FIBRA PROLOGIS®

Investor Presentation

October 2026



Forward-looking statements / Non-Solicitation

This presentation includes certain terms and non-IFRS financial measures that are not specifically defined herein. These terms and financial measures are defined and, in the case of the non-IFRS financial measures, reconciled to the most directly comparable IFRS measure, in our first quarter Earnings Release and Supplemental Information that is available on our website at www.fibraprologis.com and on the BMV's website at www.bmv.com.mx.

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 current 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.

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1

Shaping the future of logistics real estate: FIBRA Prologis



FIBRA Prologis: The market leader in Mexican industrial real estate

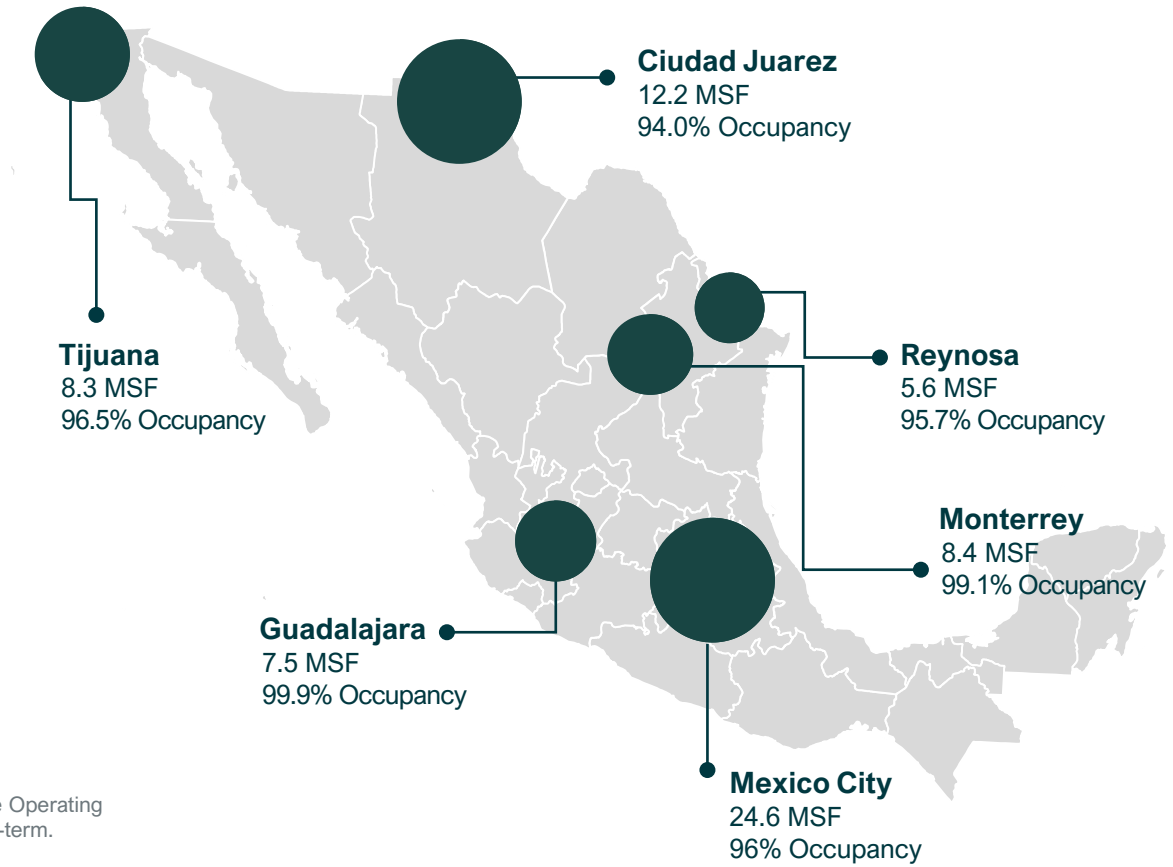
US$9.7B	Assets under management[1]
+440%	Total return since IPO(1)
US$145M	3Q26 net operating income
BBB+/BBB+/BBB	Financial strength and stability
352 buildings[2]	And 339 customers
Prologis sponsor	Backed by global expertise and a robust development pipeline

Source: FIBRA Prologis filings and Bloomberg
1. Note: Information as of September 30, 2026
2. Does not include those properties outside of our core markets that are not included in the Operating Portfolio and are classified in Other Investment Properties as the intent is to not hold long-term.

A focused investment strategy

Focused on the top consumption and manufacturing markets

6	Markets
96.5%	Period End Occupancy[1]
95.1%	Average Occupancy[1]
66.6	Million Square Feet[2]
352	Operating Properties[2]
20 yrs	Average Age[1]



Data as of September 30, 2026.
1. Operating properties only.
2. Does not include those properties outside of our core markets that are not included in the Operating Portfolio and are classified in Other Investment Properties as the intent is to not hold long-term.

A diversified customer base

339
Customers[1]

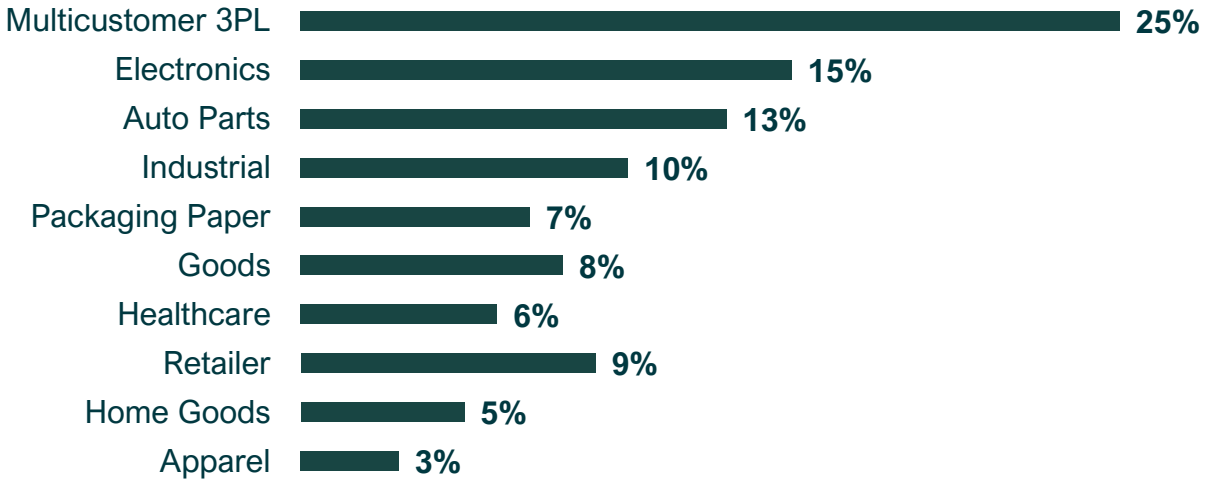
497
Leases

24.3%
of NER comes from our top 10 customers

74.7%
of customers are multinational companies[2]

Customers by industry

% NER basis



Customer mix

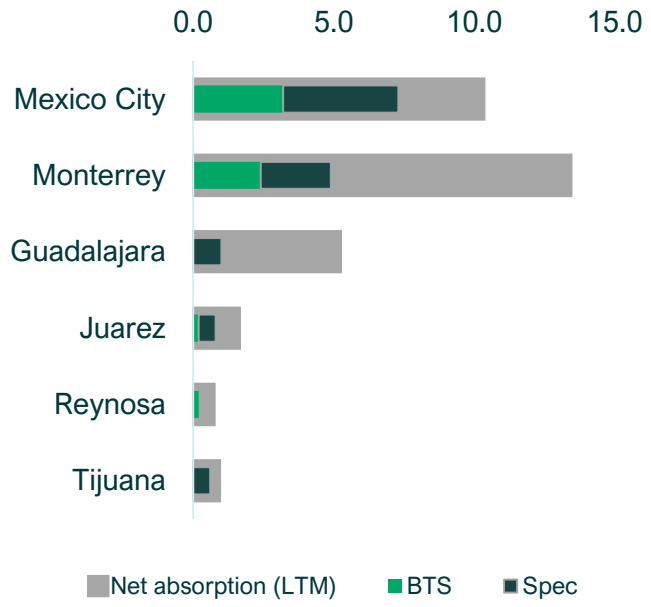
E-Commerce	3PL	Manufacturing	Other logistics
9%	24%	50%	17%
mercado libre	DICKA LOGISTICS	Whirlpool CORPORATION	Walmart
amazon	DSV	ABB	BOSE
MARY KAY	GEODIS	TI Automotive	OXXO
ULINE		TRW	El Palacio de Hierro

Source: Prologis Research. Data as of September 30, 2026.
1. This includes customers in core markets
2. This includes customers that are directly multinational or affiliated with multinational corporations, measured as a percentage of net effective rent.

Mexico logistics real estate fundamentals[1]

Demand (T12M) vs supply pipeline

MSF

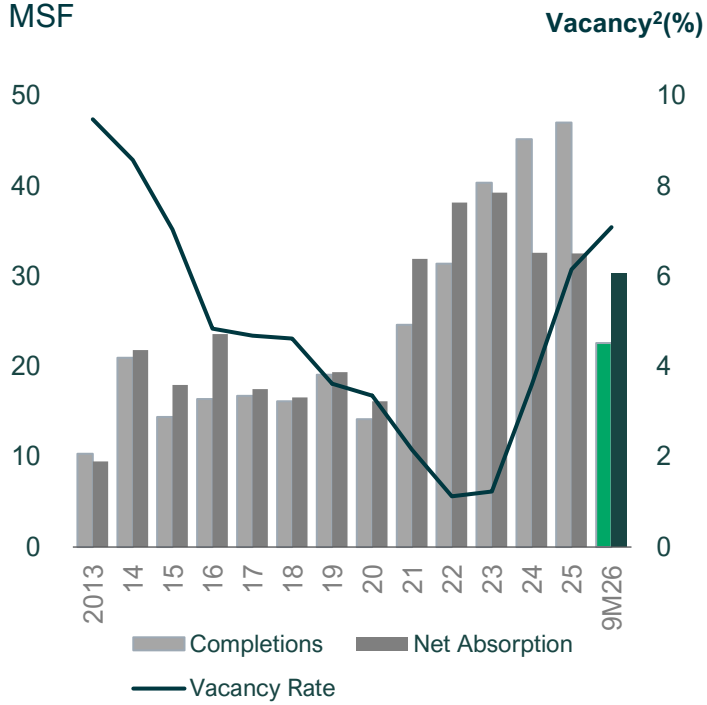


Sources: Prologis Research with information from Solili, CBRE. References markets in which Prologis operates in the country.

1. Note: Defined as modern logistics market, inclusive of only those facilities with advanced functional features and/or superior locations, deemed to be competitive with Prologis.
2. Includes space available for subleasing starting 4Q24

Demand vs supply

MSF



Sources: Prologis Research
Note: Completions equate to supply while net absorption is the measure of demand.

Data as of September 30th, 2026

Market vacancy[2] of 7.1% as of 3Q26, up 10 bps q/q.

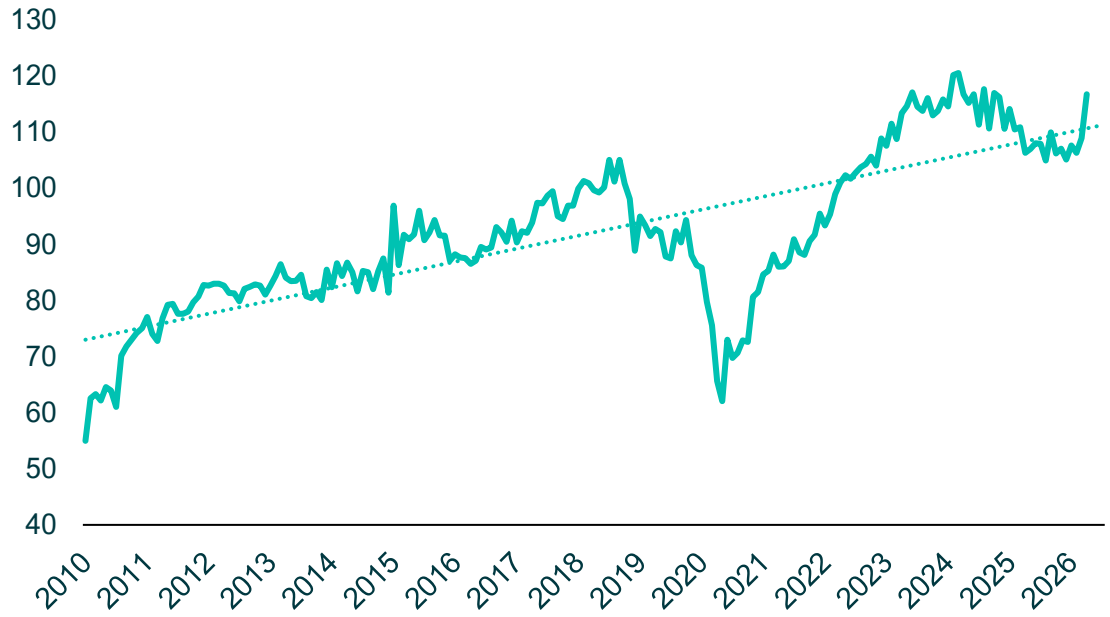
Performance was mixed. Mexico City and Guadalajara saw 50/60bps declines in vacancy as demand accelerated. On the other hand, vacancy in manufacturing-oriented markets increased 45bps on average, reflecting downsizing by certain tenants impacted by credit issues in the border, coupled with elevated completions in Monterrey.

Supply pipeline continues to decline.

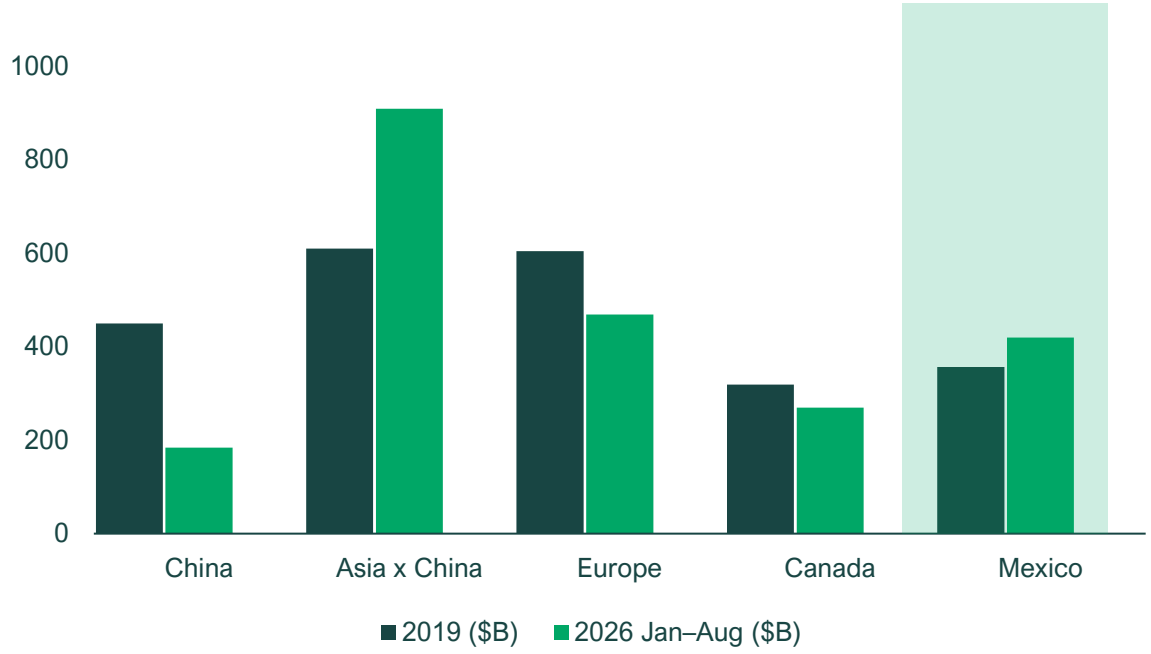
The total supply pipeline declined 34% to 14.7 MSF, the lowest since 2Q20, out of which 6.0msft were pre-leased as of quarter-end. Construction starts were 4.8 MSF, compared to 9.0 MSF of new leasing activity during the quarter.

Manufacturing demand growth

Mexico capital formation - machinery and equipment[1]
volume index; base 100:2018; 2010-April 2026



U.S. goods imports[2], 2019 vs. 2026 YTD
US$ billions; 2026 through Aug.



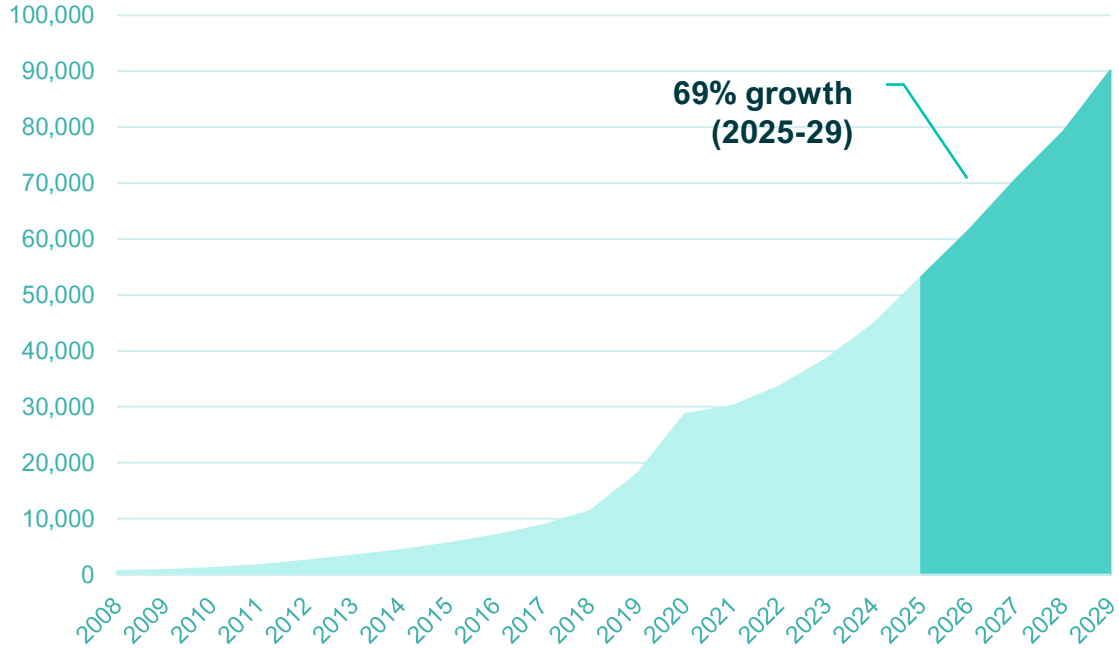
1. Source: INEGI
2. Source: U.S. Census Bureau, Prologis Research; imports through Aug. 2026

E-commerce demand growth ahead

E-commerce requires 3x the logistics space of brick-and-mortar retail

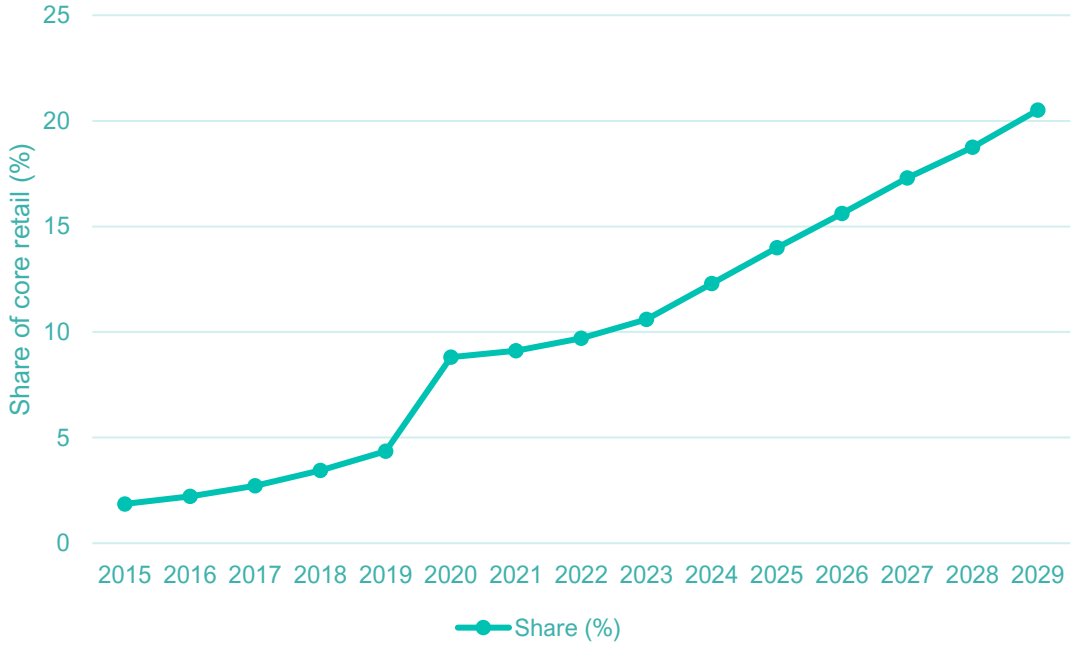
Annual Mexico E-Commerce Sales

US$ Millions, inflation-adjusted



Mexico E-Commerce Sales & Share of Core Retail Sales[1]

US$ Millions, Annual



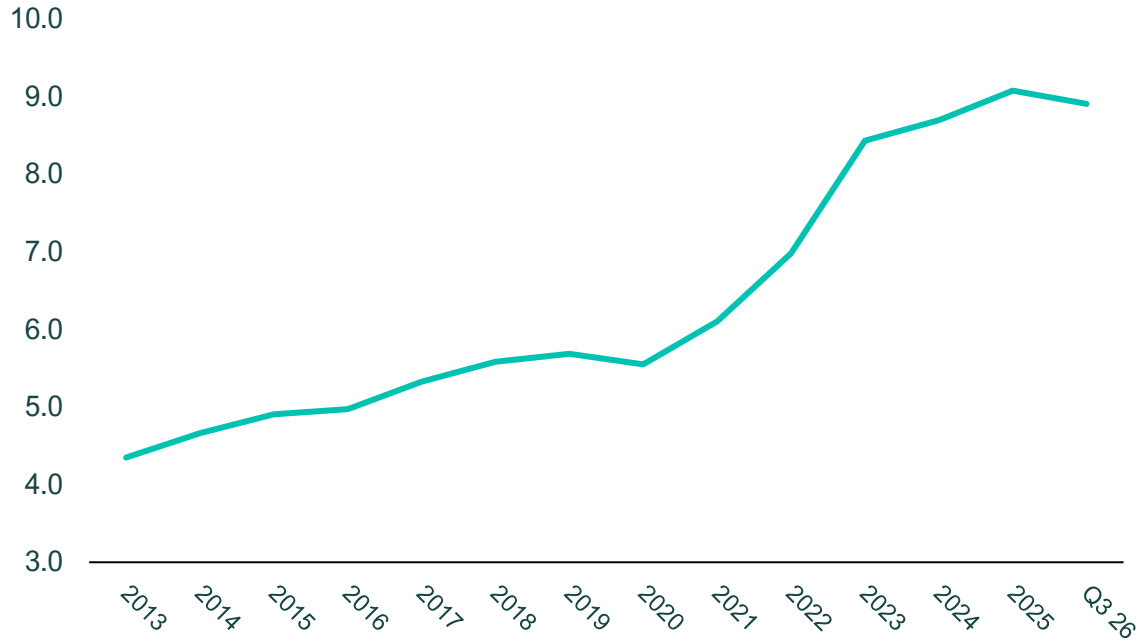
Source: Euromonitor, Prologis Research, INEGI

(1) All figures in constant 2025 USD. E-commerce sales based on Euromonitor forecast; core retail sales based on INEGI, ex. vehicles, parts and fuel.

Long-term rental and value growth

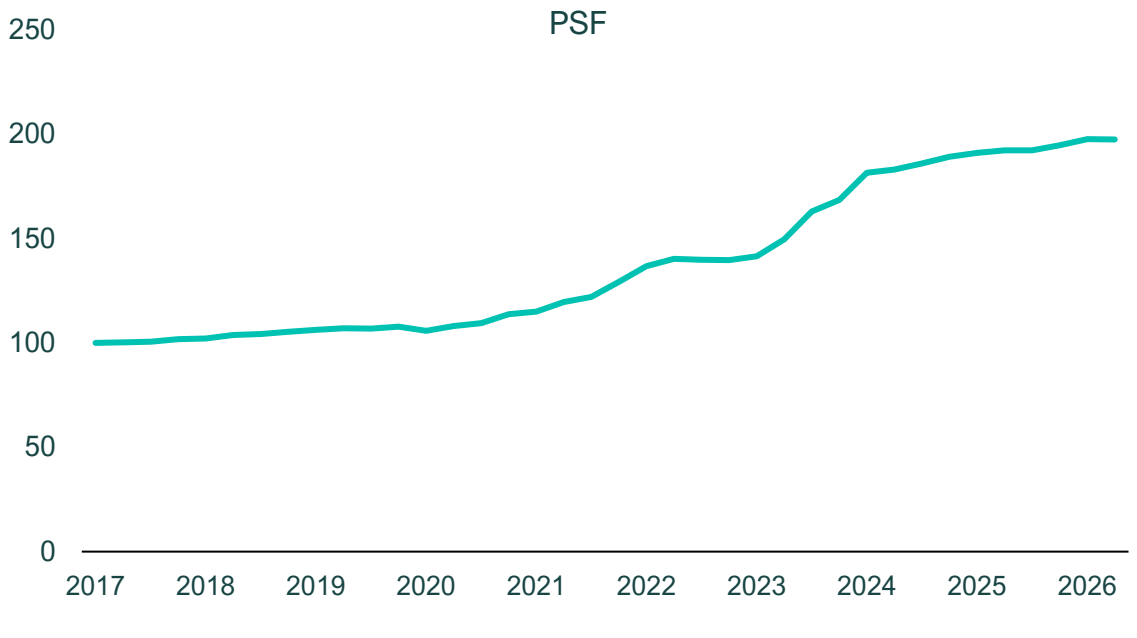
Effective Market Rent

$/SF/year



FIBRAPL Capital Value Growth

Base 100: 1Q17; same-store.



Source: Prologis Research, Fibra Prologis third-party appraisals produced by CBRE, operating properties only.

Strong embedded growth potential

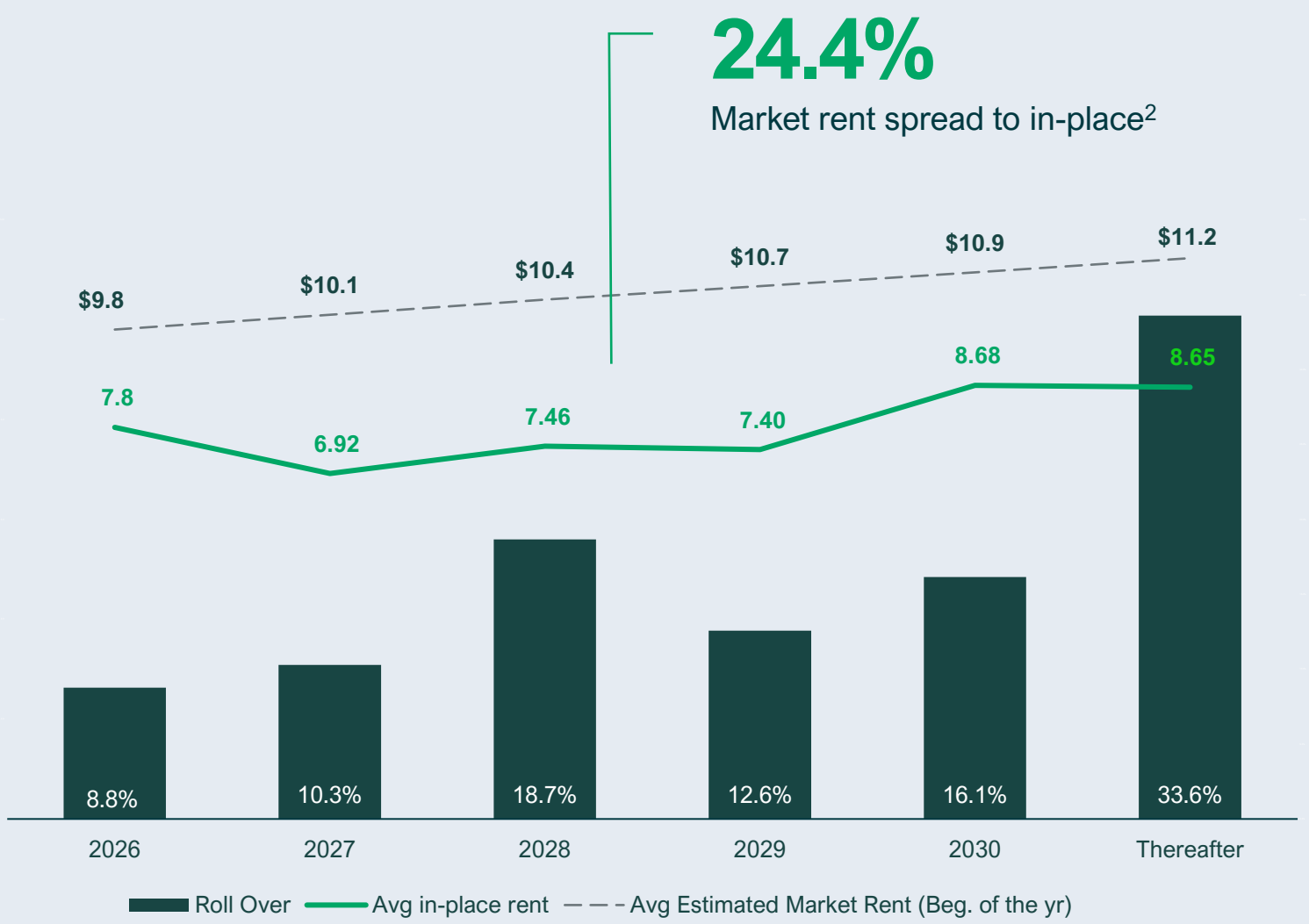
Portfolio statistics

Avg in Place Rent per Sq Ft	$7.97
Avg Market Rent per Sq Ft	$9.80
Avg Contractual Rent Escalator[3]	~3.3%
WARLT[4]	~36.3 months
Currency USD/MXN	77% / 23%

Source: Prologis. Data as of September 30, 2026.

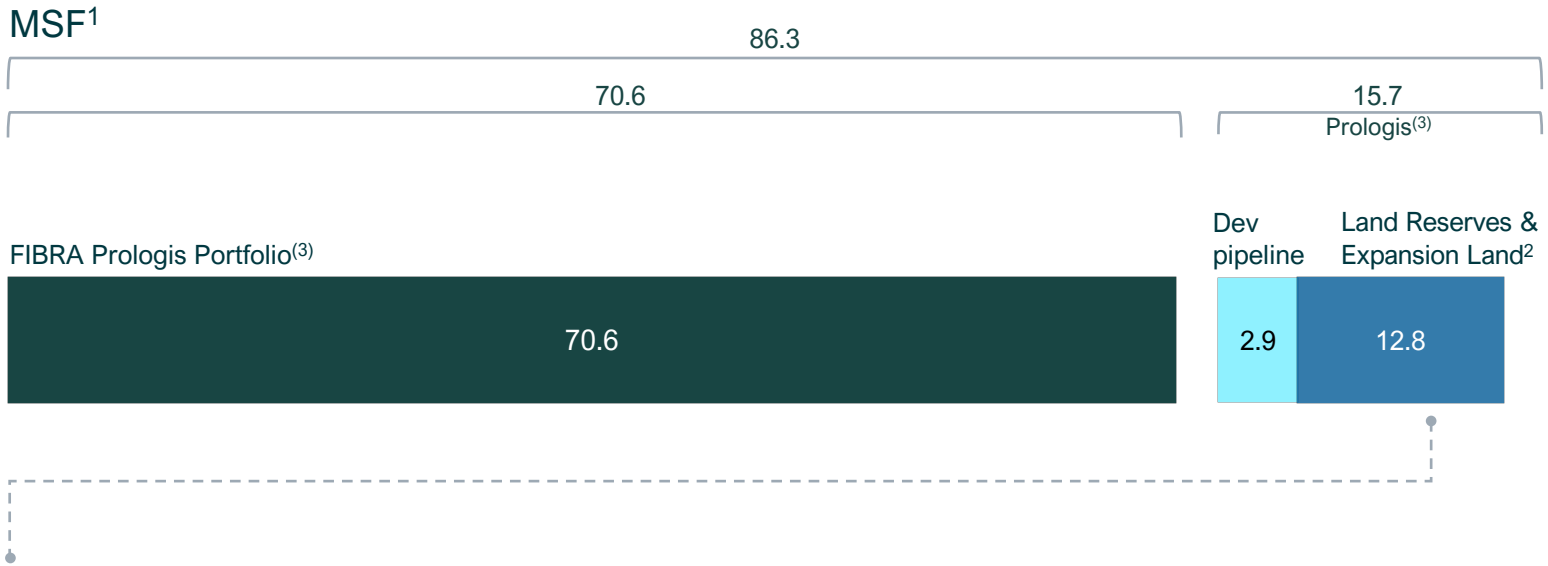
1. Estimated Market rent based on latest growth rates. Assumptions might differ, as market conditions change. For current year, the market rent is for the current period September 2026.
2. Source: Prologis Research. In-place rent reflects Prologis Mexico Owned & Managed Net Effective Rent.
3. For USD denominated leases only. Leases in Mexican pesos are tied to Mexican inflation.
4. Weighted Average Remaining Lease Term.

Lease expiry profile by GLA & average in-place rent

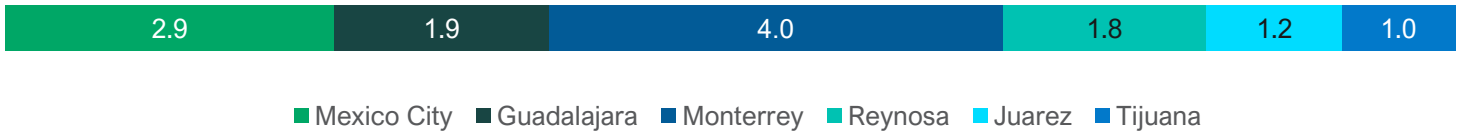


FIBRA to grow +22% in 4 years

External growth via Prologis development pipeline



Prologis land bank and FIBRAPL expansion land based on expected buildable SF



Prologis and FIBRAPL development pipeline

	GLA (MSF)	% Leased
Mexico City	1.3	19.0%
Monterrey	1.0	44.9%
Reynosa	0.3	100.0 %
Ciudad Juárez	0.3	100.0%
Total	**2.9**	**44.4%**

1. Million square feet as of September 30, 2026.
2. Based on expected buildable square feet.
3. Includes Joint Ventures (unconsolidated entities)

An industry-leading balance sheet

Loan to Value[1] 24.2%	Debt / Adjusted EBITDA 4.6x	Fixed Charge Coverage Ratio 3.9x
Weighted Average Effective Interest Rate 5.0%	Liquidity[2] US$1,167 M	Weighted Average Remaining Maturity 6.1 yrs

Data as of September 30, 2026.
1. Loan to Value uses Total debt, net of adjustments as reported in the 3Q26 supplemental page 18.
2. Liquidity in 3Q26 is comprised of US$167M of cash and US$1,000M undrawn from unsecured credit facility plus accordion.

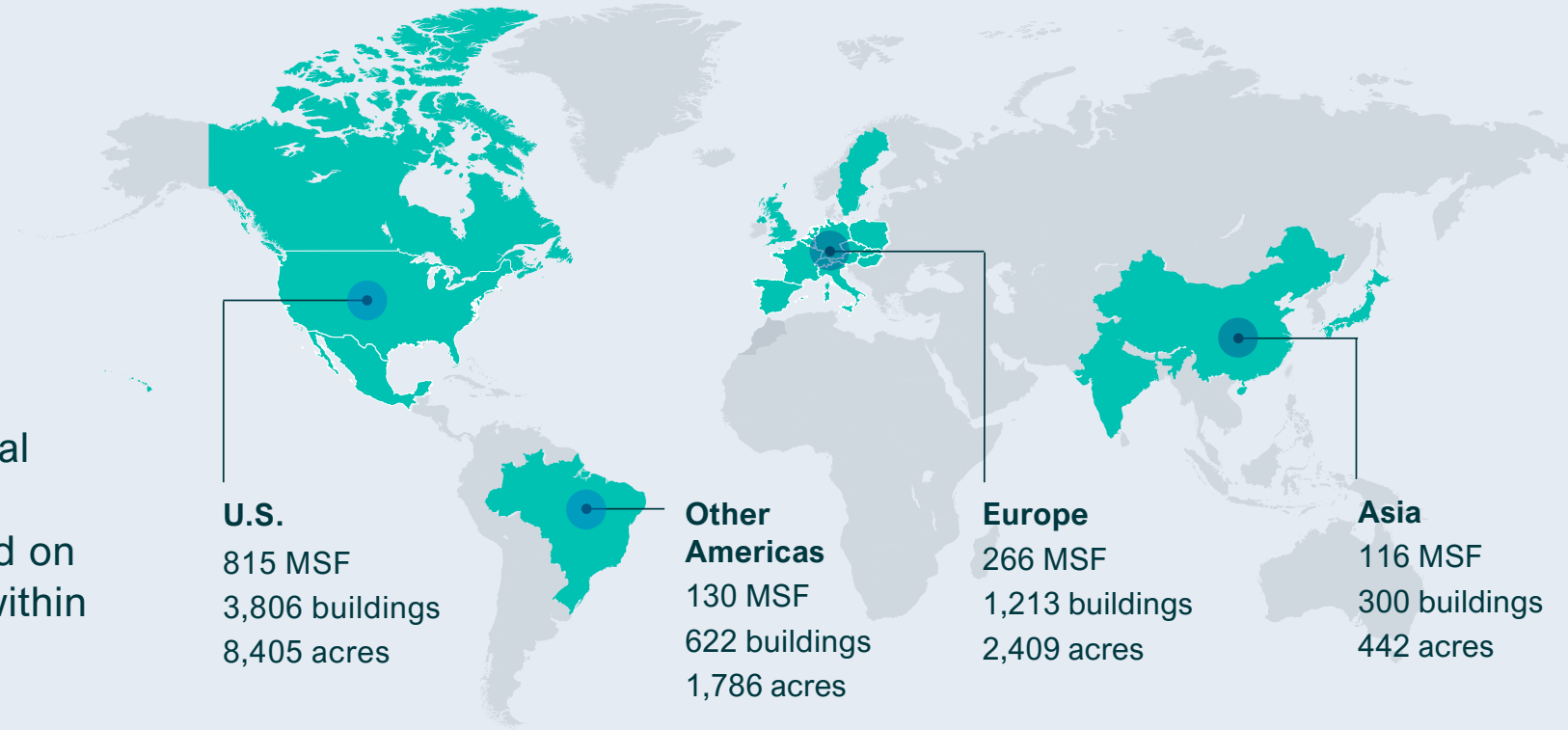
2

Prologis' Global Platform Benefits



The world's most valuable logistics platform

We own, operate and develop logistics real estate at unmatched global scale. Digital infrastructure and distributed energy build on that foundation, reinforcing our position within essential infrastructure.



U.S.
815 MSF
3,806 buildings
8,405 acres

Other Americas
130 MSF
622 buildings
1,786 acres

Europe
266 MSF
1,213 buildings
2,409 acres

Asia
116 MSF
300 buildings
442 acres

$3.2T

of goods–the equivalent of 2.9% global GDP–flowed through Prologis warehouses in 2024[1]

$238B
assets under management

1.3B
square feet, 20 countries

6,500
customers

5.8 GW
power pipeline for data centers

$68B
third-party AUM

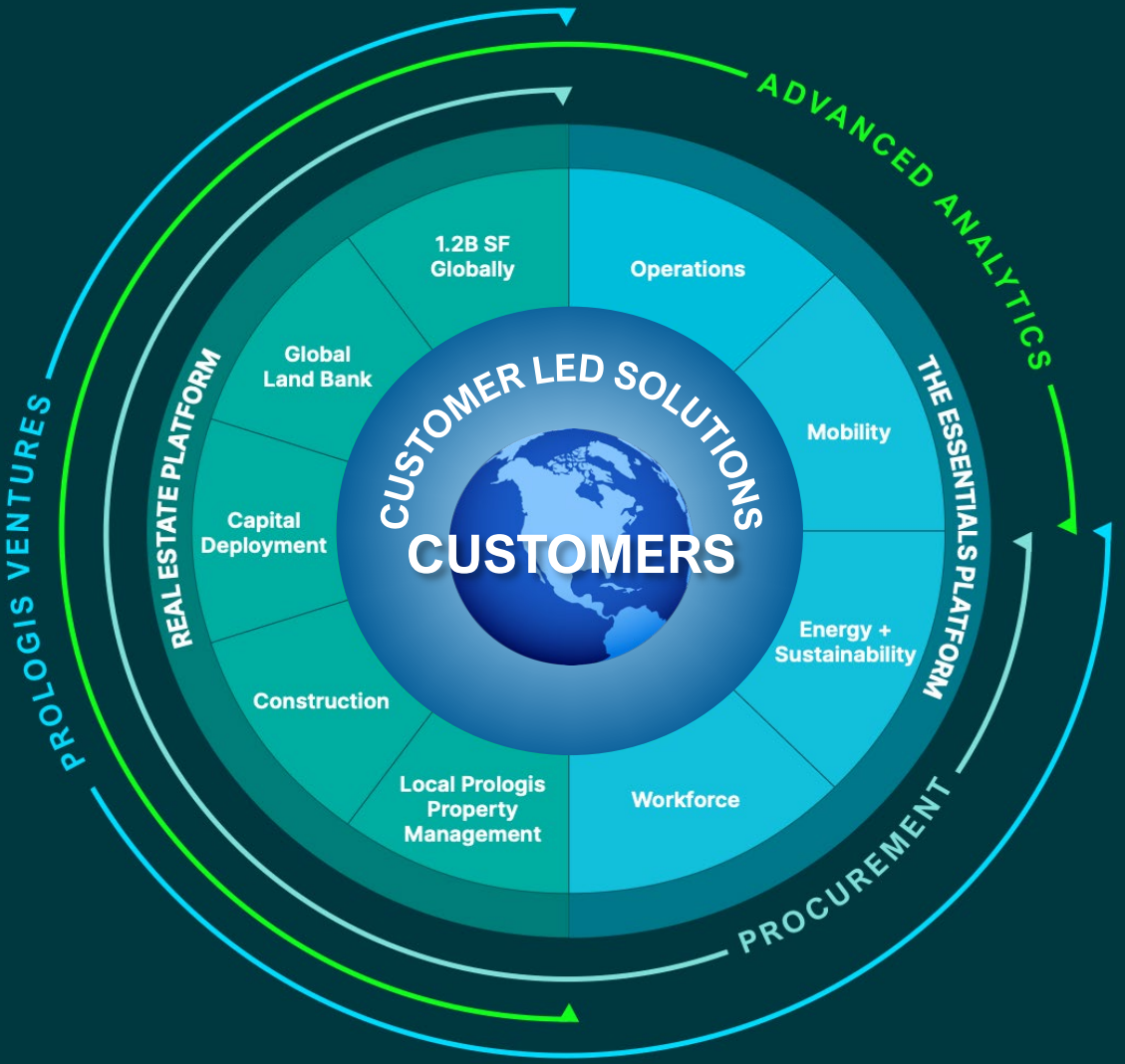
$40B
build out of land bank (TEI)[2]

A2/A
rated by Moody's/S&P

1.4 GW
solar and battery storage installed

Note: Prologis data as of September 30, 2026.
1. Source: Oxford Economics as of December 31, 2024.
2. Total Expected Investment (TEI) represents total estimated cost of development or expansion, including land, development and leasing costs.

Working With Us
One Integrated Platform + Approach



An integrated platform that consistently outperforms the market

- Prologis Global: **+290 bps**
- FIBRA Prologis: **+360 bps**

Occupancy outperformance vs. respective markets through 3Q 2026.

Prologis' Extensive Global Reach Benefits FIBRA PL

~45% of FIBRA PL Revenue(1) Is Sourced From Prologis' Global Customers, Reinforcing the Platform's Strategic Partnership

Select Prologis & FIBRA Prologis Overlapping Customers

amazon
FedEx
VERTIV
pepsi
Whirlpool CORPORATION
NIPPON EXPRESS
AT&T
CATERPILLAR
Schneider Electric
Honeywell
danaher
Walmart
PEPSICO
American Woodmark
mercado libre
EATON Powering Business Worldwide
Ryder
ups
Amphenol
VF CORPORATION
gsf golden state foods
SAMSUNG
GXO
MAGNA
ThermoFisher SCIENTIFIC

Source: Company financials
1. Based on net effective rent as of 4Q25

Prologis Energy Solutions

Powering global commerce by enhancing real estate into a platform for renewable, reliable energy that creates value for our customers, communities, and portfolio.

WE POWER



Warehouses and logistics operations

Delivering affordable, reliable, and renewable energy to power logistics operations



Data centers and digital infrastructure

Resilient, efficient, and scalable power for digital infrastructure



Fleet and vehicle charging infrastructure

Powering the movement of goods through smart, scalable charging solutions



The grid and local communities

Grid reliability and access to energy through distributed and utility-scale generation

Independent oversight and clear conflict safeguards

SPONSOR ALIGNMENT

35% **Prologis ownership in FIBRA Prologis**

RELATED-PARTY TRANSACTIONS

Prologis representatives do not vote

Only independent Technical Committee members may vote on these transactions.

INDEPENDENT OVERSIGHT

6 of 11 **Technical Committee members are independent (54%)**

Independent committee membership



Committee members are ratified annually by certificate holders.

Designed to Outperform

Built on the strength of the Prologis platform

Portfolio Upside Into Cash Flow

24% of leasing spread capturing mark-to-market and portfolio strength through leasing and renewals.

Allocate Capital with Discipline

Deploying capital while preserving a strong balance sheet, **internal limit of LTV of 35%**.

Build Long-Term Certificate Holder Value

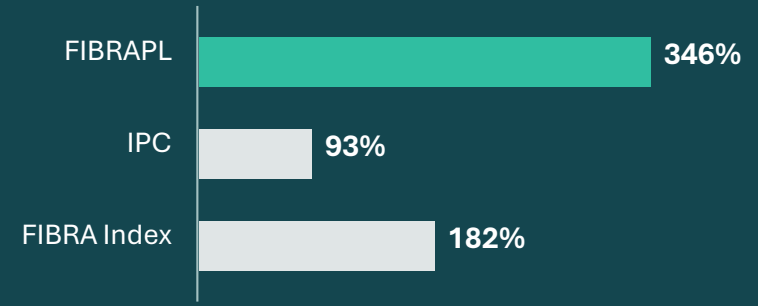
27% of FFO growth since Terrafina acquisition. Driving long-term growth in distributions and intrinsic value.

Aligned with a Global Sponsor

Prologis' 35% ownership aligns interests with certificate holders.



10-year cumulative shareholder return[1]



1. Source: Bloomberg October 26, 2026

3

Appendix



Strong Sustainability Focus

- Net zero and GHG Emissions: Scope 1 and 2 emissions remained broadly stable despite significant portfolio growth, supporting Prologis' 2040 net-zero goal.
- Building Certification: Achieved 49.8M SF of GLA certified as of 2025
- Renewable energy: Installed 21.5 MW of solar capacity as of 2025
- LED Lighting: 51M SF of legacy FIBRA Prologis portfolio space covered by LED lighting as of 2025
- Community Engagement: Achieved 824 volunteer hours vs. 700-hour goal.
- Logistics Workforce Training: Trained 535 people vs. 500+ goal
- Ethics: Achieved 100% employee completion of ethics and FCPA training.

Nuevo índice ESG S&P/BMV Mexico Total ESG Index

GRESB 2025 SECTOR LEADER

MSCI ESG RATINGS BBB
CCC B BB BBB A AA AAA

Corporate ESG Performance Prime
RATED BY ISS ESG



Solar Project

- **40** solar-enabled buildings in Mexico, with a total capacity of **21 MW**
- Investment made by Prologis

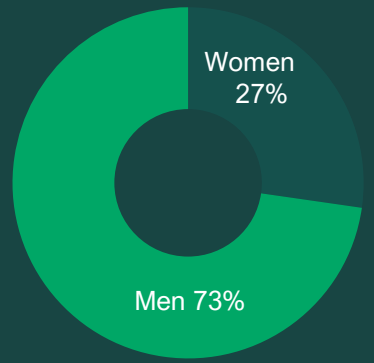
Independent oversight and clear conflict safeguards

Diverse and experienced technical committee[1]

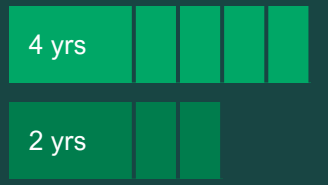
Prologis member, 45% | Independent, 55%

Deborah Briones Chief Legal Officer and General Counsel	**Carter Andrus** Chief Operating Officer	**Christopher Burns** Head of Deployment for North America	**Armando Fregozo** President, Latin America	**Nick Kittredge** President, East Region	
Gonzalo Portilla Managing Director CBRE Loan Services *Chairman of the Board*	**Alberto Saavedra** Partner Santamarina y Steta	**Miguel Álvarez del Río** CEO Finaccess Mexico	**Mónica Flores Barragán** President of ManpowerGroup for Latin America	**Carlos Elizondo Mayer-Serra** Dr. Political Science Oxford University	**Katia Eschenbach** Former CEO Trafigura Mexico

Gender



Tenure



1. Technical Committee members are ratified annually by certificate holders

FIBRA Prologis strong financial position

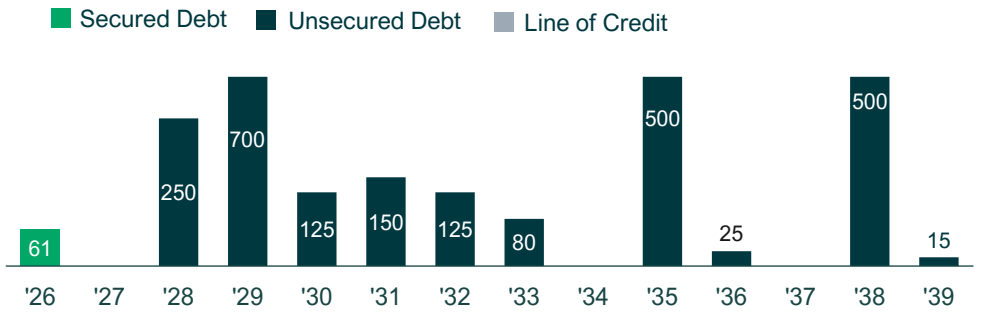
BBB+/BBB+/BBB rated by S&P/HR Ratings/Fitch[1]

Debt metrics	3Q26
Total debt	$2,531M
Wtd avg rate	4.9%
USD denominated	100%
Wtd avg term[3]	6.1 yrs
Available liquidity USD[2]	$1,167M
Fixed debt	71%
Net Debt to Adj. EBITDA	4.7x

Bond debt covenants (Ratios)	3Q26	Bond Metrics (I & II)
Leverage ratio	26.2%	<60%
Secured debt leverage	0.6%	<40%
Fixed charge coverage	3.9x	>1.5x
Leverage according CNBV	25.2%	<50%

Debt maturity schedule[3]

USD$ in millions



	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	'36	'37	'38	'39
Cash Interest Rate (%)	5.2	-	4.5	4.6	4.1	3.6	4.1	3.6	-	5.5	3.8	-	5.6	4.0

	3Q26	Internal limit
LTV FMV	24.2%	35%

	3Q26	Internal limit
LTV GAV	34.2%	40%

Data as of September 30, 2026.

1. 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
2. Liquidity is comprised of US$167M of cash, US$500M undrawn from unsecured credit facility including accordion feature for additional US$500M.
3. Considers extended maturity rate

2026 Guidance

US Dollars in thousands except per CBFI amounts

FX = Ps$18.5 per US$1.00

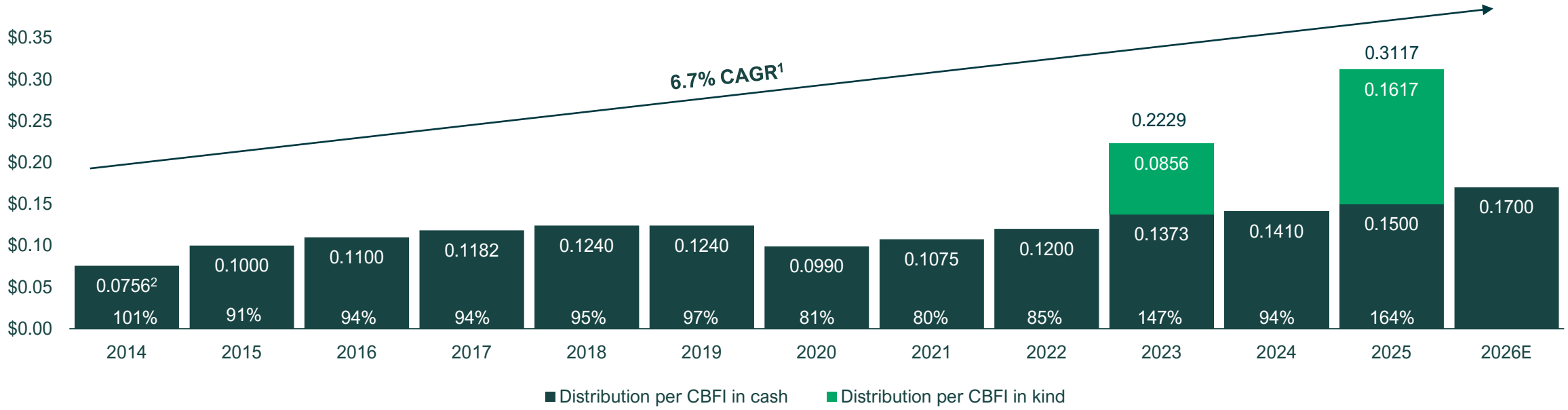
	Guidance	
Financial performance	Low	High
Full year FFO, as modified by FIBRA Prologis, per CBFI (excludes incentive fees)(1)	$0.2400	$0.2500
Operations		
Year-end occupancy	96.5%	97.5%
Same store cash NOI change	7.0%	8.0%
Annual capex as a percentage of NOI	10.0%	12.0%
Capital deployment		
Building Acquisitions	$100,000	$100,000
Building Dispositions	$ -	$ -
Other assumptions		
G&A (Asset management and professional fees) (2)	$65,000	$70,000
Full year 2026 distribution per CBFI (US Dollars)	$0.1700	$0.1700

1. FFO, as modified by FIBRA Prologis, excludes the impact of Mexican Peso movements as U. S. Dollar is the functional currency of FIBRA Prologis.
2. G&A excludes any potential incentive fee.

Creating value for certificate holders

FIBRAPL distributions per CBFI & AFFO payout ratio

USD$, %



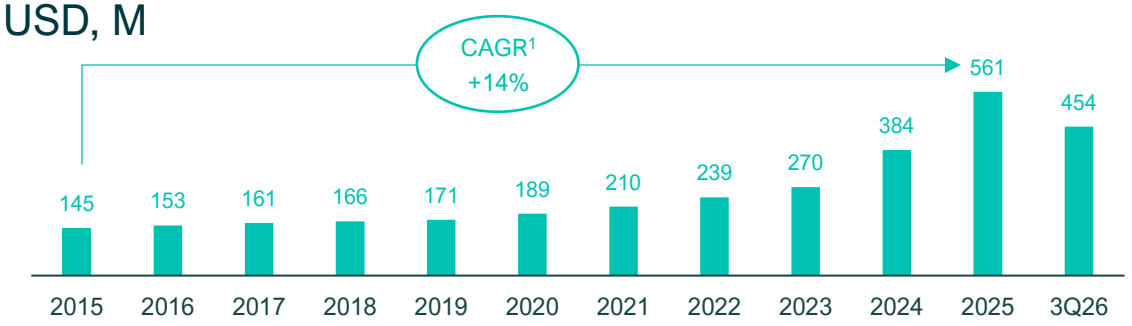
Company filings

1. CAGR based on annualized 2014 figures (excludes over distribution in cash or kind)
2. Represents annualized distributions for 2014 based on period from June 4, 2014 through December 31, 2014. FIBRAPL at IPO price. Since IPO the distribution was US$0.0435, this was used for the AFFO payout ratio.
3. 2023 and 2025 considers distribution in cash and in kind due to a taxable gain. The guidance for 2023 and 2025 was 0.1300 and 0.1500 per CBFI respectively, anything above that, was due to the taxable gain.

Historical growth

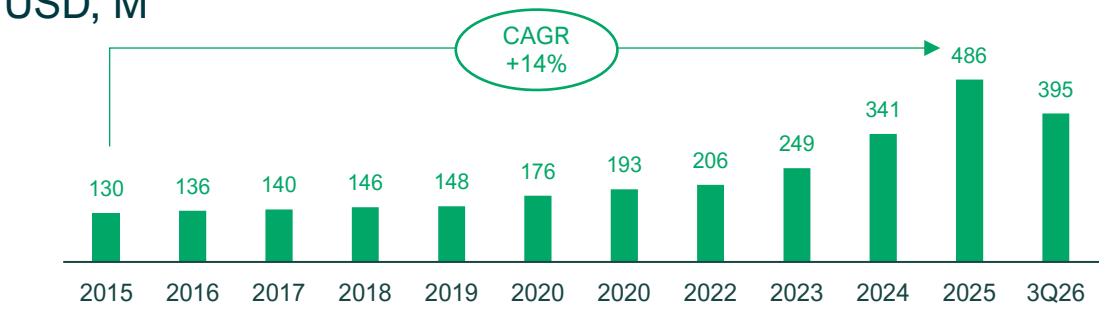
NOI growth

USD, M



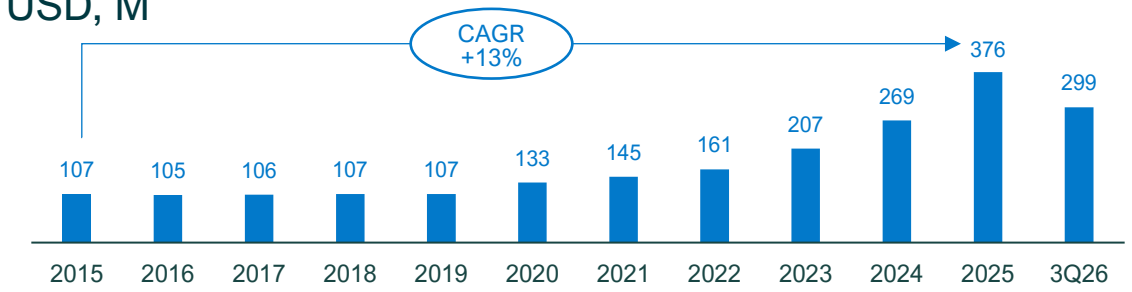
Adjusted EBITDA growth

USD, M



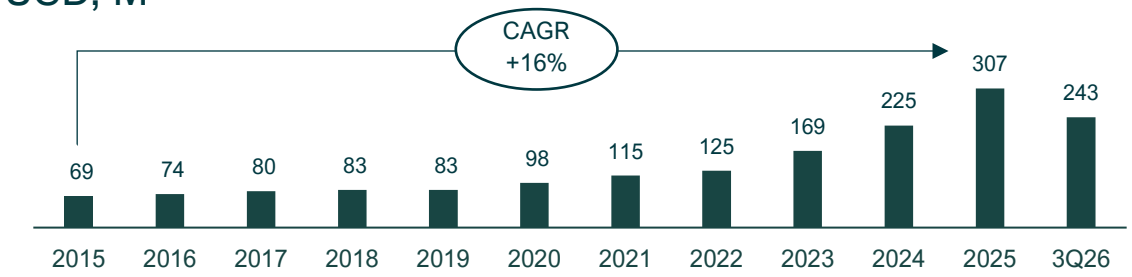
FFO growth

USD, M



AFFO growth

USD, M

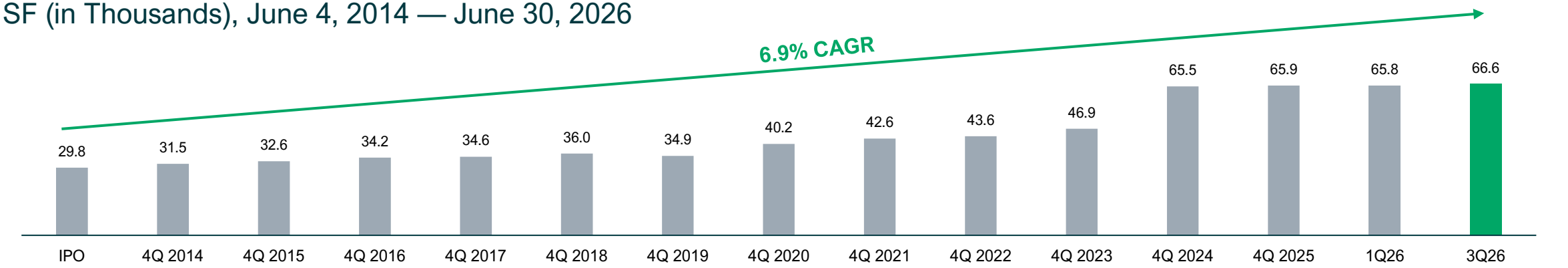


Data as of September 30, 2026.
Note: For comparative purposes, incentive fees paid to FIBRAPL's sponsor in 2017, 2018, 2019, 2021 and 2022 have been excluded, as has the impact on realized exchange losses/gain from VAT in 2015 and 2020.
1. CAGR only considers annual figures

Portfolio growth since IPO

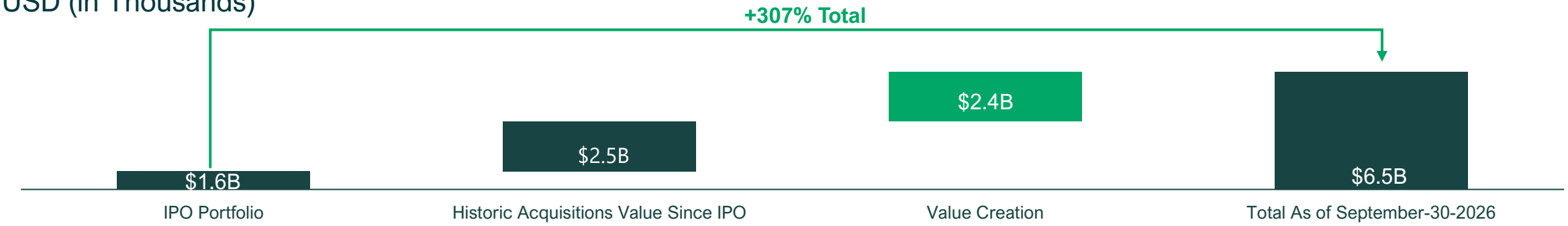
Gross leasable area (MSF)[1]

SF (in Thousands), June 4, 2014 — June 30, 2026



Real estate portfolio [2,3,4]

USD (in Thousands)



1. Periods since 4Q 2024 only considers the portfolio operating portfolio of FIBRAPL and Terrafina Hold assets, msf
2. Based on 3rd party appraisals. Does not include Terrafina acquisition.
3. IPO was June 4, 2014.
4. Post-IPO acquisitions were completed between 2014 and 3Q26 only FIBRAPL, including growth in appraised value. Does not include Terrafina.

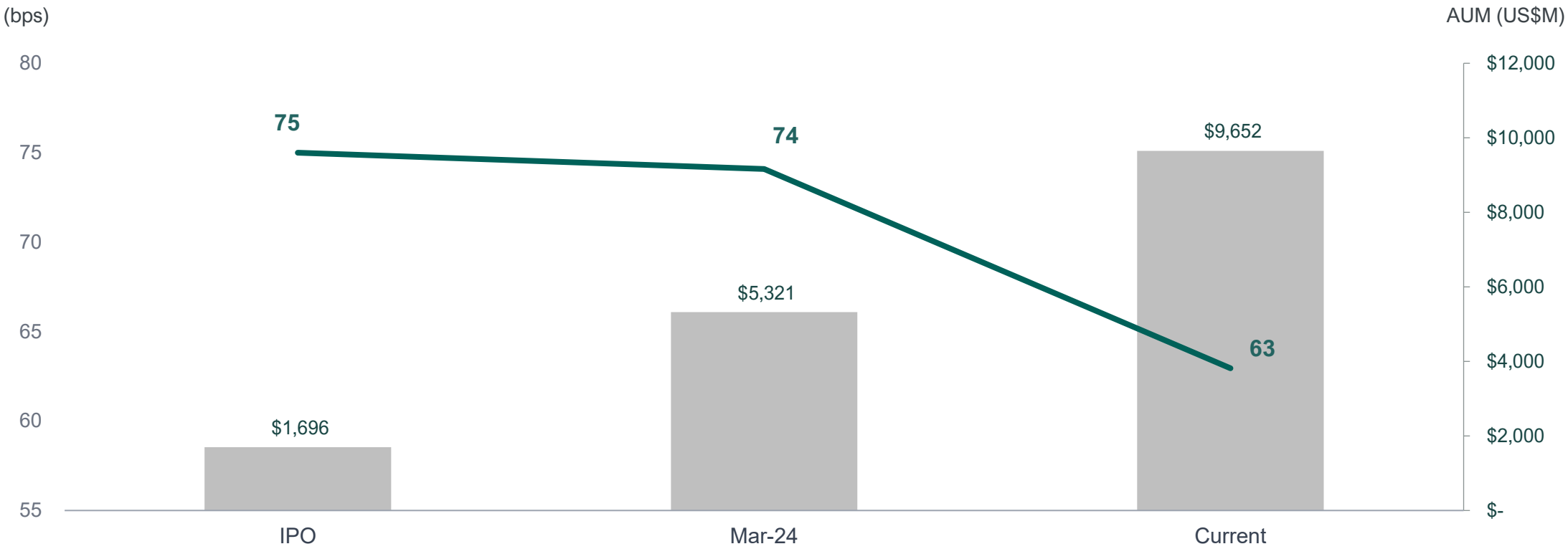
Fee structure

Transparent and aligned

Fee Type	Calculation		Payment Frequency
Operating Fees			
Property Management	3% x collected revenues		Monthly
Leasing Commission *Only when no broker is involved*	New leases: 5% x lease value for <6 yrs; 2.5% x lease value for 6-10 yrs; 1.25% x lease value for > 10 yrs Renewals: 50% of new lease schedule		½ at closing ½ at occupancy
Construction Fee / Development Fee	4% x property and tenant improvements and construction cost		Project completion
Administration Fees			
Asset Management	0.70% up to $5bn 0.60% from $5 to $7.5bn 0.50% above $7.5bn.		Quarterly
Incentive	Hurdle rate	9%	Annually at IPO anniversary
	High watermark	Yes	
	Fee	10%	
	Currency	100% in CBFIs	
	Lock up	6 months	

A progressively lower fee structure

Portfolio growth vs weighted average AMF



16% decrease in AMF since IPO


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