

## FIBRA Prologis Announces First Quarter 2021 Earnings Results

MEXICO CITY (April 21, 2021) – FIBRA Prologis (BMV:FIBRAPL 14), a leading owner and operator of Class-A industrial real estate in Mexico, today reported results for the first quarter of 2021.

### HIGHLIGHTS FROM THE QUARTER:

- Period-end occupancy was 96.7 percent.
- Net effective rents on rollover increased 4.0 percent.
- Weighted average customer retention was 70.2 percent.
- Same store cash NOI was 5.2 percent.
- Completed asset dispositions of three assets for US\$25.5 million.
- Acquisition of three properties for US\$17 million.

Net earnings per CBF1 was Ps. 0.9395 US\$(0.0468) for the quarter compared with Ps. (0.4833) (US\$(0.0220)) for the same period in 2020.

Funds from operations (FFO) per CBF1 was Ps. 0.8681 (US\$0.0433) for the quarter compared with Ps. 0.8954 (US\$0.0479) for the same period in 2020.

### SOLID OPERATING RESULTS

“FIBRA Prologis had a strong start to the year. We are seeing the results of a great 2020, despite the widespread disruptions of the pandemic,” said Luis Gutiérrez, President, Latin America, Prologis. “During the first quarter, we strategically recycled certain assets, improved the quality of our portfolio, and expanded our presence in Mexico City which, together with Tijuana, is one of the most dynamic markets in the country.”

Operating Portfolio	1Q21	1Q20	Notes
Period End Occupancy	96.7%	96.8%	<i>Regional markets recorded 100% occupancy excluding submarkets</i>
Leases Commenced	0.9 MSF	2.6 MSF	<i>57% of leasing activity related to Mexico City</i>
Customer Retention	70.2%	94.9%	
Net Effective Rent Change	4.0%	6.6%	<i>Regional markets recorded 10.2% of net effective rent change</i>
Cash Same Store NOI	5.2%	-0.2%	<i>Led by lower concessions and higher rents</i>
Same Store NOI	-0.4%	4.5%	



## SOLID FINANCIAL POSITION

At March 31, 2021, FIBRA Prologis' leverage was 28.2 percent and liquidity was approximately Ps. 7.0 billion (US\$339.0 million), which included Ps. 6.7 billion (US\$325.0 million) of available capacity on its unsecured credit facility and Ps. 297.2 million (US\$14.4 million) of unrestricted cash.

## WEBCAST & CONFERENCE CALL INFORMATION

FIBRA Prologis will host a live webcast/conference call to discuss quarterly results, current market conditions and future outlook. Here are the event details:

- Thursday, April 22, 2021, at 9 a.m. CT/10 a.m. ET.
- Live webcast at [www.fibraprologis.com](http://www.fibraprologis.com), in the Investor Relations section, by clicking Events.
- Dial in: +1 833 714-0919 or +1 778 560-2663 and enter Passcode 4266397.

A telephonic replay will be available April 22 - April 29 at 1 800 585-8367 from the U.S. and Canada or at +1 416 621-4642 from all other countries using conference code 4266397. The replay will be posted in the Investor Relations section of the FIBRA Prologis website.

## ABOUT FIBRA PROLOGIS

FIBRA Prologis is a leading owner and operator of Class-A industrial real estate in Mexico. As of March 31, 2021, FIBRA Prologis was comprised of 205 logistics and manufacturing facilities in six industrial markets in Mexico totaling 40.1 million square feet (3.7 million square meters) of gross leasable area.

## FORWARD-LOOKING STATEMENTS

The statements in this release that are not historical facts are forward-looking statements. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which FIBRA Prologis operates, management's beliefs and assumptions made by management. Such statements involve uncertainties that could significantly impact FIBRA Prologis financial results. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates," 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, acquisition activity, development activity, disposition activity, general



conditions in the geographic areas where we operate, our debt and financial position, 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 climates, (ii) changes in 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 (“FIBRA”) status and tax structuring, (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings, (vii) risks related to our investments (viii) environmental uncertainties, including risks of natural disasters, (ix) risks related to the coronavirus pandemic, and (x) those additional factors discussed in reports filed with the “Comisión Nacional Bancaria y de Valores” and the Mexican Stock Exchange by FIBRA Prologis under the heading “Risk Factors.” FIBRA Prologis undertakes no duty to update any forward-looking statements appearing in this release.

Non-Solicitation - Any securities discussed herein or in the accompanying presentations, if any, have not been registered under the Securities Act of 1933 or the securities laws of any state and may not be offered or sold in the United States absent registration or an applicable exemption from the registration requirements under the Securities Act and any applicable state securities laws. Any such announcement does not constitute an offer to sell or the solicitation of an offer to buy the securities discussed herein or in the presentations, if and as applicable.

## **MEDIA CONTACTS**

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