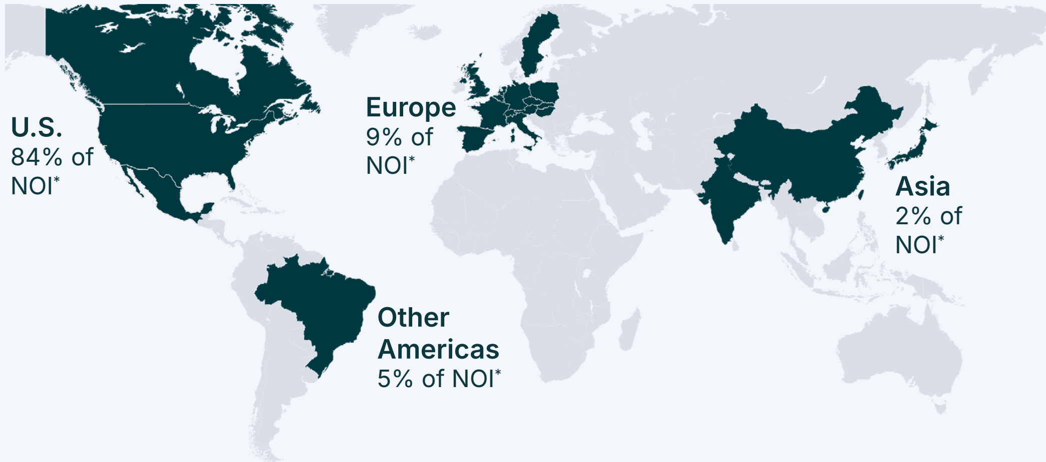
NYSE: PLD
Second Quarter 2026

PROLOGIS®

Investment Proposition

Through its integrated operating platform, development expertise and access to public and private capital, Prologis is positioned to deliver consistent cash flow growth and attractive risk-adjusted returns, supported by long-term demand for modern logistics real estate, digital infrastructure and energy solutions.

Global Portfolio



Market Metrics

$129B
Equity market cap

#87
S&P 500 ranking

$4.28
Annual dividend per share

3.2%
Dividend yield[1]

Investment Highlights

Category-defining scale and location advantage
Irreplaceable portfolio positioned in high-barrier, high-consumption markets

Embedded and durable growth
$7.0B of net operating income* with "inflation-plus" growth characteristics

Vast development potential
$41B Total Estimated Investment ("TEI") with land owned or controlled

Beyond logistics real estate
Scaling digital infrastructure and distributed energy

Disciplined capital allocation and balance sheet strength
Strong liquidity, low leverage and proven ability to allocate capital across cycles

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Prologis at a Glance

$3.2T
of goods (the equivalent of 2.9% global GDP) flowed through Prologis warehouses in 2024[2]

$240B
assets under management

1.3B
square feet in 20 countries

6,500
customers

5.8 GW
power pipeline* for data centers

$68B
third-party AUM

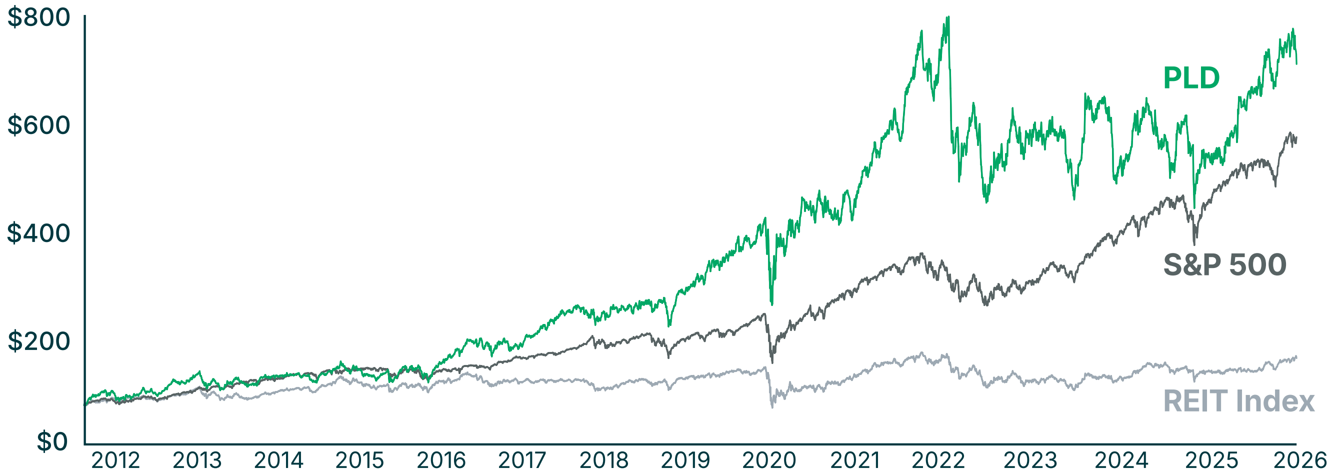
$41B
build out land bank (TEI)

A2/A
rated by Moody's/S&P[3]

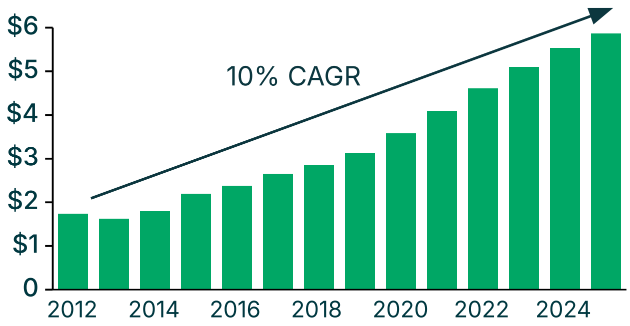
1.4 GW
solar and battery storage installed

Historical Track Record

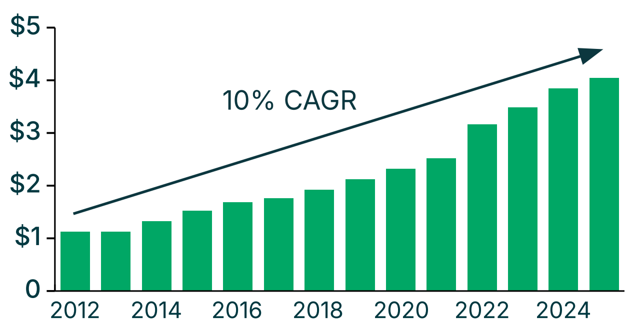
Growth of $100[4]



Core FFO Per Share (ex. promotes)*



Dividend Per Share



Financial Algorithm

Organic Growth
Embedded upside

+

Value Creation
Development potential

+

AUM Growth
Partner of choice

=

Normalized Target
High-single-digit annualized growth

Note: Data as of June 30, 2026.

* Please see our Q2 2026 Supplemental for definitions, reconciliations of non-GAAP measures, and other important information.

1. Dividend yield as of June 30, 2026.
2. Source: Oxford Economics as of December 31, 2024.
3. A securities rating is not a recommendation to buy, sell or hold securities and is subject to revision or withdrawal at any time by the rating agency.
4. Source: FactSet as of June 30, 2026. Past performance is not indicative of future results.

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