

Fourth Quarter 2018

FIBRA Prologis Financial Information





Tres Ríos 9, Mexico City

Interim Condensed Financial Statements

Supplemental Financial Information



FIBRA Prologis Announces Fourth Quarter and Full Year 2018 Earnings Results

MEXICO CITY (January 24, 2019) – FIBRA Prologis (BMV: FIBRAPL 14), a leading owner and operator of Class-A industrial real estate in Mexico, today reported results for the fourth quarter and full year 2018.

HIGHLIGHTS FROM THE YEAR:

- Period-end occupancy was 97.4 percent.
- Net effective rents on rollover increased 13.1 percent.
- Weighted average customer retention was 79.3 percent.
- Same store cash NOI grew 2.2 percent.
- Completed asset acquisitions totaled US\$80.4 million.

Net earnings per CBFI was Ps. 1.3768 (US\$0.0686) for the fourth quarter compared with Ps. 1.2176 (US\$0.0669) for the same period in 2017. For the full year 2018, net earnings per CBFI was Ps. 4.6280 (US\$0.2392).

Funds from operations (FFO) per CBFI was Ps. 0.7782 (US\$0.0385) for the fourth quarter compared with Ps. 0.7209 (US\$0.0407) for the same period in 2017. For the full year 2018, FFO per CBFI was Ps. 2.9038 (US\$0.1506).

STRONG OPERATING RESULTS CONTINUE

“2018 was a terrific year for FIBRA Prologis,” said Luis Gutierrez, CEO, Prologis Property Mexico. “We delivered excellent organic growth, driving rents over 13 percent higher at expiration while year-end occupancy beat the market by 160 basis points. We also acquired new Class-A buildings from our sponsor, Prologis, that expanded our portfolio and deepened our presence in key markets”

Gutierrez added: “In this current atmosphere of economic and geopolitical uncertainty, our team remains focused on strengthening customer relationships and watching for any changes in demand. I am confident in our investment strategy, irreplaceable portfolio, experienced team and proven track record.”

Operating Portfolio	4Q18	4Q17	Notes
Period End Occupancy	97.4%	97.3%	
Leases Commenced	1.8 MSF	2.0 MSF	64% of leasing activity related to Tijuana and Reynosa
Customer Retention	68.0%	90.7%	
Net Effective Rent Change	13.5%	14.0%	Led by Tijuana and Monterrey
Cash Same Store NOI	-2.1%	4.8%	Lower expense recoveries and higher concessions related to longer term partly offset by higher rents
Same Store NOI	-1.9%	3.7%	

SOLID FINANCIAL POSITION

At December 31, 2018, FIBRA Prologis' leverage was 35.2 percent and liquidity was Ps. 4.7 billion (US\$237.0 million), which included Ps. 4.3 billion (US\$220.0 million) of available capacity on its unsecured credit facility and Ps. 339.0 million (US\$17.0 million) of unrestricted cash.

GUIDANCE ESTABLISHED FOR 2019

"While the outlook for our business remains positive, we are favoring liquidity over capital deployment until there is more clarity in the capital markets and the macroeconomic environment," said Jorge Girault, senior vice president, Finance, Prologis Property Mexico. "We are confident in our ability to deliver positive results given the embedded rent upside in our portfolio, our capital recycling program and our strong balance sheet."

(US\$ in million, except per CBFI amounts)			
FX = Ps\$20.0 per US\$1.00	Low	High	Notes
FFO per CBFI	US\$0.1550	US\$0.1650	<i>Excludes the impact of foreign exchange movements and any potential incentive fee</i>
Full Year 2019 Distributions per CBFI	US\$0.1240	US\$0.1240	
Year End Occupancy	96.0%	97.0%	
Same Store NOI (Cash)	1.0%	3.0%	<i>Based in U.S. dollars</i>
Annual Capital Expenditures as % of NOI	13.0%	14.0%	
Asset Management and Professional Fees	US\$20.0	US\$22.0	
Building Dispositions	US\$50.0	US\$70.0	

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:

- Friday, January 25, 2018, at 9 a.m. CT/10 a.m. ET
- Live webcast at www.fibraprologis.com, in the Investor Relations section, by clicking Events
- Dial in: +1 877 256 7020 or +1 973 409 9692 and enter Passcode 93296074.

A telephonic replay will be available January 25– February 1 at +1 855 859 2056 from the U.S. and Canada or at +1 404 537 3406 from all other countries using conference code 93296074. 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 December 31, 2018, FIBRA Prologis was comprised of 200 logistics and manufacturing facilities in six industrial markets in Mexico totaling 36.0 million square feet (3.3 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, and (ix) 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.

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Fideicomiso Irrevocable 1721 Banco Actinver, S. A.,
Institución de Banca Múltiple, Grupo Financiero Actinver,
División Fiduciaria.
(formerly Fideicomiso Irrevocable F/1721 Deutsche Bank México,
S. A., Institución de Banca Múltiple, División Fiduciaria)

**Interim Condensed Financial Statements as of
December 31, 2018 and 2017 and for the three
months periods then ended**

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Fourth Quarter 2018 Earnings Report

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, and (ix) 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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Fourth Quarter 2018 Management Overview

Letter from Luis Gutierrez, Chief Executive Officer, Prologis Property Mexico

2018 was a terrific year for FIBRA Prologis as we delivered on both our internal and external growth objectives. Our operating and financial results were once again solid, proving that our strategy of focusing on the six best markets in Mexico, along with our clear differentiation towards consumption and e-commerce, continues to be effective.

Leasing volume was 8.7 million square feet – 11 percent more than 2017. More importantly, 79 percent of our leasing volume were renewals, a testament to the location of our high-quality properties and our best-in-class customer service. Occupancy climbed to 97.4 percent and has exceeded 95 percent for more than four years. Net effective rents on rollover increased 13.1 percent for the year while average term for new leases was 55 months. Cash same store NOI grew 2.2 percent for the year on higher rents offset partly by higher concessions related to longer lease terms and a weaker Peso.

In the second half of 2018, we executed on our external growth plan and acquired four, new Class-A buildings from our sponsor, Prologis. These acquisitions, which totaled \$80 million, are in the consumption-oriented markets of Guadalajara and Monterrey.

Mexican logistics real estate proved to be durable in 2018. In our six markets, net absorption was balanced with supply and the national vacancy rate was stable year-over-year at 4.2 percent. Equilibrium along with low vacancy propelled market rent, led by Tijuana, Monterrey and Mexico City.

With a lack of available space and rising demand in Mexico City, combined with greater certainty for manufacturers in the border markets following the announcement of U.S. Mexico Canada Agreement (USMCA), we are seeing an increase in development activity that could result in supply modestly exceeding demand for the first time in several years. Despite this shift, we expect market vacancy in our six markets to remain below 5 percent.

Looking to 2019, we will remain disciplined with our capital as we closely monitor both the global economic cycle and geopolitical environment for any change in business confidence. While we have not seen any evidence of a slow-down, recent volatility in the capital markets along with uncertainty of U.S.-China trade relations could soften the strong growth seen over the past several years. On the domestic front, business confidence has become more cautious pending more clarity on the political landscape.

In summary, our operating and financial results for the quarter and full year were outstanding. While we are confident in our strategy, properties, our experienced team and remain optimistic about our business as a whole, we are watchful for any changes in sentiment. With its best-in-class portfolio, diversified multinational customer roster, a strong balance sheet and ongoing commitment to corporate governance, FIBRA Prologis is set up to perform well across the business cycle.

Finally, we remain steadfast in our focus of creating value for our certificate holders and in maintaining our thoughtful, disciplined approach to our business.

Thank you for your continued support.

Sincerely,

Luis Gutierrez

Chief Executive Officer

The interim condensed financial statements included in this report were prepared in accordance with International Financial Reporting Standards (“IFRS”) issued by the International Accounting Standards Board (“IASB”).

Please read this in conjunction with the interim condensed financial statements.

Management Overview

FIBRA Prologis (BMV: FIBRAPL 14) is a leading owner and operator of Class-A logistics real estate in Mexico. As of December 31, 2018, FIBRA Prologis owned 200 logistics and manufacturing facilities in six strategic markets in Mexico totaling 36.0 million square feet (3.3 million square meters) of gross leasable area (GLA). These properties were leased to 236 customers, including third-party logistics providers, transportation companies, retailers and manufacturers.

Approximately 66.2 percent of our net effective rents are in global logistics markets (Global Markets) and the remaining 33.8 percent are in regional manufacturing markets (Regional Markets). Global Markets include Mexico City, Guadalajara and Monterrey. These markets are highly industrialized and consumption-driven. They benefit from proximity to principal highways, airports and rail hubs, and their presence in highly populated areas offers tangible benefits from the sustained growth of the middle class. Regional Markets include Cd. Juarez, Tijuana and Reynosa—industrial centers for the automotive, electronics, medical and aerospace industries, among others. These markets benefit from a ready and qualified workforce as well as proximity to the U.S. border.

The operating results that follow are consistent with how management evaluates the performance of the portfolio.

Our fourth quarter financial information includes results from October 1, 2018, through December 31, 2018. During the year and the quarter ended December 31, 2018, and through the date of this report, the following activity supported our business priorities and strategy:

- Operating results:

Operating Portfolio	2018	2017	4Q 2018	4Q 2017	Notes
Period End Occupancy	97.4%	97.3%	97.4%	97.3%	907,000 SF leased above expectations
Leases Commenced	8.7MSF	7.8 MSF	1.8MSF	2.0 MSF	64% of leasing activity related to Tijuana and Reynosa
Customer Retention	79.3%	80.1%	68.0%	90.7%	
Net Effective Rent Change	13.1%	11.9%	13.5%	14.0%	Led by Tijuana and Monterrey
Same Store Cash NOI	2.2%	2.7%	-2.1%	4.8%	Lower expense recoveries and higher concessions related to longer term partly offset by higher rents
Same Store NOI	2.6%	1.5%	-1.9%	3.7%	
Turnover Cost on Leases Signed (per square feet)	US\$1.54	US\$1.76	US\$1.34	US\$2.78	Decrease in turnover cost of 12.5% Y-o-Y

- Capital deployment activities:

US\$ in millions	2018	2017	4Q 2018	4Q 2017	Notes
Acquisitions					
Buildings:					
Acquisition cost	US\$ 80.4	US\$29.6	US\$ 66.5	US\$29.6	In 2018, we acquired four properties, two in Monterrey
GLA	1.4 MSF	0.4 MSF	1.1 MSF	0.4 MSF	
Weighted avg. stabilized cap rate	7.0%	7.6%	6.8%	7.6%	and two in Guadalajara

We use a same store analysis to evaluate the performance of our owned operating properties. The population of the properties in this analysis is consistent from period to period, which eliminates the effects of changes in portfolio composition on performance metrics. In our view, the factors that affect rental revenues, rental expenses and NOI in the same store portfolio are generally the same as they are across the total portfolio. Our same store is measured in U.S. dollars and includes the effect of year-over-year movements in the Mexican peso. The increase in SSNOI of 110 basis points year-over-year is mainly due to re-leasing spreads and contractual rent bumps.

Operational Outlook

2018 was a year of solid operating and financial results. Mexican logistics real estate operating environments proved to be durable, as a result we had a record rent change of 13.1 percent on lease turnover for the year, as well as a climb in occupancy to 97.4 percent.

Structural drivers of logistics real estate demand, chiefly demographics and the need to serve the vastly undersupplied Mexico City consumer market, were more visible in recent years amid the ongoing geopolitical uncertainty. Logistics real estate outperformed the broader macroeconomy, and will likely grow by more than twice the rate of Mexican GDP in 2018. Market rental growth expanded near its long-term trend of 3%, led by Tijuana, Monterrey and Mexico City.

Looking ahead, although the balance of economic indicators and logistics real estate operating conditions in Mexico and the U.S. are healthy, we are nevertheless cautious about the future of the global economic cycle. We reiterate our conviction in the long-term structural drivers of logistics real estate demand in Mexico, which have and will continue to unfold gradually over time. Although not decoupled from the cyclical economy, our sector has proven its durability over the long-term. tax reform in the border states as well as emerging Asian customer demand in production-oriented markets, could provide upside for the manufacturing sector which in turn could create additional tailwinds for Mexico.

Acquisitions

Our exclusivity agreement with Prologis gives us access to a proprietary acquisition pipeline. As of December 31, 2018, Prologis had 4.3 million square feet under development or pre-stabilization, of which 97 percent was leased or pre-leased as of the end of the fourth quarter. This exclusive access to the Prologis pipeline is a competitive advantage for FIBRA Prologis because it will allow us to acquire high-quality buildings in our existing markets.

While third-party acquisitions are also possible for FIBRA Prologis, they depend but on available product that meets our stringent criteria for quality and location. All potential acquisitions, regardless of source, are evaluated by management, factoring in real estate and capital market conditions, and are subject to approval by FIBRA Prologis' Technical Committee.

Currency Exposure

At quarter end, our U.S.-dollar-denominated revenues represented 68.6 percent of annualized net effective rents, resulting in peso exposure for the fourth quarter of approximately 23.3 percent of NOI. The increase in peso exposure is due to acquisitions in Monterrey made during the quarter. In the near term, we expect peso-denominated revenues to range between 30 to 35 percent of annualized net effective rents.

Liquidity and Capital Resources

Overview

We believe our ability to generate cash from operating activities and available financing sources (including our line of credit), as well as our disciplined balance sheet management, will allow us to meet anticipated acquisition, operating, debt service and distribution requirements.

Near-Term Principal Cash Sources and Uses

As a FIBRA, we are required to distribute at least 95 percent of our taxable income. In addition to distributions to CBFH holders, we expect our primary cash uses will include:

- asset management fee payment
- capital expenditures and leasing costs on properties in our operating portfolio
- acquisition of industrial buildings as discussed in the Acquisition section

We expect to fund our cash needs principally from the following sources, all of which are subject to market conditions:

- available unrestricted cash balances of Ps. 339.3 million (approximately US\$17.3 million) as of December 31, 2018, the result of cash flow from operating properties
- borrowing capacity of Ps. 4.3 billion (US\$220.0 million) under our unsecured credit facility
- proceeds of between Ps. 1.0-1.4 billion (US\$50.0-70.0 million) from property sales

Debt

As of December 31, 2018, we had approximately Ps. 16.6 billion (US\$842.0 million) of debt at par value with a weighted average effective interest rate of 4.3 percent (a weighted average coupon rate of 4.1 percent) and a weighted average maturity of 3.7 years.

According to the CNBV regulation for the calculation of debt ratios, our loan-to-value and debt service coverage ratios as of December 31, 2018, were 34.7 percent and 7.2 times, respectively.



Independent Auditors' Report on Review of Interim Financial Information

To the Technical Committee and Trustors
Fideicomiso Irrevocable 1721 Banco Actinver, S. A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria

Introduction

We have reviewed the accompanying December 31, 2018 condensed interim financial information of Fideicomiso Irrevocable 1721 Banco Actinver, S. A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria (formerly Fideicomiso Irrevocable 1721 Deutsche Bank México, S. A., Institución de Banca Múltiple, División Fiduciaria) (“FIBRA Prologis” or “the Trust”), which comprises:

- The condensed statement of financial position as of December 31, 2018;
- The condensed statements of comprehensive income for the three-month period and year ended December 31, 2018;
- The condensed statements of changes in equity for the year ended December 31, 2018;
- The condensed statements of cash flows for the year ended December 31, 2018; and
- Notes to the interim financial information.

Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Accounting Standards (IAS) 34, *Interim Financial Reporting*. Our responsibility is to express a conclusion on this condensed interim financial information based on our review.

Scope of Review

We conducted our review in accordance with the International Standard on Review Engagements 2410, *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

(Continued)



Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying December 31, 2018 condensed interim financial information is not prepared, in all material respects, in accordance with IAS 34, *Interim Financial Reporting*.

KPMG CARDENAS DOSAL, S. C.

A handwritten signature in black ink, appearing to read 'Alberto Vazquez Ortiz'. The signature is written in a cursive style with a large, circular flourish at the beginning.

Alberto Vazquez Ortiz

Mexico City, January 23, 2019.

Interim condensed statements of financial position

As of December 31, 2018 and 2017

in thousands Mexican Pesos	Note	December 31, 2018	December 31, 2017
Assets			
Current assets:			
Cash		\$ 339,276	\$ 371,364
Trade receivables	7	66,167	44,220
Other receivables and value added tax	8	171,082	73,553
Prepaid expenses	9	2,160	1,600
Assets held for sale	10	1,230,502	-
		1,809,187	490,737
Non-current assets:			
Investment properties	11	45,727,051	43,932,382
Interest rate swaps	15	77,201	84,319
Other assets		47,713	45,240
		45,851,965	44,061,941
Total assets		\$ 47,661,152	\$ 44,552,678
Liabilities and equity			
Current liabilities:			
Trade payables		\$ 121,559	\$ 112,875
Due to affiliates	14	52,476	98,895
Current portion of long term debt	12	23,726	21,847
Liabilities related to assets held for sale	10	6,815	-
		204,576	233,617
Non-current liabilities:			
Long term debt	12	16,464,638	14,893,139
Security deposits		292,761	291,840
		16,757,399	15,184,979
Total liabilities		16,961,975	15,418,596
Equity:			
CBFI holders' capital	13	13,952,327	13,746,963
Other equity accounts and retained earnings		16,746,850	15,387,119
Total equity		30,699,177	29,134,082
Total liabilities and equity		\$ 47,661,152	\$ 44,552,678

The accompanying notes are an integral part of these interim condensed financial statements.

Interim condensed statements of comprehensive income

For the three months and the years ended December 31, 2018 and 2017

in thousands Mexican Pesos, except per CBFi amounts		Note	For the three months ended December 31,		For the year ended December 31,	
			2018	2017	2018	2017
Revenues:						
Lease rental income			\$ 854,337	\$ 783,301	\$ 3,279,632	\$ 3,125,381
Rental recoveries			94,314	80,735	335,639	310,430
Other property income			10,402	18,746	58,212	67,567
			959,053	882,782	3,673,483	3,503,378
Costs and expenses:						
Property operating expenses:						
Operating and maintenance			60,014	49,010	203,211	189,221
Utilities			22,024	5,454	55,833	46,742
Property management fees	14		28,843	27,003	109,224	103,715
Real estate taxes			15,365	17,617	67,058	69,327
Non-recoverable operating			17,070	8,185	38,548	51,837
			143,316	107,269	473,874	460,842
Gross profit			815,737	775,513	3,199,609	3,042,536
Other expenses (income):						
(Gain) loss on valuation of investment properties	11		(377,221)	(345,717)	(1,074,444)	284,352
Asset management fees	14		87,086	78,803	328,175	306,980
Incentive fee	14		-	-	205,364	139,162
Professional fees			19,469	56,905	52,125	98,085
Interest expense			184,720	161,980	647,972	627,112
Amortization of debt premium			-	(5,700)	(4,639)	(71,103)
Amortization of deferred financing cost			15,314	11,897	56,414	37,353
Net gain on early extinguishment of debt			-	(3,039)	(4,027)	(35,941)
Unused credit facility fee			7,711	2,049	29,566	24,685
Unrealized loss on exchange rate hedge instruments	15		-	-	6,159	8,563
Realized loss on exchange rate hedge instruments	15		105	4,313	9,100	12,692
Net exchange (gain) loss			(13,339)	29,914	(37,502)	24,299
Other general and administrative expenses			4,325	6,259	13,143	18,336
			(71,830)	(2,336)	227,406	1,474,575
Net income			887,567	777,849	2,972,203	1,567,961
Other comprehensive income:						
<i>Items that are not reclassified subsequently to profit or loss:</i>						
Translation (gain) loss from functional currency to reporting currency			(1,286,915)	(2,275,154)	142,158	1,273,795
<i>Items that are or may be reclassified subsequently to profit or loss:</i>						
Unrealized loss (gain) on interest rate swaps	15		82,813	(35,797)	9,271	(42,047)
			(1,204,102)	(2,310,951)	151,429	1,231,748
Total comprehensive gain income for the period			2,091,669	\$ 3,088,800	\$ 2,820,774	\$ 336,213
Earnings per CBFi	6		\$ 1.38	\$ 1.22	\$ 4.63	\$ 2.46

The accompanying notes are an integral part of these interim condensed financial statements.

Interim condensed statements of changes in equity

For the years ended December 31, 2018 and 2017

in thousands Mexican Pesos	CBFI holders' capital		Other equity accounts		Retained earnings		Total	
Balance as of January 1, 2017	\$	14,313,287	\$	10,605,719	\$	5,146,619	\$	30,065,625
Return of equity		(705,486)		-		-		(705,486)
Dividends		-		-		(701,432)		(701,432)
CBFIs issued		139,162		-		-		139,162
Comprehensive income:								
Translation loss from functional currency to reporting currency		-		(1,273,795)		-		(1,273,795)
Unrealized gain on interest rate swaps		-		42,047		-		42,047
Net income		-		-		1,567,961		1,567,961
Total comprehensive (loss) income		-		(1,231,748)		1,567,961		336,213
Balance as of December 31, 2017	\$	13,746,963	\$	9,373,971	\$	6,013,148	\$	29,134,082
Dividends		-		-		(1,461,043)		(1,461,043)
CBFIs issued		205,364		-		-		205,364
Comprehensive income:								
Translation loss from functional currency to reporting currency		-		(142,158)		-		(142,158)
Unrealized loss on interest rate swaps		-		(9,271)		-		(9,271)
Net income		-		-		2,972,203		2,972,203
Total comprehensive (loss) income		-		(151,429)		2,972,203		2,820,774
Balance as of December 31, 2018	\$	13,952,327	\$	9,222,542	\$	7,524,308	\$	30,699,177

The accompanying notes are an integral part of these interim condensed financial statements.

Interim condensed statements of cash flows

For the years ended December 31, 2018 and 2017

in thousands Mexican Pesos	For the year ended December 31,	
	2018	2017
Operating activities:		
Net income	\$ 2,972,203	\$ 1,567,961
<i>Adjustments for:</i>		
(Gain) loss on valuation of investment properties	(1,074,444)	284,352
Incentive fee	205,364	139,162
Allowance for uncollectible trade receivables	12,120	29,198
Interest expense	647,972	627,112
Net gain on early extinguishment of debt	(4,027)	(35,941)
Amortization of deferred financing cost	56,414	37,353
Realized loss on exchange rate instruments	8,995	12,692
Unrealized loss on exchange rate instruments	6,264	8,563
Net unrealized exchange (gain) loss	(34,996)	26,544
Amortization of debt premium	(4,639)	(71,103)
Rent leveling	(61,273)	(45,273)
<i>Change in:</i>		
Trade receivables	(34,067)	(22,961)
Value added tax and other receivables	(97,529)	67,795
Prepaid expenses	(560)	1,365
Other assets	(2,473)	(1,487)
Trade payables	7,883	36,716
Due to affiliates	(45,618)	(11,216)
Security deposits	7,736	(2,334)
Exchange rate options	(15,255)	-
Net cash flow provided by operating activities	2,550,070	2,648,498
Investing activities:		
Funds for acquisition of investment properties	(1,615,000)	(558,738)
Capital expenditures on investment properties	(458,269)	(421,199)
Net cash flow used in investing activities	(2,073,269)	(979,937)
Financing activities:		
Equity Distribution	-	(705,486)
Dividends paid	(1,461,042)	(701,432)
Long term debt borrowings	4,295,993	7,719,363
Long term debt payments	(2,675,521)	(7,239,119)
Interest paid	(662,329)	(599,860)
Cash used for early extinguishment of debt	(12,212)	(2,684)
Net cash flow used in financing activities	(515,111)	(1,529,218)
Net (decrease) increase in cash	(38,310)	139,343
Effect of foreign currency exchange rate changes on cash	6,222	(138,888)
Cash at beginning of the period	371,364	370,909
Cash at the end of the period	\$ 339,276	\$ 371,364
Non-cash transactions:		
Credit facility borrowings in exchange for term loan paydown	\$ 2,584,233	\$ -
CBFIs to be issued	205,364	139,162
Total non-cash transactions	\$ 2,789,597	\$ 139,162

The accompanying notes are an integral part of these interim condensed financial statements.

Notes to interim condensed financial statements

As of December 31, 2018 and 2017 and three month periods and years then ended

In thousands of Mexican Pesos, except per CBFi

1. Main activity, structure, and significant events

Main activity – FIBRA Prologis (“FIBRAPL”) is a trust formed according to the Irrevocable Trust Agreement No. F/1721 dated August 13, 2013 (“Date of Inception”). Such agreement was signed between Prologis Property México, S. A. de C. V. as Trustor and Deutsche Bank México, S. A., Institución de Banca Múltiple, División Fiduciaria as Trustee. On December 14, 2017, FIBRAPL completed a trustee substitution from Deutsche Bank México, S. A., Institución de Banca Múltiple to Banco Actinver, S. A., Institución de Banca Múltiple as approved by its Technical Committee and certificate holders in September 2017.

FIBRAPL is a Mexican real estate investment trust authorized by Mexican law (Fideicomiso de Inversión en Bienes Raíces, or FIBRA, as per its name in Spanish). As of August 13, 2018 FIBRAPL moved its address to Paseo de los Tamarindos No. 90, Torre 2, Piso 22, Bosques de las Lomas, Cuajimalpa de Morelos, C. P. 05120. The primary purpose of FIBRAPL is the acquisition or construction of industrial real estate in Mexico generally with the purpose of leasing such real estate to third parties under long-term operating leases.

Structure – FIBRAPL’s parties are:

Trustor:	Prologis Property México, S. A. de C. V.
First beneficiaries:	Certificate holders.
Trustee:	Banco Actinver, S.A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria (Effective December 14, 2017) Deutsche Bank México, S. A., Institución de Banca Múltiple, División Fiduciaria (From August 13, 2013 to December 14, 2017)
Common representative:	Monex Casa de Bolsa, S. A. de C. V., Monex Grupo Financiero
Manager:	Prologis Property México, S. A. de C. V.

Significant events

i. Long term debt transactions:

in millions	Date	Denomination	Interest rate (*)	Mexican pesos	U. S. dollars
Borrowings:					
Citibank, NA Credit facility (Unsecured)	December 11, 2018	U. S. dollars	LIBOR +250bps	\$ 753.4	\$ 37.0
Citibank, NA Credit facility (Unsecured)	November 29, 2018	U. S. dollars	LIBOR +250bps	714.4	35.0
Citibank, NA Credit facility (Unsecured)	October 25, 2018	U. S. dollars	LIBOR +250bps	447.6	23.0
Citibank, NA Credit facility (Unsecured)	July 23, 2018	U. S. dollars	LIBOR +250bps	457.7	24.0
Citibank, NA Credit facility (Unsecured)	April 27, 2018	U. S. dollars	LIBOR +250bps	377.3	20.0
Citibank (Unsecured) #3	March 15, 2018	U. S. dollars	LIBOR +245bps	4,181.7	225.0
Total borrowings				\$ 6,932.1	\$ 364.0

* LIBOR (London Interbank Offered Rate)

in millions	Date	Denomination	Interest rate (*)	Mexican pesos	U. S. dollars
Payments:					
Citibank, NA Credit facility (Unsecured)	December 21, 2018	U. S. dollars	LIBOR +250bps	\$ 199.1	\$ 10.0
Citibank, NA Credit facility (Unsecured)	November 6, 2018	U. S. dollars	LIBOR +250bps	179.7	9.0
Citibank, NA Credit facility (Unsecured)	September 28, 2018	U. S. dollars	LIBOR +250bps	75.2	4.0
Citibank, NA Credit facility (Unsecured)	September 24, 2018	U. S. dollars	LIBOR +250bps	75.4	4.0
Citibank, NA Credit facility (Unsecured)	August 23, 2018	U. S. dollars	LIBOR +250bps	131.7	7.0
Citibank, NA Credit facility (Unsecured)	June 29, 2018	U. S. dollars	LIBOR +250bps	178.8	9.0
Citibank, NA Credit facility (Unsecured)	May 30, 2018	U. S. dollars	LIBOR +250bps	79.0	4.0
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 3rd. Section (Secured)	March 15, 2018	U. S. dollars	5.04%	1,180.2	63.5
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 4th. Section (Secured)	March 15, 2018	U. S. dollars	4.78%	159.8	8.6
Citibank, NA Credit facility (Unsecured)	March 28, 2018	U. S. dollars	LIBOR +250bps	917.2	50.0
Citibank, NA Credit facility (Unsecured)	March 23, 2018	U. S. dollars	LIBOR +250bps	1,665.7	90.0
Citibank, NA Credit facility (Unsecured)	March 15, 2018	U. S. dollars	LIBOR +250bps	185.9	10.0
Citibank, NA Credit facility (Unsecured)	February 20, 2018	U. S. dollars	LIBOR +250bps	92.7	5.0
Citibank, NA Credit facility (Unsecured)	February 7, 2018	U. S. dollars	LIBOR +250bps	130.9	7.0
Total payments				\$ 5,251.3	\$ 281.1

* LIBOR (London Interbank Offered Rate)

ii. Acquisitions:

in millions except lease area	Date	Market	Lease area square feet	Consideration paid, including closing costs Mexican pesos	U. S. dollars
Acquisitions:					
Agua Fria 8	December 13, 2018	Monterrey	662,500	\$ 713.6	\$ 35.1
Apodaca 12	November 30, 2018	Monterrey	200,420	277.3	13.7
Altos 14	November 30, 2018	Guadalajara	248,700	358.3	17.7
Arrayanes 3	July 25, 2018	Guadalajara	269,171	265.8	13.9
Total acquisitions				1,615.0	80.4

iii. *Distributions:*

in millions, except per CBFi	Date	Mexican pesos	U. S. dollars	Mexican pesos per CBFi	U. S. dollars per CBFi
Distributions:					
Dividends	October 19, 2018	\$ 376.3	\$ 19.8	0.5890	0.0310
Dividends	July 19, 2018	374.0	19.8	0.5854	0.0310
Dividends	May 2, 2018	357.0	19.8	0.5589	0.0310
Dividends	March 16, 2018	353.7	18.9	0.5536	0.0298
Total distributions		\$ 1,461.0	\$ 78.3		

iv. *CBFIs:*

FIBRAPL is obligated to pay an incentive fee equal to 10% of cumulative total CBFi holder returns in excess of an annual compounded expected return of 9%, which is measured annually. For the period from June 2, 2017 to June 4, 2018, FIBRAPL generated an Incentive Fee of \$205.4 million Mexican pesos (\$10.3 million U.S. dollars), based on the performance of the CBFIs. As part of the Ordinary Holders Meeting on July 5, 2018, the Manager was approved to receive the Incentive Fee through issuance of 5,811,051 CBFIs. The CBFIs issued on November 16, 2018 to the Manager are subject to a six-month lock-up period as established under the Management Agreement. See note 14.

2. *Basis of presentation*

- a. **Interim financial reporting** - The accompanying interim condensed financial statements as of December 31, 2018 and 2017 and for the three month periods and years then ended have been prepared in accordance with the International Accounting Standard No. 34, interim financial reporting. Therefore, these financial statements do not include all the information required in a complete annual report prepared in accordance with International Financial Reporting Standards (hereinafter "IFRS or IAS"). The interim condensed financial statements should be read in conjunction with the annual financial statements as of December 31, 2017, and for the year then ended, prepared in accordance with IFRS.

FIBRAPL management believes that all adjustments and reclassifications that are required for a proper presentation of the financial information are included in these interim condensed financial statements.

- b. **Functional currency and reporting currency** – The accompanying interim condensed financial statements are presented in thousands of Mexican pesos, the local currency in Mexico, unless otherwise indicated. FIBRAPL's functional currency is the U.S. dollar.
- c. **Critical accounting judgments and estimates** - The preparation of the interim condensed financial statements requires the use of certain critical accounting estimates and management to exercise its judgment in the process of applying FIBRAPL's accounting policies. The notes to the interim condensed financial statements discuss areas involving a higher degree of judgment or complexity, or areas where assumptions are significant to the financial statements.

Estimates and judgments are continually evaluated and are based on management experience and other factors, including reasonable expectations of future events. Management believes the estimates used in preparing the interim condensed financial statements are reasonable. Actual results in the future may differ from those reported and therefore it is possible, on the basis of existing knowledge, that outcomes within the next financial year are different from our assumptions and estimates and could result in an adjustment to the carrying amounts of the assets and liabilities previously reported.

- d. **Going concern basis of accounting** – FIBRAPL interim condensed financial statements as of December 31, 2018 and 2017 and for the three month periods and years then ended have been prepared on a going concern basis, which assumes that FIBRAPL will be able to meet the mandatory repayment terms of the banking facilities disclosed in note 12. Management has a reasonable expectation that FIBRAPL has adequate resources to continue as a going concern and has the ability to realize its assets at their recognized values and to extinguish or refinance its liabilities in the normal course of business.

3. Summary of significant accounting policies

The significant accounting policies applied in the preparation of the interim condensed financial statements are consistent with those followed in the preparation of, and disclosed in, FIBRAPL's audited financial statements as of December 31, 2017, except for:

Assets held for sale

Investment property is classified as held for sale if it is highly probable that we will recover the carrying amount principally through a sale transaction rather than through continuing use. Assets held for sale are generally measured at the lower of their carrying value or fair value less costs to sell.

FIBRAPL has completed our assessment of the impact of the adoption of the following new standards:

- i. *IFRS 15 Revenue from Contracts with Customers*. The standard addresses revenue recognition and establishes principles for reporting useful information to users of financial statements on the nature, amount, timing and uncertainty of revenue and cash flows arising from an entity's contracts with customers. Revenue is recognized when a customer obtains control of a good or service and thus has the ability to direct the use and obtain the benefits from the good or service. The standard replaces IAS 18 'Revenue' and IAS 11 'Construction contracts' and related interpretations. The adoption of IFRS 15 on January 1, 2018 had no material impact on the FIBRAPL financial statements.
- ii. *IFRS 9 Financial Instruments*. The standard brings together all three aspects of the accounting for financial instruments: classification and measurement, impairment and hedge accounting. FIBRAPL has elected under IFRS 9 to continue to apply hedge accounting on certain concepts defined in IAS 39, and as a result, all existing hedge relationships that are currently designated in effective hedging relationships continue to qualify for hedge accounting under IFRS 9. The adoption of IFRS 9 on January 1, 2018 has no material impact on the FIBRAPL financial statements.

FIBRAPL has completed an initial assessment of the potential impact of the adoption of the following new standard:

- i. *IFRS 16 Leases*. The standard is not expected to have a material impact to FIBRAPL financial statements.

4. Rental revenues

Most of FIBRAPL’s lease agreements associated with the investment properties contain a lease term of three to ten years. Generally, these leases are based on minimal rental payments in U.S. dollars, plus maintenance fees and recoverable expenses.

Future minimum lease payments from base rent on leases with lease periods greater than one year, valued at the December 31, 2018 exchange rate in Mexican pesos, are as follows:

in thousands Mexican Pesos	Amount
Rental revenues:	
2019	\$ 2,911,274
2020	2,200,536
2021	1,625,071
2022	1,291,036
2023	701,946
Thereafter	1,282,547
	\$ 10,012,410

**Amounts exclude rental revenues from assets held for sale*

5. Segment reporting

Operating segment information is presented based on how management analyzes the business, which includes information aggregated by market. The results for these operating segments are presented for the three month periods and years ended December 31, 2018 and 2017, while assets and liabilities are included as of December 31, 2018 and 2017. FIBRAPL operates in six geographic markets that represent its reportable operating segments under IFRS 8 as follows: Mexico City, Guadalajara, Monterrey, Tijuana, Reynosa and Juarez.

in thousands Mexican Pesos	For the three months ended December 31, 2018						Total
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	
Revenues:							
Lease rental income	\$ 321,384	\$ 130,743	\$ 96,472	\$ 99,989	\$ 121,629	\$ 84,120	\$ 854,337
Rental recoveries	36,168	9,329	12,252	12,485	10,766	13,314	94,314
Other property income	-	8,761	541	495	605	-	10,402
	357,552	148,833	109,265	112,969	133,000	97,434	959,053
Cost and expenses:							
Property operating expenses	66,266	16,844	18,126	12,914	14,257	14,909	143,316
Gross Profit	\$ 291,286	\$ 131,989	\$ 91,139	\$ 100,055	\$ 118,743	\$ 82,525	\$ 815,737

in thousands Mexican Pesos	For the three months ended December 31, 2017						Total
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	
Revenues:							
Lease rental income	\$ 294,850	\$ 127,822	\$ 90,246	\$ 92,283	\$ 100,862	\$ 77,238	\$ 783,301
Rental recoveries	46,865	8,540	4,935	11,320	9,075	-	80,735
Other property income	7,669	8,175	1,426	262	979	235	18,746
	349,384	144,537	96,607	103,865	110,916	77,473	882,782
Cost and expenses:							
Property operating expenses	43,229	14,450	12,222	11,575	13,105	12,688	107,269
Gross Profit	\$ 306,155	\$ 130,087	\$ 84,385	\$ 92,290	\$ 97,811	\$ 64,785	\$ 775,513

in thousands Mexican Pesos	For the year ended December 31, 2018						Total
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	
Revenues:							
Lease rental income	\$ 1,239,761	\$ 506,930	\$ 375,054	\$ 387,277	\$ 453,480	\$ 317,130	\$ 3,279,632
Rental recoveries	126,862	33,913	43,217	44,288	38,468	48,891	335,639
Other property income	15,149	35,006	2,620	1,637	3,696	104	58,212
	1,381,772	575,849	420,891	433,202	495,644	366,125	3,673,483
Cost and expenses:							
Property operating expenses	201,231	60,266	49,251	47,347	55,416	60,363	473,874
Gross Profit	\$ 1,180,541	\$ 515,583	\$ 371,640	\$ 385,855	\$ 440,228	\$ 305,762	\$ 3,199,609

in thousands Mexican Pesos	For the year ended December 31, 2017						
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Revenues:							
Lease rental income	\$ 1,164,182	\$ 520,322	\$ 365,980	\$ 371,176	\$ 399,470	\$ 304,251	\$ 3,125,381
Rental recoveries	126,002	35,773	33,466	42,645	33,580	38,964	310,430
Other property income	14,862	40,739	6,110	1,021	4,276	559	67,567
	1,305,046	596,834	405,556	414,842	437,326	343,774	3,503,378
Cost and expenses:							
Property operating expenses	170,451	78,889	53,024	45,247	47,717	65,514	460,842
Gross Profit	\$ 1,134,595	\$ 517,945	\$ 352,532	\$ 369,595	\$ 389,609	\$ 278,260	\$ 3,042,536

in thousands Mexican Pesos	As of December 31, 2018							
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Unsecured debt	Total
Investment properties:								
Land	\$ 3,719,447	\$ 1,566,683	\$ 1,205,130	\$ 992,039	\$ 1,055,230	\$ 772,083	\$ -	\$ 9,310,612
Buildings	14,877,782	6,266,733	4,820,522	3,968,156	4,220,922	3,088,332	-	37,242,447
	18,597,229	7,833,416	6,025,652	4,960,195	5,276,152	3,860,415	-	46,553,059
Rent leveling	153,202	45,932	55,510	62,066	41,450	46,334	-	404,494
Investment properties	\$ 18,750,431	\$ 7,235,595	\$ 5,636,923	\$ 5,022,261	\$ 5,317,602	\$ 3,764,239	\$ -	\$ 45,727,051
Assets held for sale	\$ -	\$ 643,753	\$ 444,239	\$ -	\$ -	\$ 142,510	\$ -	\$ 1,230,502
Long term debt	\$ 1,717,257	\$ 977,274	\$ 1,445,534	\$ -	\$ -	\$ 113,384	\$ 12,234,915	\$ 16,488,364

in thousands Mexican Pesos	As of December 31, 2017							
	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Unsecured debt	Total
Investment properties:								
Land	\$ 3,584,544	\$ 1,448,059	\$ 1,006,784	\$ 930,118	\$ 1,022,807	\$ 726,983	\$ -	\$ 8,719,295
Buildings	14,338,173	5,792,237	4,027,139	3,720,473	4,091,227	2,907,933	-	34,877,182
	17,922,717	7,240,296	5,033,923	4,650,591	5,114,034	3,634,916	-	43,596,477
Rent leveling	140,107	33,186	33,536	48,408	44,800	35,868	-	335,905
Investment properties	\$ 18,062,824	\$ 7,273,482	\$ 5,067,459	\$ 4,698,999	\$ 5,158,834	\$ 3,670,784	\$ -	\$ 43,932,382
Long term debt	\$ 1,754,827	\$ 980,797	\$ 1,450,659	\$ -	\$ -	\$ 113,838	\$ 10,614,865	\$ 14,914,986

6. Earnings per CBFi

The calculated basic and diluted earnings per CBFi are the same, as follows:

in thousands Mexican Pesos, except per CBFi	For the three months ended December 31,		For the year ended December 31,	
	2018	2017	2018	2017
Basic and diluted earnings per CBFi (pesos)	\$ 1.38	\$ 1.22	\$ 4.63	\$ 2.46
Net income	887,567	777,849	2,972,203	1,567,961
Weighted average number of CBFis ('000)	644,674	638,863	642,222	636,749

As of December 31, 2018, FIBRAPL had 644,673,822 CBFis which includes 5,811,051 issued to the Manager on November 16, 2018. See note 13.

7. Trade receivables

As of December 31, 2018 and 2017, trade receivable of FIBRAPL were as follows:

in thousands Mexican Pesos	December 31, 2018		December 31, 2017	
Trade receivable	\$ 95,466	\$ 66,371		
Allowance for uncollectable trade receivables	(29,299)	(22,151)		
	\$ 66,167	\$ 44,220		

8. Other receivables and value added tax

As of December 31, 2018 and 2017, value added tax and other receivables were as follows:

in thousands Mexican Pesos	December 31, 2018		December 31, 2017	
Value added tax	\$ 124,632	\$ 23,782		
Other receivables	46,450	49,771		
	\$ 171,082	\$ 73,553		

FIBRAPL submits withholding taxes to the Mexican tax authorities as a result of interest paid to foreign creditors. Withholding tax payments are recognized as an expense unless they are expected to be reimbursed to FIBRAPL by the foreign creditor. If FIBRAPL does expect to be reimbursed, the amount is recorded as other receivables.

9. Prepaid expenses

As of December 31, 2018 and 2017, prepaid expenses of FIBRAPL were as follows:

in thousands Mexican Pesos	December 31, 2018	December 31, 2017
Real estate tax	\$ 7	\$ -
Insurance	1,274	593
Other prepaid expenses	879	1,007
	\$ 2,160	\$ 1,600

10. Assets held for sale

On December 27, 2018, FIBRAPL signed a purchase and sale agreement under suspensory conditions of an industrial portfolio of eight properties located in Guadalajara, Monterrey and Juarez markets with a leasable area of 1.07 million square feet and a fair value of \$1,230.5 million, which could occur during 2019.

As of December 31, 2017, no investment properties met the criteria to be classified as held for sale.

11. Investment properties

FIBRAPL obtained a valuation from independent appraisers in order to determine the fair value of its investment properties which resulted in a gain of \$1,074,444 and a loss of \$284,352 for the years ended December 31, 2018 and 2017, respectively.

a) As of December 31, 2018, investment properties were as follows:

Market	Fair value as of December 31, 2018	# of properties	Lease area in thousands square feet
Mexico City	18,750,431	53	13,494
Guadalajara	7,235,595	25	5,837
Monterrey	5,636,923	22	4,315
Tijuana	5,022,261	33	4,214
Reynosa	5,317,602	30	4,712
Juarez	3,764,239	30	3,426
Total	\$ 45,727,051	193	35,998

The table above includes an Intermodal facility in the Mexico City market with a leasable area of 1,092 square feet and a fair value of \$316,471.

As of December 31, 2018, the fair value of investment properties includes excess land in the Monterrey market of \$140,741.

As of December 31, 2018 and 2017, the balance of investment properties included rent leveling assets of \$404,494 and \$335,905, respectively.

- b) The reconciliation of investment properties for the years ended December 31, 2018 and 2017 are as follows:

in thousands Mexican Pesos	For the year ended	
	December 31, 2018	December 31, 2017
Beginning balance	\$ 43,932,382	\$ 45,064,110
Translation effect from functional currency	(192,254)	(1,866,196)
Acquisition of investment properties	1,568,565	545,552
Acquisition costs	46,435	15,109
Capital expenditures, leasing commissions and tenant improvements	458,269	421,199
Rent leveling	68,589	36,960
Gain (loss) on valuation of investment properties	1,075,567	(284,352)
Assets held for sale	(1,230,502)	-
Ending balance of investment properties	\$ 45,727,051	\$ 43,932,382

- c) During the years ended December 31, 2018 and 2017, capital expenditures, leasing commissions and tenant improvements of FIBRAPL were as follows:

in thousands Mexican Pesos	For the year ended December 31,	
	2018	2017
Capital expenditures	\$ 183,069	\$ 138,058
Leasing commissions	114,063	82,819
Tenant improvements	161,137	200,322
	\$ 458,269	\$ 421,199

12. Long term debt

As of December 31, 2018 and 2017, FIBRAPL had long term debt comprised of loans from financial institutions denominated in U.S. dollars, except if described otherwise, as follows:

	Denomination	Maturity date	Rate	December 31, 2018		December 31, 2017	
				thousands U. S. Dollars	thousands Mexican Pesos	thousands U. S. Dollars	thousands Mexican Pesos
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 3rd. Section (Secured)	USD	December 15, 2018	5.04%	-	\$ -	63,807	\$ 1,259,257
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 4th. Section (Secured)	USD	December 15, 2018	4.78%	-	-	8,671	171,126
Citibank (Unsecured) #1	USD	December 18, 2020	LIBOR + 245bps	255,000	5,012,433	255,000	5,032,527
Citibank NA Credit facility (Unsecured)	USD	July 18, 2022	LIBOR + 250bps	105,000	2,063,943	175,000	3,453,695
Citibank (Unsecured) #2	USD	July 18, 2022	LIBOR + 245bps	150,000	2,948,490	150,000	2,960,310
Citibank (Unsecured) #3	USD	March 15, 2023	LIBOR + 245bps	225,000	4,422,735	-	-
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 1st. Section (Secured)	USD	February 1, 2027	4.67%	53,500	1,051,628	53,500	1,055,844
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 2nd. Section (Secured)	USD	February 1, 2027	4.67%	53,500	1,051,628	53,500	1,055,844
Total				842,000	16,550,857	759,478	14,988,603
Long term debt interest accrued				1,207	23,726	677	13,368
Debt premium, net				-	-	1,175	23,188
Deferred financing cost				(4,387)	(86,219)	(5,583)	(110,173)
Total debt				838,820	16,488,364	755,747	14,914,986
Less: Current portion of long term debt				1,207	23,726	1,107	21,847
Total long term debt				837,613	\$ 16,464,638	754,640	\$ 14,893,139

During the years ended December 31, 2018 and 2017, FIBRAPL paid interest on long term debt of \$662,329 and \$599,860, respectively, and principal of \$2,675,521 and \$7,239,119, respectively.

On March 15, 2018, FIBRA borrowed \$225.0 million U.S. dollars (\$4,422.7 million Mexican pesos) on a new unsecured term loan with Citibank ("Citibank (Unsecured) #3"), which matures on March 15, 2022, and carries an interest rate of LIBOR plus 245 basis points. The terms of the note contain one year extension options which may be extended at the borrower's option and with approval of the lenders Risk Committee. The borrowings were used to pay down the existing credit facility.

On July 18, 2017, FIBRAPL renegotiated its credit facility with Citibank N.A. As of June 30, 2018, FIBRAPL has an unsecured \$325.0 million U.S. dollar revolving credit facility (the "Credit Facility") with Citibank N.A. as the administrative agent; and \$25.0 million U.S. dollars of the facility can be borrowed in Mexican pesos. FIBRAPL has an option to increase the Credit Facility by \$150.0 million U.S. dollars. The Credit Facility can be used by FIBRAPL for acquisitions, working capital needs and general corporate purposes. The Credit Facility bears interest on borrowings outstanding at (i) LIBOR plus 250 basis points denominated in U. S. dollars and (ii) TIIE (Interbank Balance Interest Rate from its name in Spanish) plus 220 basis points denominated in Mexican pesos, subject to loan to value grid, and an unused facility fee of 60 basis points. This Credit Facility matures on July 18, 2020, and contains two separate one-year extension options which may be extended at the borrower's option and with approval of the lender's Risk Committee. As of December 31, 2018, FIBRAPL had an outstanding balance of \$105.0 million U. S. dollars (\$2,063.9 million Mexican pesos) under the Credit Facility.

On July 18, 2017, FIBRA borrowed \$150.0 million U.S. dollars (\$2,948.5 million Mexican pesos) on a new unsecured term loan with Citibank ("Citibank (Unsecured) #2"), which matures on July 18, 2020, and carries an interest rate of LIBOR plus 245 basis points. The terms of the note contain two separate one-year extension options which may be extended at the borrower's option and with approval of the lenders' Risk Committee. The borrowings were used to pay down the existing credit facility.

The loans described above are subject to certain affirmative covenants, including, among others, (i) reporting of financial information; and (ii) maintenance of corporate existence, the security interest in the properties subject to the loan and appropriate insurance for such properties. In addition, the loans are subject to certain negative covenants that restrict FIBRAPL's ability to, among other matters and subject to certain exceptions, incur additional indebtedness under or create additional liens on the properties subject to the loans, change its corporate structure, make certain restricted payments, enter into certain transactions with affiliates, amend certain material contracts, enter into derivative transactions for speculative purposes or form any new subsidiary.

The loans contain, among others, the following events of default: (i) non-payment; (ii) false representations; (iii) failure to comply with covenants; (iv) inability to generally pay debts as they become due; (v) any bankruptcy or insolvency event; (vi) disposition of the subject properties; or (vii) change of control of the subject properties.

As of December 31, 2018, FIBRAPL was in compliance with all of its covenants.

13. Equity

FIBRAPL was formed on August 13, 2013, through an initial contribution from the sponsor to the fiduciary of \$1.00 Mexican peso.

Effective June 4, 2014, FIBRAPL was listed on the Mexican Stock Exchange under the ticker symbol FIBRAPL 14 in connection with its "IPO" (Initial Public Offering).

On December 1, 2014, FIBRAPL registered the issuance of 3,785,280 new CBFIs as part of the new investment in 6 properties.

On October 10, 2017, FIBRAPL issued 4,383,025 CBFIs based on the annual incentive fee that was approved in the ordinary holders meeting on June 26, 2017.

On November 16, 2018, FIBRAPL recorded 5,811,051 CBFIs issued based on the annual incentive fee approved in the ordinary meeting on July 5, 2018.

As of December 31, 2018, total CBFIs outstanding are 644,673,822.

14. Related party information

The detail of transactions of FIBRAPL with its related parties is as follows:

a. **Manager**

Prologis Property Mexico, S. A. de C. V. (the "Manager"), in its capacity as the FIBRAPL Manager, is entitled to receive, according to a management agreement between FIBRAPL and the Manager (the "Management Agreement"), the following fees and commissions:

- 1. Asset Management Fee:** annual fee equivalent to 0.75% of the current appraised value, calculated in accordance with the valuation policies approved by the Technical Committee under Section 14.1 of the Trust Agreement, based on annual appraisals, plus investment cost for assets that have not been appraised, plus the applicable VAT, paid quarterly. The asset management fee will be prorated with respect to any asset that has been owned less than a full calendar quarter.
- 2. Incentive Fee:** annual fee equal to 10% of cumulative total CBFi holder returns in excess of an annual compound expected return of 9%, paid annually in CBFIs, with each payment subject to a six-month lock-up, as established under the Management Agreement. The return measurement related to the incentive fee is based on a cumulative period. As of December 31, 2018 and 2017, FIBRAPL recorded an incentive fee expense in the amount of \$205.4 million Mexican pesos (\$10.3 million U.S. dollars) and \$139.2 million Mexican pesos (\$7.5 million U.S. dollars), respectively.
- 3. Development Fee:** contingent fee equal to 4.0% of total project cost of capital improvements (including replacements and repairs to the properties managed by the Manager, including improvements by the lessor), excluding land or new property development payable upon completion of the project.
- 4. Property Management Fee:** fee equal to 3.0% of the revenues generated by the properties, paid monthly.
- 5. Leasing Fee:** fee equal to certain percentages of total rent under signed lease agreements as follows: (i) 5.0% in connection with years one through five of the respective lease agreements; (ii) 2.5% in connection with years six through ten of the respective lease agreements; and (iii) 1.25% in connection with years eleven and beyond of the respective lease agreements. For renewals of existing leases, percentages will be 2.5%, 1.25% and 0.62% for the periods mentioned in bullet points (i), (ii) and (iii), respectively. One half of each leasing fee is payable at signing or renewal and one half is payable at commencement of the applicable lease. The leasing fee will be paid in full to the Manager, unless a third-party listing broker provides the procuring or leasing, expansion or renewal service, in which case the Manager shall not be entitled to a leasing fee.

b. Due to Affiliates

As of December 31, 2018 and 2017, the outstanding balances due to related parties were as follows:

in thousands Mexican Pesos	December 31, 2018		December 31, 2017	
Asset management fees	\$	34,062	\$	80,445
Property management fees		9,551		18,450
Leasing Fee		8,863		-
	\$	52,476	\$	98,895

c. Transactions with affiliates

Transactions with affiliated companies for the year ended December 31, 2018 and 2017, were as follows:

in thousands Mexican Pesos	For the three months ended December 31,		For the year ended December 31,	
	2018	2017	2018	2017
Acquisition of properties	\$ 1,310,084	\$ 545,552	\$ 1,568,565	\$ 545,552
Return of equity	\$ -	\$ -	\$ -	\$ 323,644
Dividends	\$ 175,845	\$ 169,322	\$ 677,507	\$ 323,144
Asset management fee	\$ 87,086	\$ 78,803	\$ 328,175	\$ 306,980
Property management fee	\$ 28,843	\$ 27,003	\$ 109,224	\$ 103,715
Leasing commissions	\$ 14,864	\$ 4,410	\$ 43,077	\$ 25,490
Development fee	\$ 164	\$ 3,679	\$ 5,499	\$ 10,958
Maintenance costs	\$ 955	\$ 2,394	\$ 5,414	\$ 9,528
Incentive Fee*	\$ -	\$ -	\$ 205,364	\$ 139,162

**The transaction was executed with the Manager and 5,811,051 (\$205.4 million Mexican pesos) in CBFIs issued on November 16, 2018.*

15. Hedging activities

Interest Rate Swaps

On March 28, 2018, FIBRAPL entered into two interest rate swap contracts with Bank of Nova Scotia and HSBC Bank USA, whereby, FIBRAPL pays a fixed rate of interest of 2.486% and receives a variable rate based on one month LIBOR. The swaps mature on March 15, 2021 and they hedge the exposure to the variable interest rate payments on the \$225.0 million U.S. dollar (each swap maintains a \$112.5 million U.S. dollar notional amount) variable rate unsecured term loan with Citibank (Citibank (Unsecured) #3). See note 12.

On October 13, 2017, FIBRAPL entered into two interest rate swap contracts with Bank of Nova Scotia and HSBC Bank USA, whereby, FIBRAPL pays a fixed rate of interest of 1.752% and receives a variable rate based on one month LIBOR. The swaps mature on October 18, 2020 and they hedge the exposure to the variable interest rate payments on the \$150.0 million U.S. dollar (each swap maintains a \$75.0 million U.S. dollar notional amount) variable rate unsecured term loan with Citibank (Citibank (Unsecured) #2). See note 12.

On January 21, 2016, FIBRAPL entered into interest rate swap contracts with the Bank of Nova Scotia and HSBC Bank USA, whereby, FIBRAPL pays a fixed rate of interest of 1.064% and 1.066%, respectively, and receives a variable rate based on one month LIBOR. The swaps hedge the exposure to the variable interest rate payments on the Credit Facility. See note 12.

The interest rate swaps meet the criteria for hedge accounting and therefore have been designated as cash flow hedging instruments. Accordingly, the fair value of the swaps as of December 31, 2018, of \$77.2 million Mexican pesos has been recognized in other comprehensive income as unrealized gain on interest rate swaps.

Below is a summary of the terms and fair value of the interest rate swap agreements. The loans and interest rate swaps have the same critical terms.

Counterparty	Effective date	Maturity date	Notional amount*	December 31, 2018	December 31, 2017
Bank of Nova Scotia	June 23, 2016	July 23, 2019	100	\$ 16,126	\$ 25,209
HSBC Bank USA	June 23, 2016	July 23, 2019	150	24,146	37,632
Bank of Nova Scotia	October 18, 2017	October 18, 2020	75	19,320	10,723
HSBC Bank USA	October 18, 2017	October 18, 2020	75	19,315	10,755
Bank of Nova Scotia	April 16, 2018	March 15, 2021	112.5	(856)	-
HSBC Bank USA	April 16, 2018	March 15, 2021	112.5	(850)	-
				\$ 77,201	\$ 84,319

* (amount in million U.S. dollars)

In order to determine fair value, FIBRAPL calculates both current and potential future exposure, reflecting the bilateral credit risk present in many derivatives. The approach incorporates all of the relevant factors that can impact fair value calculations, including interest rate and foreign exchange forward curves and the market expectations of volatility around these curves, credit enhancements between counterparties (including collateral posting, mandatory cash settlements, and mutual puts), the term structure of credit spreads and the conditional cumulative probability of default for both counterparties.

Currency Option Contracts

On February 27, 2018, FIBRAPL entered into foreign currency rate options with HSBC Bank USA, National Association to fix an option rate over its quarterly Mexican peso transactions. As of December 31, 2018, the foreign currency rate options are expired.

FIBRAPL's exchange rate options do not qualify for hedge accounting. Therefore, the change in fair value related to the contracts is recognized in the results of operations for the year within unrealized loss on exchange hedge instruments.

16. Subsequent Events

On January 7, 2019, FIBRAPL entered into a foreign currency rate option with HSBC Bank USA, National Association of \$5.0 million U.S. dollar (\$100.0 million Mexican pesos) to fix an option rate over its quarterly Mexican peso transactions.

Start date	End date	Settlement date	Forward rate	Fair Value	Notional amount in thousands of Mexican pesos	Fair value as of December 31, 2018		Unrealized loss on exchange rate hedge in thousands of Mexican pesos
						Thousands of Mexican pesos	Thousands of U.S. dollars	
January 8, 2019	March 29, 2019	April 2, 2019	20.0000 USD-MXN	Level 2	\$ 100,000	\$ 98,283	\$ 5,000	\$ 5,169
April 1, 2019	June 28, 2019	July 2, 2019	20.0000 USD-MXN	Level 2	\$ 100,000	\$ 98,283	\$ 5,000	\$ 5,169
July 1, 2019	September 30, 2019	October 2, 2019	20.0000 USD-MXN	Level 2	\$ 100,000	\$ 98,283	\$ 5,000	\$ 5,169
October 1, 2019	December 31, 2019	January 3, 2020	20.0000 USD-MXN	Level 2	\$ 100,000	\$ 98,283	\$ 5,000	\$ 5,169
Total						\$ 393,132	\$ 20,000	\$ 20,676

17. Commitments and contingencies

FIBRAPL had no significant commitments or contingencies except as described in these notes as of December 31, 2018.

18. Financial statements approval

On January 23, 2019, the issuance of these interim condensed financial statements was authorized by Jorge Roberto Girault Facha, CFO of the Manager.

* * * * *

Fourth Quarter 2018

FIBRA Prologis Supplemental Financial Information

Unaudited

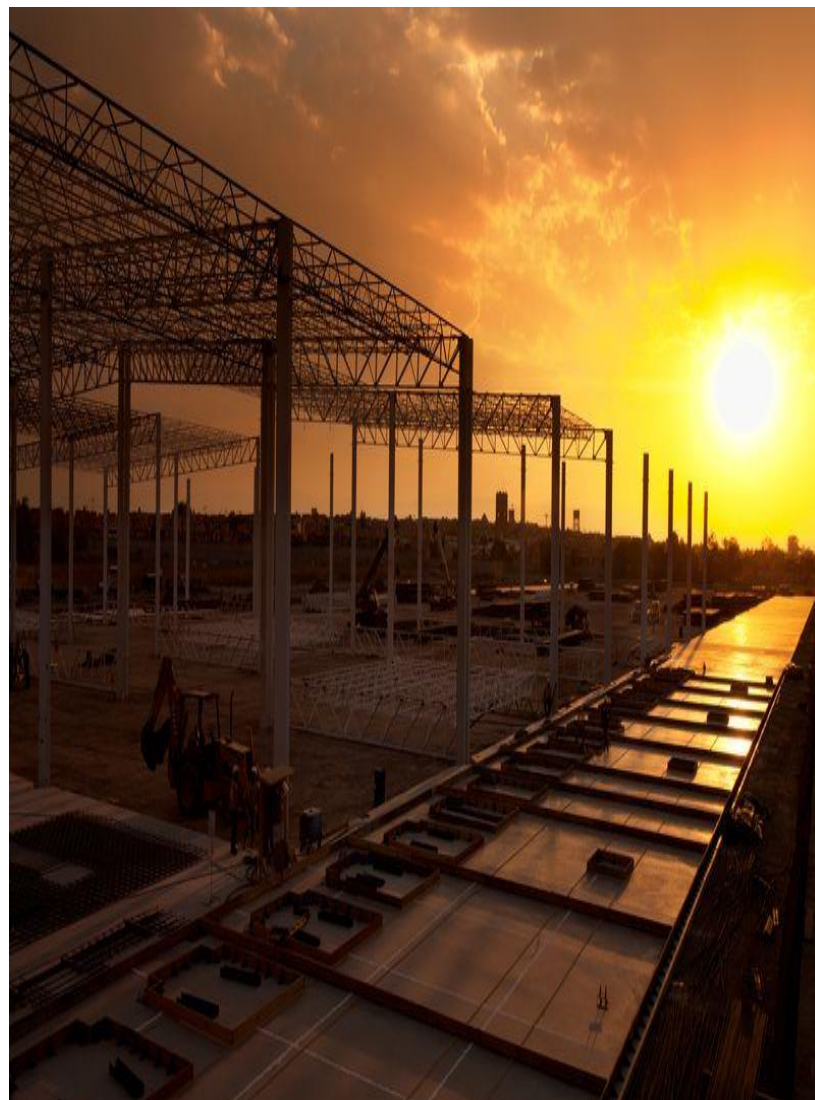




Altos building #13, Guadalajara Mexico

FIBRA Prologis' functional currency is the U.S. Dollar; therefore, FIBRA Prologis' management has elected to present actual comparative U.S. Dollars that represent the actual amounts included in our U.S. Dollar financial statements within this supplemental package, based on the following policies:

- a) Transactions in currencies other than U.S. Dollars (Mexican Pesos) are recognized at the rates of exchange prevailing at the date of the transaction.
- b) Equity items are valued at historical exchange rates.
- c) At the end of each reporting period, monetary items denominated in Mexican Pesos are retranslated into U.S. Dollars at the rates prevailing at that date.
- d) Non-monetary items carried at fair value that are denominated in Mexican Pesos are retranslated at the rates prevailing at the date when the fair value was determined.
- e) Exchange differences on monetary items are recognized in profit or loss in the period in which they occur.



Tres Rios 9, Mexico City

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Sponsor

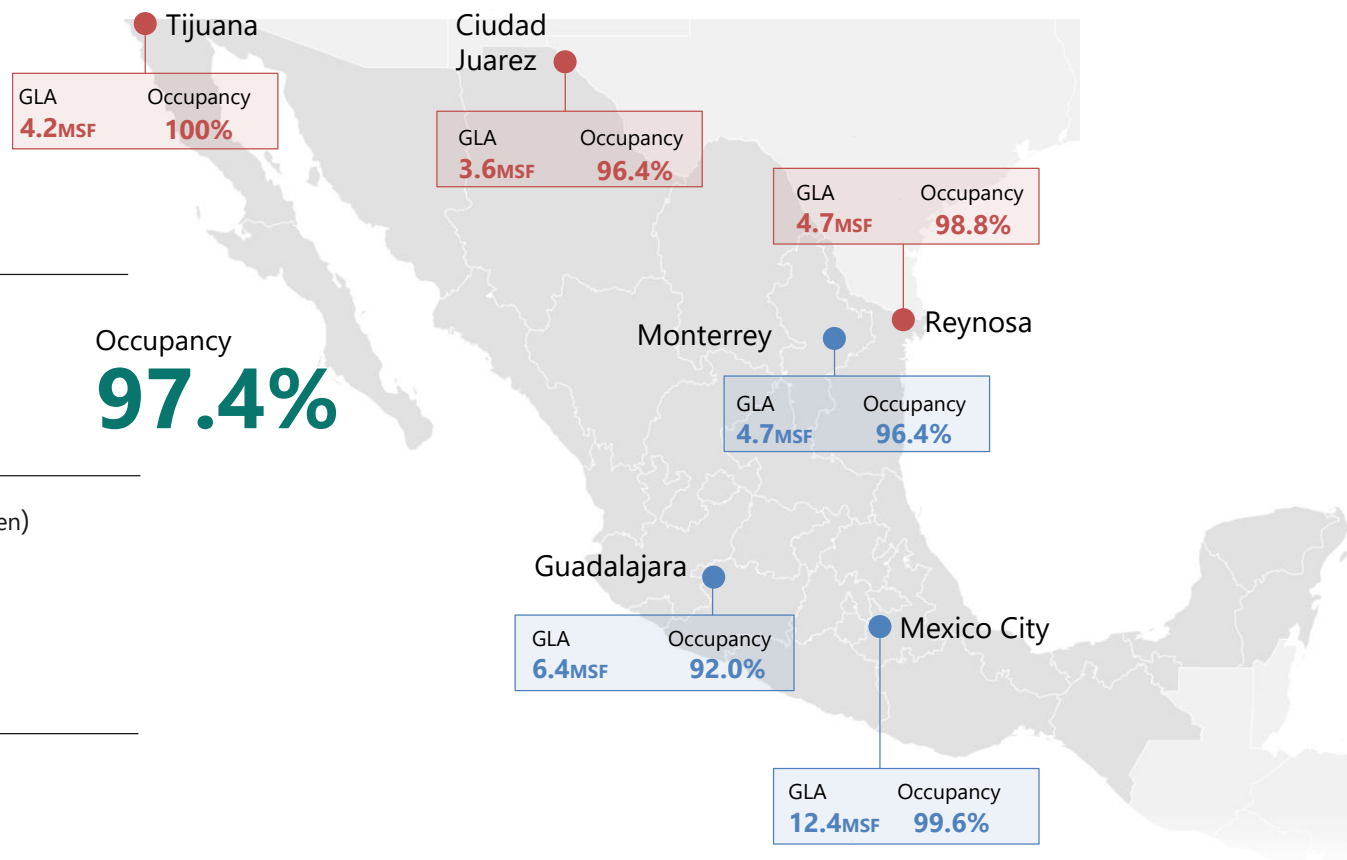
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FIBRA Prologis is a leading owner and operator of Class-A industrial real estate in Mexico. As of December 31, 2018, FIBRA Prologis was comprised of 200 logistics and manufacturing facilities in six industrial markets in Mexico totaling 36.0 million square feet (3.3 million square meters) of GLA.

Market Presence



Total Markets

GLA	% Net Effective Rent	Occupancy
36.0 MSF	100%	

Occupancy
97.4%

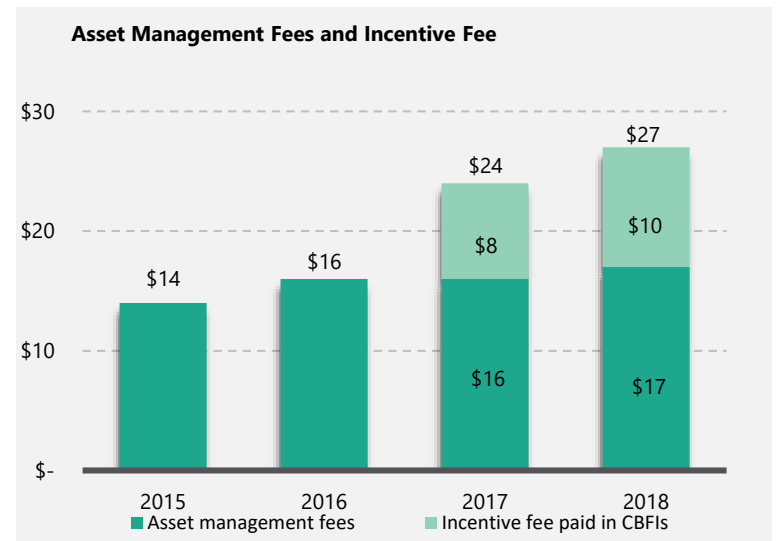
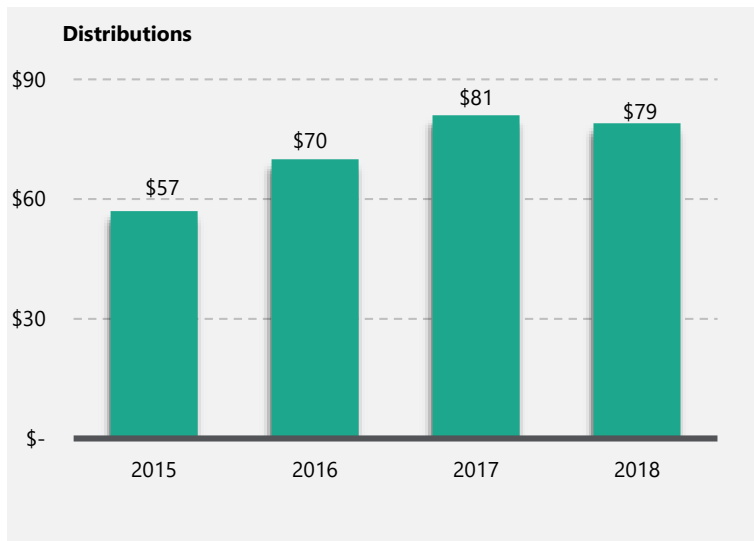
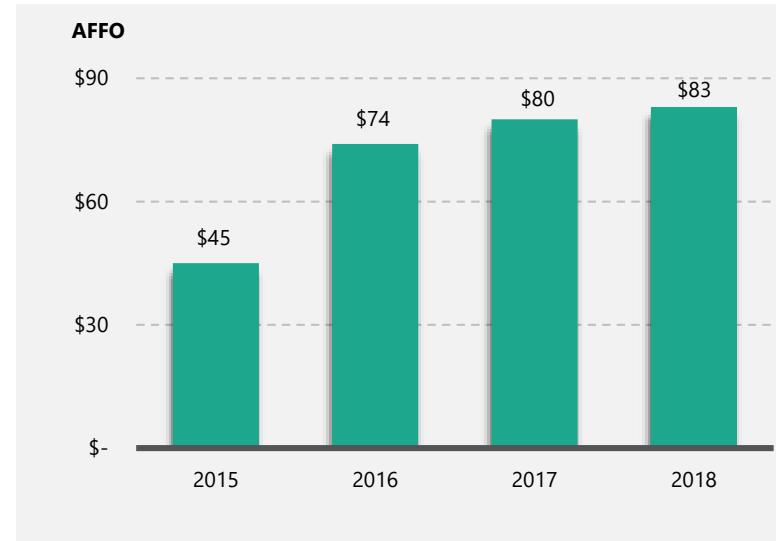
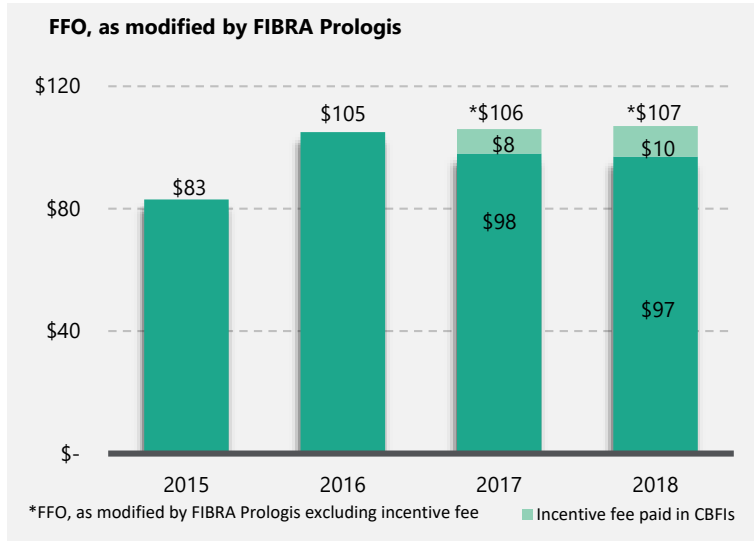
Regional Markets (manufacturing-driven) Ciudad Juarez, Reynosa, Tijuana

GLA	% Net Effective Rent	Occupancy
12.5 MSF	33.8%	98.5%

Global Markets (consumption-driven) Guadalajara, Mexico City, Monterrey

GLA	% Net Effective Rent	Occupancy
23.5 MSF	66.2%	96.9%

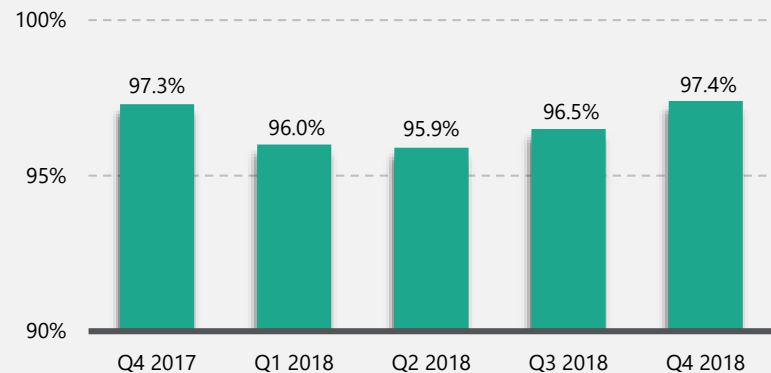
(in millions of US\$)



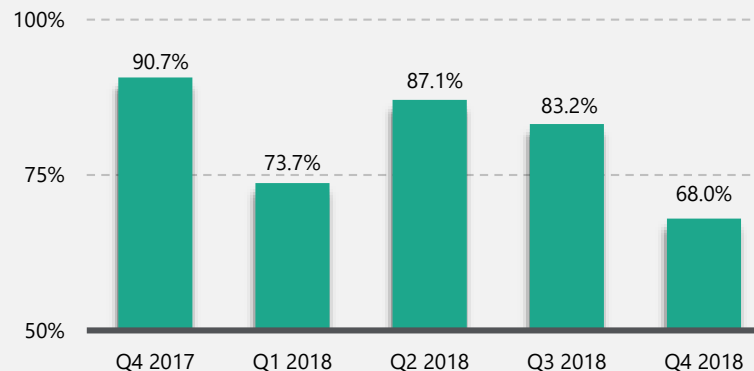
Included below are quarterly comparative highlights in Mexican Pesos and U.S. Dollars as a summary of our company performance.

in thousands, except per CBFi amounts	For the three months ended									
	December 31, 2018		September 30, 2018		June 30, 2018		March 31, 2018		December 31, 2017	
	Ps.	US\$ ^(A)	Ps.	US\$ ^(A)	Ps.	US\$ ^(A)	Ps.	US\$ ^(A)	Ps.	US\$ ^(A)
Revenues	959,053	48,553	907,482	47,338	916,272	48,344	890,676	46,824	882,782	47,354
Gross Profit	815,737	41,361	780,683	40,629	804,634	42,629	798,555	41,843	775,513	41,815
Net Income	887,567	44,248	620,229	32,049	848,731	45,302	615,676	32,025	777,849	42,734
FFO, as modified by FIBRA Prologis	501,703	24,803	503,969	25,901	295,160	16,784	564,047	29,261	460,557	26,006
FFO, as modified by FIBRA Prologis excluding incentive fee	501,703	24,803	503,969	25,901	500,524	27,121	564,047	29,261	460,557	26,006
AFFO	338,575	16,644	428,062	21,867	399,606	21,993	436,233	22,419	307,463	18,453
Adjusted EBITDA	731,378	36,431	685,947	35,584	694,041	37,013	710,120	37,101	641,940	35,586
Earnings per CBFi	1.3768	0.0686	0.9621	0.0497	1.3285	0.0709	0.9637	0.0501	1.2176	0.0669
FFO per CBFi	0.7782	0.0385	0.7817	0.0402	0.4620	0.0263	0.8829	0.0458	0.7209	0.0407
FFO per CBFi excluding incentive fee	0.7782	0.0385	0.7817	0.0402	0.7835	0.0425	0.8829	0.0458	0.7209	0.0407

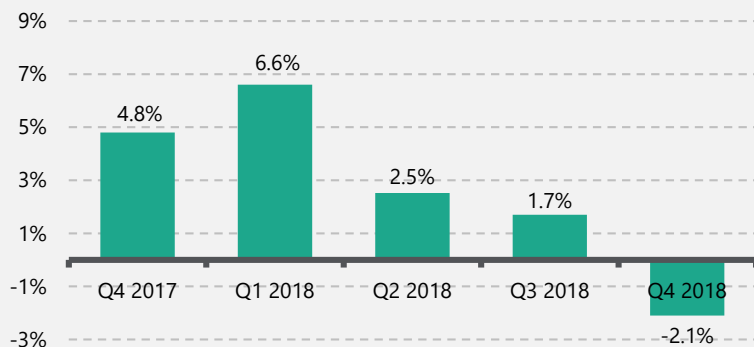
Period End Occupancy – Operating Portfolio



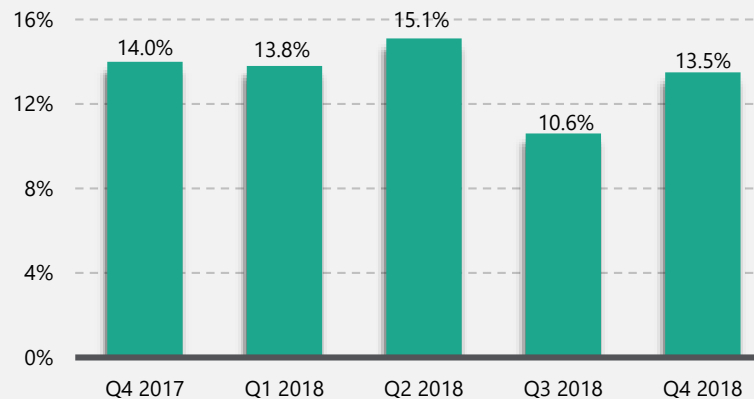
Weighted Average Customer Retention



Same Store Cash NOI Change Over Prior Year ^(A)



Net Effective Rent Change



(A) Same store cash NOI change has been calculated based on actual U.S. Dollars

US Dollars in thousands except per CBFi amounts

2018 Guidance	Low	High	Actuals
Full year FFO per CBFi ^(A)	\$ 0.1550	\$ 0.1650	\$ 0.1667
Full year FFO per CBFi including incentive fee	\$ 0.1500	\$ 0.1600	\$ 0.1506
Operations			
Year-end occupancy	96.0%	97.0%	97.4%
Same store cash NOI change	3.00%	4.00%	2.2%
Annual capex as a percentage of NOI	13.0%	14.0%	14.2%
Capital Deployment			
Building acquisitions	\$ 100,000	\$ 300,000	\$ 80,434
Building dispositions	\$ -	\$ -	\$ -
Other Assumptions			
G&A (Asset management and professional fees) ^(B)	\$ 19,500	\$ 21,500	\$ 20,403
Full year 2018 distribution per CBFi (US Dollars)	\$ 0.1240	\$ 0.1240	\$ 0.1240

(A) FFO guidance excludes the impact of peso movements as U.S. Dollar is the functional currency of FIBRA Prologis.

(B) G&A excludes incentive fee

Note: Guidance based on \$20.00 pesos per \$1.00 U.S Dollar.

US Dollars in thousands except per CBFI amounts

2019 Guidance	Low	High
Full year FFO per CBFI ^(A)	\$ 0.1550	\$ 0.1650
Operations		
Year-end occupancy	96.0%	97.0%
Same store cash NOI change	1.00%	3.00%
Annual capex as a percentage of NOI	13.0%	14.0%
Capital Deployment		
Building dispositions	\$ 50,000	\$ 70,000
Other Assumptions		
G&A (Asset management and professional fees) ^(B)	\$ 20,000	\$ 22,000
Full year 2019 distribution per CBFI (US Dollars)	\$ 0.1240	\$ 0.1240

(A) FFO guidance excludes the impact of peso movements as U.S. Dollar is the functional currency of FIBRA Prologis.

(B) G&A excludes incentive fee

Note: Guidance based on \$20.00 pesos per \$1.00 U.S Dollar.

Financial Information

Interim Condensed Statements of Financial Position

4Q 2018 Supplemental

in thousands	December 31, 2018		December 31, 2017	
	Ps.	US\$	Ps.	US\$
Assets:				
Current assets:				
Cash	339,276	17,261	371,364	18,817
Trade receivables	66,167	3,367	44,220	2,241
Value added tax and other receivables	171,082	8,703	73,553	3,727
Prepaid expenses	2,160	110	1,600	81
Assets held for sale	1,230,502	62,600	-	-
	1,809,187	92,041	490,737	24,866
Non-current assets:				
Investment properties	45,727,051	2,326,293	43,932,382	2,226,070
Interest rate swaps	77,201	3,927	84,319	4,272
Other assets	47,713	2,429	45,240	2,293
	45,851,965	2,332,649	44,061,941	2,232,635
Total assets	47,661,152	2,424,690	44,552,678	2,257,501
Liabilities and Equity:				
Current liabilities:				
Trade payables	121,559	6,185	112,875	5,721
Due to affiliates	52,476	2,669	98,895	5,011
Current portion of long term debt	23,726	1,207	21,847	1,107
Liabilities directly associate with assets held for sale	6,815	347	-	-
	204,576	10,408	233,617	11,839
Non-current liabilities:				
Long term debt	16,464,638	837,613	14,893,139	754,640
Security deposits	292,761	14,893	291,840	14,788
	16,757,399	852,506	15,184,979	769,428
Total liabilities	16,961,975	862,914	15,418,596	781,267
Equity:				
CBFI holders capital	13,952,327	1,118,812	13,746,963	1,114,530
Other equity accounts	16,746,850	442,964	15,387,119	361,704
Total equity	30,699,177	1,561,776	29,134,082	1,476,234
Total liabilities and equity	47,661,152	2,424,690	44,552,678	2,257,501

Financial information

Interim Condensed Statements of Comprehensive Income

4Q 2018 Supplemental

in thousands, except per CBF1 amounts	For the three months ended December 31,				For the year ended December 31,			
	2018		2017		2018		2017	
	Ps.	US\$	Ps.	US\$	Ps.	US\$	Ps.	US\$
Revenues:								
Lease rental income	854,337	43,260	783,301	42,020	3,279,632	170,655	3,125,381	165,092
Rental recoveries	94,314	4,765	80,735	4,333	335,639	17,388	310,430	16,409
Other property income	10,402	528	18,746	1,001	58,212	3,016	67,567	3,573
	959,053	48,553	882,782	47,354	3,673,483	191,059	3,503,378	185,074
Cost and expenses:								
Property operating expenses:								
Operating and maintenance	60,014	3,045	49,010	2,617	203,211	10,568	189,221	10,031
Utilities	22,024	1,100	5,454	295	55,833	2,878	46,742	2,482
Property management fees	28,843	1,435	27,003	1,432	109,224	5,688	103,715	5,534
Real estate taxes	15,365	790	17,617	845	67,058	3,449	69,327	3,319
Non-recoverable operating	17,070	822	8,185	350	38,548	2,014	51,837	3,048
	143,316	7,192	107,269	5,539	473,874	24,597	460,842	24,414
Gross profit	815,737	41,361	775,513	41,815	3,199,609	166,462	3,042,536	160,660
Other expenses (income):								
(Gain) loss on valuation of investment properties	(377,221)	(19,072)	(345,717)	(18,243)	(1,074,444)	(55,219)	284,352	12,873
Asset management fees	87,086	4,369	78,803	4,116	328,175	16,974	306,980	16,293
Incentive fee	-	-	-	-	205,364	10,337	139,162	7,474
Professional fees	19,469	1,658	56,905	2,221	52,125	3,429	98,085	4,399
Interest expense	184,720	9,373	161,980	8,559	647,972	33,710	627,112	33,215
Amortization of debt premium	-	-	(5,700)	(299)	(4,639)	(248)	(71,103)	(3,709)
Amortization of deferred financing cost	15,314	767	11,897	623	56,414	2,934	37,353	1,983
Net (gain) on early extinguishment of debt	-	-	(3,039)	(146)	(4,027)	(231)	(35,941)	(1,914)
Unused credit facility fee	7,711	383	2,049	108	29,566	1,542	24,685	1,305
Unrealized loss on exchange rate options	-	-	-	-	6,159	340	-	-
Unrealized loss on exchange rate forwards	-	-	-	-	-	-	8,563	447
Realized loss on exchange rate forwards	105	5	4,313	219	9,100	458	12,692	682
Net Unrealized exchange (gain) loss	(8,643)	(373)	31,464	1,661	(34,996)	(1,764)	26,544	1,401
Net Realized exchange (gain)	(4,696)	(241)	(1,550)	(81)	(2,506)	(126)	(2,245)	(118)
Other general and administrative expenses	4,325	244	6,259	343	13,143	703	18,336	989
	(71,830)	(2,887)	(2,336)	(919)	227,406	12,839	1,474,575	75,320
Net income	887,567	44,248	777,849	42,734	2,972,203	153,623	1,567,961	85,340
Other comprehensive income:								
<i>Items that are not reclassified subsequently to profit or loss:</i>								
Translation (gain) loss from functional currency to reporting currency	(1,286,915)	(158)	(2,275,154)	8,453	142,158	(621)	1,273,795	1,858
<i>Items that are or may be reclassified subsequently to profit or loss:</i>								
Unrealized loss (gain) on interest rate swaps	82,813	4,213	(35,797)	(1,889)	9,271	345	(42,047)	(2,212)
	(1,204,102)	4,055	(2,310,951)	6,564	151,429	(276)	1,231,748	(354)
Total comprehensive (loss) income for the period	2,091,669	40,193	3,088,800	36,170	2,820,774	153,899	336,213	85,694
Earnings per CBF1 (A)	1.3768	0.0686	1.2176	0.0669	4.6280	0.2392	2.4624	0.1340

Financial information

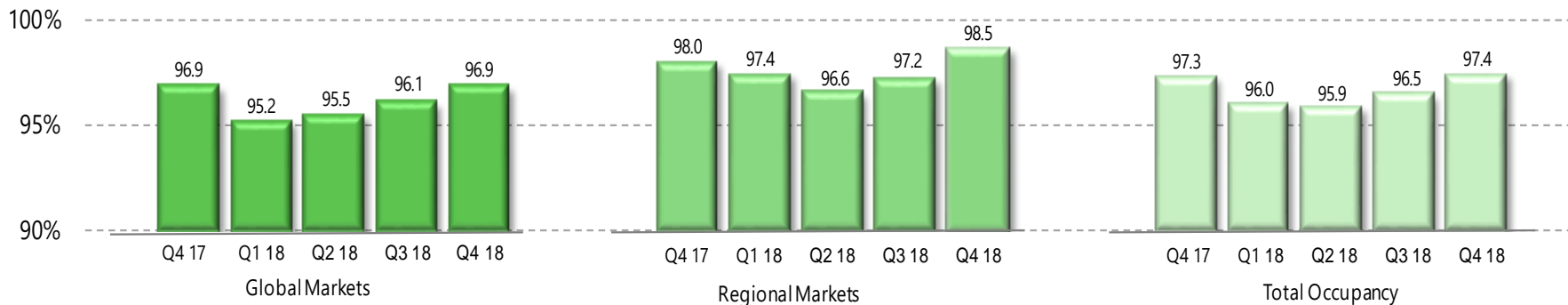
Reconciliations of Net Income to FFO, AFFO and EBITDA

4Q 2018 Supplemental

in thousands	For the three months ended December 31,				For the year ended December 31,			
	2018		2017		2018		2017	
	Ps.	US\$	Ps.	US\$	Ps.	US\$	Ps.	US\$
Reconciliation of Net Income to FFO								
Net income	887,567	44,248	777,849	42,734	2,972,203	153,623	1,567,961	85,340
NAREIT defined FFO	887,567	44,248	777,849	42,734	2,972,203	153,623	1,567,961	85,340
Adjustments to arrive at FFO, as defined by FIBRA Prologis:								
(Gain) loss on valuation of investment properties	(377,221)	(19,072)	(345,717)	(18,243)	(1,074,444)	(55,219)	284,352	12,873
Unrealized loss on exchange rate options	-	-	-	-	6,159	340	-	-
Unrealized loss on exchange rate forwards	-	-	-	-	-	-	8,563	447
Net unrealized exchange (gain) loss	(8,643)	(373)	31,464	1,661	(34,996)	(1,764)	26,544	1,401
Net (gain) on early extinguishment of debt	-	-	(3,039)	(146)	(4,027)	(231)	(35,941)	(1,914)
FFO, as modified by FIBRA Prologis	501,703	24,803	460,557	26,006	1,864,895	96,749	1,851,479	98,147
Incentive fee paid in CBFIs	-	-	-	-	205,364	10,337	139,162	7,474
FFO, as modified by FIBRA Prologis excluding incentive fee	501,703	24,803	460,557	26,006	2,070,259	107,086	1,990,641	105,621
FFO, as modified by FIBRA Prologis	501,703	24,803	460,557	26,006	1,864,895	96,749	1,851,479	98,147
Adjustments to arrive at Adjusted FFO ("AFFO")								
Straight-lined rents	(15,134)	(740)	(12,546)	(655)	(61,273)	(3,171)	(45,273)	(2,231)
Property improvements	(63,492)	(3,141)	(42,480)	(2,265)	(183,069)	(9,408)	(138,058)	(7,492)
Tenant improvements	(51,138)	(2,564)	(78,547)	(3,625)	(161,137)	(8,333)	(200,322)	(10,091)
Leasing commissions	(48,678)	(2,481)	(25,718)	(1,332)	(114,063)	(5,938)	(82,819)	(4,387)
Amortization of deferred financing costs	15,314	767	11,897	623	56,414	2,934	37,353	1,983
Amortization of debt premium	-	-	(5,700)	(299)	(4,639)	(248)	(71,103)	(3,709)
Incentive fee paid in CBFIs	-	-	-	-	205,364	10,337	139,162	7,474
AFFO	338,575	16,644	307,463	18,453	1,602,492	82,922	1,490,419	79,694

in thousands	For the three months ended December 31,				For the year ended December 31,			
	2018		2017		2018		2017	
	Ps.	US\$	Ps.	US\$	Ps.	US\$	Ps.	US\$
Reconciliation of Net Income to Adjusted EBITDA								
Net income	887,567	44,248	777,849	42,734	2,972,203	153,623	1,567,961	85,340
(Gain) loss on valuation of investment properties	(377,221)	(19,072)	(345,717)	(18,243)	(1,074,444)	(55,219)	284,352	12,873
Interest expense	184,720	9,373	161,980	8,559	647,972	33,710	627,112	33,215
Amortization of deferred financing costs	15,314	767	11,897	623	56,414	2,934	37,353	1,983
Amortization of debt premium	-	-	(5,700)	(299)	(4,639)	(248)	(71,103)	(3,709)
Net (gain) on early extinguishment of debt	-	-	(3,039)	(146)	(4,027)	(231)	(35,941)	(1,914)
Unused credit facility fee	7,711	383	2,049	108	29,550	1,542	24,685	1,305
Unrealized loss on exchange rate options	-	-	-	-	6,159	340	-	-
Unrealized loss on exchange rate forwards	-	-	-	-	-	-	8,563	447
Net unrealized exchange (gain) loss	(8,643)	(373)	31,464	1,661	(34,996)	(1,764)	26,544	1,401
Pro forma adjustments	21,930	1,105	11,157	589	21,930	1,105	33,070	1,748
Incentive fee paid in CBFIs	-	-	-	-	205,364	10,337	139,162	7,474
Adjusted EBITDA	731,378	36,431	641,940	35,586	2,821,486	146,129	2,641,758	140,163

Period Ending Occupancy - Operating Portfolio



square feet in thousands

Leasing Activity

	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018
Square feet of leases commenced:					
Renewals	1,599	1,423	1,880	2,432	1,068
New leases	431	182	407	539	735
Total square feet of leases commenced	2,030	1,605	2,287	2,971	1,803
Average term of leases commenced (months)	54	53	44	46	86
Operating Portfolio:					
Trailing four quarters - leases commenced	7,862	7,101	8,129	8,893	8,666
Trailing four quarters - % of average portfolio	23.0%	20.7%	23.6%	25.7%	24.9%
Rent change - cash	1.2%	2.8%	3.0%	3.7%	-2.0%
Rent change - net effective	14.0%	13.8%	15.1%	10.6%	13.5%

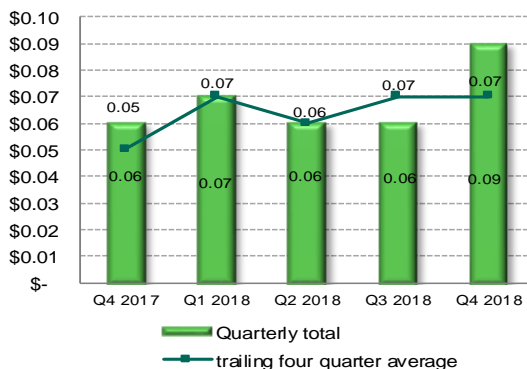
Capital Expenditures Incurred ^(A) in thousands

	Q4 2017		Q1 2018		Q2 2018		Q3 2018		Q4 2018	
	Ps.	US\$	Ps.	US\$	Ps.	US\$	Ps.	US\$	Ps.	US\$
Property improvements	42,480	2,265	42,209	2,264	41,513	2,116	35,855	1,887	63,492	3,141
Tenant improvements	78,547	3,625	43,376	2,325	39,410	2,009	27,213	1,434	51,138	2,481
Leasing commissions	25,718	1,332	24,688	1,319	9,406	490	31,291	1,648	48,678	2,564
Total turnover costs	104,265	4,957	68,064	3,644	48,816	2,499	58,504	3,082	99,816	5,045
Total capital expenditures	146,745	7,222	110,273	5,908	90,329	4,615	94,359	4,969	163,308	8,186
Trailing four quarters - % of gross NOI	13.7%		14.8%		13.8%		13.6%		14.2%	

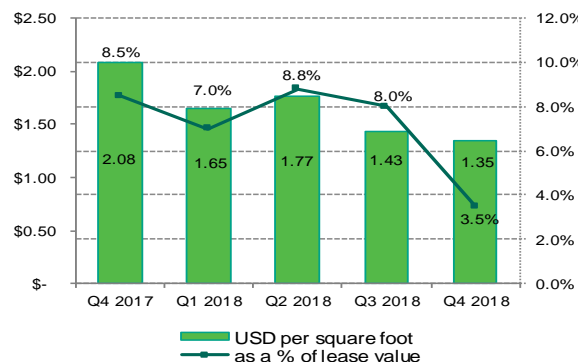
Same Store Information

	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018
Square feet of population	32,411	34,167	34,167	34,167	34,167
Average occupancy	97.0%	96.0%	96.0%	96.2%	96.5%
Percentage change:					
Rental income- cash	5.2%	3.2%	0.3%	2.3%	(0.2%)
Rental expenses- cash	7.0%	(13.5%)	(10.5%)	5.3%	9.4%
NOI - Cash	4.8%	6.6%	2.5%	1.7%	(2.1%)
NOI - net effective	3.7%	7.1%	3.9%	1.0%	(1.9%)
Average occupancy	0.6%	(0.1%)	(1.7%)	(0.3%)	(2.0%)

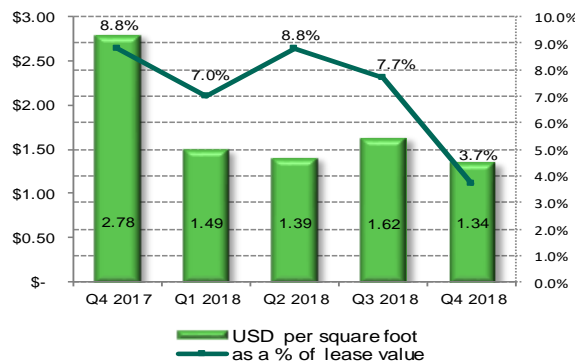
Property Improvements per Square Foot (USD)



Turnover Cost on Leases Commenced



Turnover Costs on Leases Signed



square feet and currency in thousands	# of Buildings	Square Feet		Occupied %	Leased %	Fourth Quarter NOI		Net Effective Rent				Investment Properties Value			
		Total	% of Total			Annualized		% of Total	Per Sq Ft		Total		% of Total		
						Ps.	US\$	Ps.	US\$	Ps.	US\$	Ps.	US\$		
Global Markets															
Mexico City	52	12,402	34.5	99.6	99.6	280,270	14,211	1,352,159	68,789	37.8	109	5.57	18,433,960	937,800	39.2
Guadalajara ^(C)	28	6,355	17.7	92.0	92.0	136,990	6,946	564,498	28,718	15.7	97	4.91	7,879,348	400,850	16.8
Monterrey ^(C)	26	4,731	13.1	96.4	96.4	91,139	4,621	454,814	23,138	12.7	100	5.08	5,940,420	302,210	12.7
Total global markets	106	23,488	65.3	96.9	96.9	508,399	25,778	2,371,471	120,645	66.2	104	5.30	32,253,728	1,640,860	68.7
Regional markets															
Reynosa	30	4,712	13.1	98.8	98.8	118,871	6,027	480,820	24,461	13.4	103	5.25	5,317,602	270,525	11.3
Tijuana	33	4,214	11.7	100.0	100.0	100,055	5,073	401,683	20,435	11.2	95	4.85	5,022,261	255,500	10.7
Ciudad Juarez ^(C)	31	3,566	9.9	96.4	96.4	82,397	4,178	330,919	16,835	9.2	96	4.90	3,906,749	198,750	8.3
Total regional markets	94	12,492	34.7	98.5	98.5	301,323	15,278	1,213,422	61,731	33.8	99	5.02	14,246,612	724,775	30.3
Total operating portfolio	200	35,980	100.0	97.4	97.4	809,722	41,056	3,584,893	182,376	100.0	102	5.20	46,500,340	2,365,635	99.0
Intermodal facility ^(A)						6,015	305						316,471	16,100	0.7
Excess land ^(B)													140,742	7,160	0.3
Total investment properties		35,980	100.0			815,737	41,361						46,957,553	2,388,895	100.0

(A) 100% occupied as of December 31, 2018.

(B) We have 31.78 acres of land in Monterrey that has an estimated build out of 963,218 square feet.

(C) On December 27, 2018, FIBRAPL signed a purchase and sale agreement under suspensory conditions of an industrial portfolio of eight properties located in Guadalajara, Monterrey and Juarez markets with a leasable area of 1.07 million square feet and a fair value of \$1,230.5 million, which could occur during 2019.

square feet in thousands

Top 10 Customers as % of Net Effective Rent

	% of Net Effective Rent	Total Square Feet
1 DHL	3.0%	1,059
2 IBM de México, S. de R.L	2.9%	1,249
3 Geodis	2.7%	796
4 LG, Inc.	1.9%	694
5 Johnson Controls Inc.	1.7%	519
6 APL (Neptune Orient Lines)	1.6%	551
7 Uline	1.4%	501
8 Kuehne & Nagel	1.3%	469
9 Ryder System Inc.	1.3%	407
10 Panalpina	1.3%	368
Top 10 Customers	19.1%	6,613

square feet and currency in thousands

Lease Expirations - Operating Portfolio

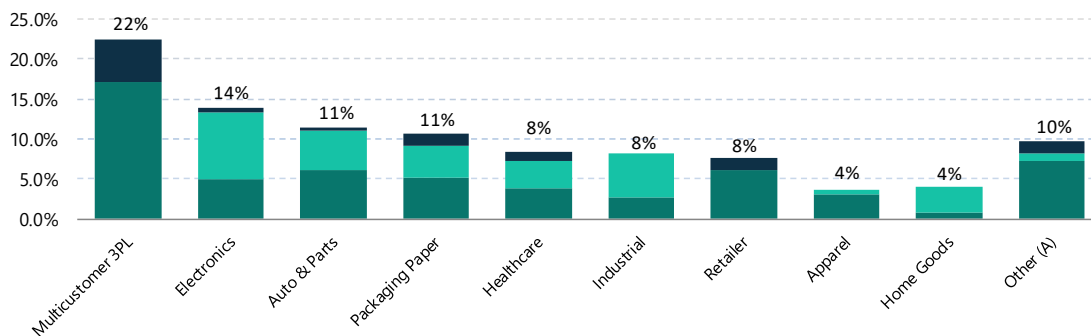
Year	Occupied Sq Ft	Net Effective Rent						
		Total	% of Total	Per Sq Ft		% Currency		
		Ps.	US\$		Ps.	US\$	%Ps.	%US\$
2019	7,463	765,389	38,938	22%	102.54	5.22	35%	65%
2020	8,043	794,874	40,438	22%	98.83	5.03	19%	81%
2021	5,644	586,887	29,857	16%	103.99	5.29	47%	53%
2022	3,508	356,571	18,140	10%	101.65	5.17	35%	65%
2023	4,158	427,059	21,726	12%	102.71	5.23	32%	68%
Month to month	166	13,308	677	0%	80.25	4.08	0%	100%
Thereafter	6,080	640,805	32,600	18%	105.40	5.36	25%	75%
Total	35,062	3,584,893	182,376	100%	102.2	5.20	31%	69%

Lease Currency - Operating portfolio

	Annualized Net Effective Rent USD	% of Total	Occupied Sq Ft	% of Total
Leases denominated in Ps.	57,248	31.4	10,841	30.9
Leases denominated in US\$	125,128	68.6	24,221	69.1
Total	182,376	100	35,062	100

Use of Space by Customer Industry

% of Portfolio NER



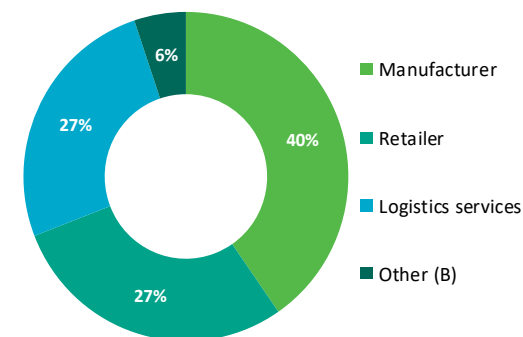
■ Distribution, Retail and B2B - 57% ■ Manufacturing - 31% ■ E-Commerce & Transport - 12%

(A) Other includes: transportation, food/ beverages, consumer products, construction, data center/ office

(B) Other includes: transport and freight, services

Customer Type

% of Portfolio NER



square feet and currency in thousands	Q4 2018			FY 2018		
	Sq Ft	Acquisition Price ^(A)		Sq Ft	Acquisition Price ^(A)	
		P s.	US\$		P s.	US\$
Building Acquisitions						
Global Markets						
Mexico City	-	-	-	-	-	-
Guadalajara	249	358,299	17,719	518	624,097	31,669
Monterrey	863	966,144	48,765	863	966,144	48,765
Total Global Markets	1,112	1,324,443	66,484	1,381	1,590,241	80,434
Regional Markets						
Reynosa	-	-	-	-	-	-
Tijuana	-	-	-	-	-	-
Ciudad Juarez	-	-	-	-	-	-
Total Regional Markets	-	-	-	-	-	-
Total Building Acquisitions	1,112	1,324,443	66,484	1,381	1,590,241	80,434
Weighted average stabilized cap rate			6.8%			7.0%

(A) The U.S. Dollar amount has been translated at the date of the transaction based on the exchange rate in the sales agreement.

Capitalization

Debt Summary and Metrics

4Q 2018 Supplemental

currency in millions

Maturity	Unsecured				Secured		Total		Wtd Avg. Cash. Interest Rate ^(A)	Wtd Avg. Effective Interest Rate ^(B)
	Credit Facility		Senior		Mortgage Debt					
	Ps.	US\$	Ps.	US\$	Ps.	US\$	Ps.	US\$		
2019	-	-	-	-	-	-	-	-	0.0%	0.0%
2020	-	-	5,012	255	-	-	5,012	255	3.5%	3.9%
2021	-	-	-	-	-	-	-	-	-	-
2022	2,064	105	2,948	150	-	-	5,012	255	4.3%	4.5%
Thereafter	-	-	4,423	225	2,103	107	6,526	332	4.7%	4.7%
Subtotal- debt par value	2,064	105	12,383	630	2,103	107	16,550	842		
Interest payable and deferred financing cost	-	-	-	-	(62)	(3)	(62)	(3)		
Total debt	2,064	105	12,383	630	2,041	104	16,488	839	4.1%	4.3%
Weighted average cash interest rate ^(A)		4.5%		3.9%		4.7%		4.1%		
Weighted average effective interest rate ^(B)		4.5%		4.2%		4.7%		4.3%		
Weighted average remaining maturity in years		3.5		3.1		7.1		3.7		

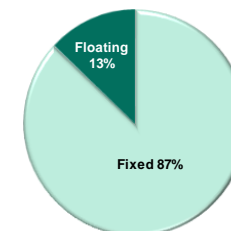
currency in millions

Liquidity	Ps.	US\$
Aggregate lender commitments	6,388	325
Less:		
Borrowings outstanding	2,064	105
Outstanding letters of credit	-	-
Current availability	4,324	220
Unrestricted cash	339	17
Total liquidity	4,663	237

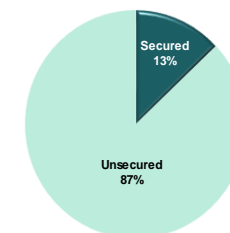
Debt Metrics ^(C)

	2018	
	Fourth Quarter	Third Quarter
Debt, less cash and VAT, as % of investment properties	35.2%	32.9%
Fixed charge coverage ratio	3.89x	4.20x
Debt to Adjusted EBITDA	5.62x	5.30x

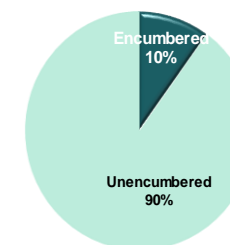
Fixed vs. Floating Debt ^(D)



Secured vs. Unsecured Debt



Encumbered vs. Unencumbered Assets Pool ^(E)



- (A) Interest rates are based on the cash rates associated with the respective weighted average debt amounts outstanding.
- (B) Interest rate is based on the effective rate, which includes the amortization of related premiums (discounts) and finance costs. The net premiums (discounts) and finance costs associated with the respective debt were included in the maturities by year.
- (C) These calculations are based on actual U.S. Dollars as described in the Notes and Definitions section, and are not calculated in accordance with the applicable regulatory rules.
- (D) Includes the interest rate swap contract.
- (E) Based on fair market value as of December 31, 2018.

Operating in 19 countries

- 768 million square feet (71 million square meters)
- 3,690 properties
- Approximately 5,100 customers across a diverse range of industries

AMERICAS

Brazil
Canada
Mexico
United States

EUROPE

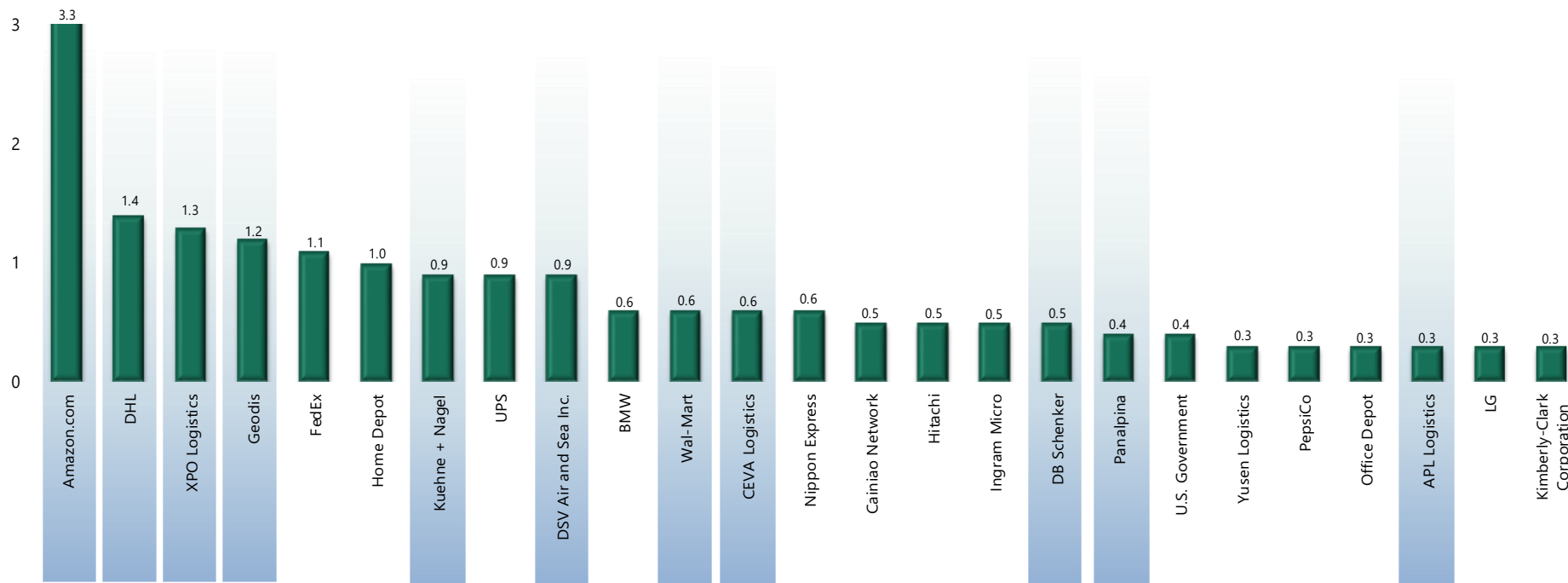
Belgium
Czech Republic
France
Germany
Hungary
Italy
Netherlands
Poland
Slovakia
Spain
Sweden
United Kingdom

ASIA

China
Japan
Singapore

Platform covers more than 70% of global GDP

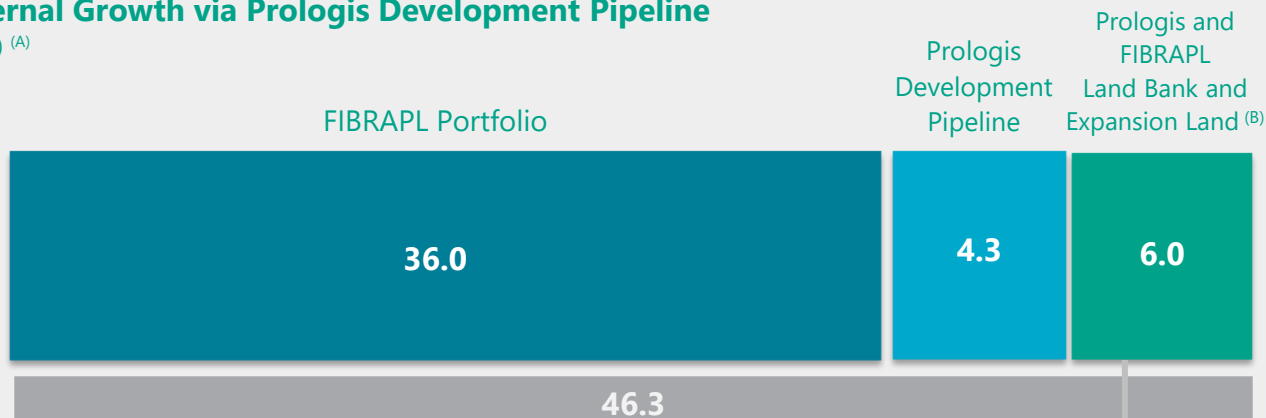
(% Net Effective Rent)



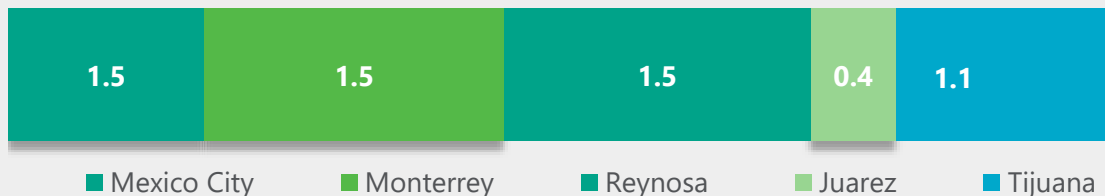
Identified External Growth Pipeline

External Growth via Prologis Development Pipeline

(MSF) ^(A)



Prologis Land Bank and FIBRAPL Expansion Land based on buildable SF



- 29% growth potential in the next 3 to 4 years
- Proprietary access to Prologis development pipeline at market values
- Exclusive right to third-party acquisitions sourced by Prologis
- Prologis Development Pipeline:

	GLA (MSF)	% Leased
Mexico City	3.5	97 %
Monterrey	0.6	100%
Ciudad Juarez	0.2	100 %
Total	4.3	97%

(A) Million square feet as of December 31, 2018.

(B) Based on buildable square feet

Notes and Definitions



Please refer to our financial statements as prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board and filed with the Mexican National Banking and Securities Commission (Comision Nacional Bancaria y de Valores ("CNBV")) and other public reports for further information about us and our business.

Acquisition price, as presented for building acquisitions, represent economic cost. This amount includes the building purchase price plus 1) transaction closing costs, 2) due diligence costs, 3) immediate capital expenditures (including two years of property improvements and all leasing commissions and tenant improvements required to stabilize the property), 4) the effects of marking assumed debt to market and 5) the net present value of free and discounted rent, if applicable.

Adjusted EBITDA. We use Adjusted EBITDA, a non-IFRS financial measure, as a measure of our operating performance. The most directly comparable IFRS measure to Adjusted EBITDA is net income (loss).

We calculate Adjusted EBITDA beginning with net income (loss) and removing the effect of financing cost, income taxes and similar adjustments we make to our FFO measures (see definition below). We also include a pro forma adjustment to reflect a full period of NOI on the operating properties we acquire during the quarter and to remove NOI on properties we dispose of during the quarter, assuming all transactions occurred at the beginning of the quarter.

We believe Adjusted EBITDA provides investors relevant and useful information because it permits investors to view our operating performance, analyze our ability to meet interest payment obligations and make CBFi distributions on an unleveraged basis before the effects of income tax, non-cash amortization expense, gains and losses on the disposition of investments in real estate unrealized gains or losses from mark-to-market adjustments to investment properties and revaluation from Pesos into our functional currency to the U.S. dollar, and other items (outlined above), that affect comparability. While all items are not infrequent or unusual in nature, these items may result from market fluctuations that can have inconsistent effects on our results of operations. The economics underlying these items reflect market and financing conditions in the short-term but can obscure our performance and the value of our long-term investment decisions and strategies.

While we believe Adjusted EBITDA is an important measure, it should not be used alone because it excludes significant components of our net income (loss), such as our historical cash expenditures or future cash requirements for working capital, capital expenditures, distribution requirements, contractual commitments or interest and principal payments on our outstanding debt and is therefore limited as an analytical tool.

Our computation of Adjusted EBITDA may not be comparable to EBITDA reported by other companies in both the real estate industry and other industries. We compensate for the limitations of Adjusted EBITDA by providing investors with financial statements prepared according to IFRS, along with this detailed discussion of Adjusted EBITDA and a reconciliation to Adjusted EBITDA from net-income (loss).

Calculation Per CBFi Amounts is as follows:

in thousands, except per share amounts	For the three months ended December 31,				For the year ended December 31,				
	2018		2017		2018		2017		
	P.s.	US\$	P.s.	US\$	P.s.	US\$	P.s.	US\$	
Earnings									
Net income	887,567	44,248	777,849	42,734	2,972,203	153,623	1,567,961	85,340	
Weighted average CBFIs outstanding - Basic and Diluted	644,674	644,674	638,863	638,863	642,222	642,222	636,749	636,749	
Earnings per CBFi - Basic and Diluted	1.3768	0.0686	1.2176	0.0669	4.6280	0.2392	2.4624	0.1340	
FFO									
FFO, as modified by FIBRA Prologis	501,703	24,803	460,557	26,006	1,864,895	96,749	1,851,479	98,147	
Weighted average CBFIs outstanding - Basic and Diluted	644,674	644,674	638,863	638,863	642,222	642,222	636,749	636,749	
FFO per CBFi - Basic and Diluted	0.7782	0.0385	0.7209	0.0407	2.9038	0.1506	2.9077	0.1541	
FFO, as modified by FIBRA Prologis excluding incentive fee	501,703	24,803	460,557	26,006	2,070,259	107,086	1,990,641	105,621	
Weighted average CBFIs outstanding - Basic and Diluted	644,674	644,674	638,863	638,863	642,222	642,222	636,749	636,749	
FFO per CBFi excluding incentive Fee	0.7782	0.0385	0.7209	0.0407	3.2236	0.1667	3.1263	0.1659	

Debt Metrics. We evaluate the following debt metrics to monitor the strength and flexibility of our capital structure and evaluate the performance of our management. Investors can utilize these metrics to make a determination about our ability to service or refinance our debt. See below for the detailed calculations for the respective period:

In thousands	For the three months ended			
	December 31, 2018		September 30, 2018	
	P.s.	US\$	P.s.	US\$
Debt, less cash and VAT, as a % of investment properties				
Total debt - at par	6,550,857	842,000	4,409,992	766,000
Less: cash	(339,276)	(17,261)	(207,355)	(11,022)
Less: VAT receivable	(24,632)	(6,340)	-	-
Total debt, net of adjustments	16,086,949	818,399	14,202,637	754,978
Investment properties	45,727,051	2,326,293	43,153,223	2,293,920
Debt, less of cash and VAT, as a % of investment prope	35.2%	35.2%	32.9%	32.9%
Fixed Charge Coverage ratio:				
Adjusted EBITDA	731,378	36,431	685,947	35,584
Interest expense	184,720	9,373	159,472	8,479
Fixed charge coverage ratio	3.96x	3.89x	4.30x	4.20x
Debt to Adjusted EBITDA:				
Total debt, net of adjustments	6,086,949	818,399	14,202,637	754,978
Adjusted EBITDA annualized	2,925,512	145,724	2,743,788	142,336
Debt to Adjusted EBITDA ratio	5.50x	5.62x	5.18x	5.30x

FFO; FFO, as modified by FIBRA Prologis; AFFO (collectively referred to as "FFO"). FFO is a non-IFRS financial measure that is commonly used in the real estate industry. The most directly comparable IFRS measure to FFO is net income.

The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as earnings computed under U.S. generally accepted accounting principles ("U.S. GAAP") to exclude historical cost depreciation and gains and losses from the sales of previously depreciated properties. As we are required to present our financial information per IFRS, our "NAREIT defined FFO" uses net income computed under IFRS rather than U.S. GAAP. The significant differences between IFRS and U.S. GAAP include depreciation, which is not included in IFRS and therefore we exclude gains and losses from the sale of real estate even though it was not depreciated and the mark-to-market adjustment for the valuation of investment properties, which is included in the adjustments to derive FFO, as modified by FIBRA Prologis (see below).

Our FFO Measures

Our FFO measures begin with NAREIT's definition and we make certain adjustments to reflect our business and the way that management plans and executes our business strategy. While not infrequent or unusual, the additional items we adjust for in calculating *FFO, as modified by FIBRA Prologis* and *AFFO*, as defined below, are subject to significant fluctuations from period to period. Although these items may have a material impact on our operations and are reflected in our financial statements, the removal of the effects of these items allows us to better understand the core operating performance of our properties over the long term. These items have both positive and negative short-term effects on our results of operations in inconsistent and unpredictable directions that are not relevant to our long-term outlook.

These FFO measures are used by management as supplemental financial measures of operating performance and we believe that it is important that holders of CBFIs, potential investors and financial analysts understand the measures management uses. We do not use our FFO measures as, nor should they be considered to be, alternatives to net income computed under IFRS, as indicators of our operating performance, as alternatives to cash from operating activities computed under IFRS or as indicators of our ability to fund our cash needs.

FFO, as modified by FIBRA Prologis

To arrive at *FFO, as modified by FIBRA Prologis*, we adjust the NAREIT defined FFO measure to exclude:

- (i) mark-to-market adjustments for the valuation of investment properties;
- (ii) foreign currency exchange gains and losses from the remeasurement (based on current foreign currency exchange rates) of assets and liabilities denominated in Pesos;
- (iii) income tax expense related to the sale of real estate;
- (iv) gains or losses from the early extinguishment of debt; and
- (v) Unrealized loss on exchange rate forwards
- (vi) expenses related to natural disasters.

We use *FFO, as modified by FIBRA Prologis* to: (i) assess our operating performance as compared to similar real estate companies and the industry in general, (ii) evaluate our performance and the performance of our properties in comparison with expected results and results of previous periods, relative to resource allocation decisions; (iii) evaluate the performance of our management; (iv) budget

and forecast future results to assist in the allocation of resources; (v) provide guidance to the financial markets to understand our expected operating performance; and (v) evaluate how a specific potential investment will impact our future results.

AFFO

To arrive at *AFFO*, we adjust *FFO, as modified by FIBRA Prologis* to further exclude (i) straight-line rents; (ii) recurring capital expenditures; (iii) amortization of debt premiums (including write-off of premiums) and discounts and financing cost, net of amounts capitalized; and (iv) incentive fees paid in CBFIs.

We use *AFFO* to (i) assess our operating performance as compared to similar real estate companies and the industry in general, (ii) evaluate our performance and the performance of our properties in comparison with expected results and results of previous periods, relative to resource allocation decisions, (iii) evaluate the performance of our management, (iv) budget and forecast future results to assist in the allocation of resources, and (v) evaluate how a specific potential investment will impact our future results.

We analyze our operating performance primarily by the rental revenue of our real estate, net of operating, administrative and financing expenses. This income stream is not directly impacted by fluctuations in the market value of our investments in real estate or debt securities. Although these items discussed above have had a material impact on our operations and are reflected in our financial statements, the removal of the effects of these items allows us to better understand the core operating performance of our properties over the long term.

We use *FFO, as modified by FIBRA Prologis* and *AFFO* to: (i) evaluate our performance and the performance of our properties in comparison to expected results and results of previous periods, relative to resource allocation decisions; (ii) evaluate the performance of our management; (iii) budget and forecast future results to assist in the allocation of resources; (iv) provide guidance to the financial markets to understand our expected operating performance; (v) assess our operating performance as compared to similar real estate companies and the industry in general; and (vi) evaluate how a specific potential investment will impact our future results. Because we make decisions with regard to our performance with a long-term outlook, we believe it is appropriate to remove the effects of items that we do not expect to affect the underlying long-term performance of the properties we own. As noted above, we believe the long-term performance of our properties is principally driven by rental revenue. We believe investors are best served if the information that is made available to them allows them to align their analysis and evaluation of our operating results along the same lines that our management uses in planning and executing our business strategy.

Limitations on the use of our FFO measures

While we believe our FFO measures are important supplemental measures, neither NAREIT's nor our measures of FFO should be used alone because they exclude significant economic components of net earnings computed under IFRS and are, therefore, limited as an analytical tool. Accordingly, these are only a few of the many measures we use when analyzing our business. Some of these limitations are:

- Amortization of real estate assets are economic costs that are excluded from FFO. FFO is limited, as it does not reflect the cash requirements that may be necessary for future replacements of the real estate assets. Furthermore, the amortization of capital expenditures and leasing costs necessary to maintain the operating performance of industrial properties are not reflected in FFO.

- Mark-to-market adjustments to the valuation of investment properties and gains or losses from property acquisitions and dispositions represent changes in value of the properties. By excluding these gains and losses, FFO does not capture realized changes in the value of acquired or disposed properties arising from changes in market conditions.
- The foreign currency exchange gains and losses that are excluded from our modified FFO measures are generally recognized based on movements in foreign currency exchange rates through a specific point in time. The ultimate settlement of our foreign currency-denominated net assets is indefinite as to timing and amount. Our FFO measures are limited in that they do not reflect the current period changes in these net assets that result from periodic foreign currency exchange rate movements.
- The current income tax expenses that are excluded from our modified FFO measures represent the taxes that are payable.
- The gains and losses on extinguishment of debt that we exclude from our defined FFO measures may provide a benefit or cost to us as we may be settling our debt at less or more than our future obligation.
- The natural disaster expenses that we exclude from our defined FFO measures are costs that we have incurred.

We compensate for these limitations by using our FFO measures only in conjunction with net income computed under IFRS when making our decisions. This information should be read with our complete consolidated financial statements prepared under IFRS. To assist investors in compensating for these limitations, we reconcile our FFO measures to our net income computed under IFRS.

Fixed Charge Coverage is a non-IFRS financial measure we define as Adjusted EBITDA divided by total fixed charges. Fixed charges consist of net interest expense adjusted for amortization of finance costs and debt discount (premium) and capitalized interest. We use fixed charge coverage to measure our liquidity. We believe that fixed charge coverage is relevant and useful to investors because it allows fixed income investors to measure our ability to make interest payments on outstanding debt and make dividends to holders of our CBFIs. Our computation of fixed charge coverage may not be comparable to fixed charge coverage reported by other companies and is not calculated in accordance with applicable regulatory rules.

Incentive Fee an annual fee payable under the management agreement to Manager when cumulative total CBFi holder returns exceed an agreed upon annual expected return, payable in CBFIs.

Market Classification

- **Global Markets** include the logistics markets of Mexico City, Guadalajara and Monterrey. These markets feature large population centers with high per-capita consumption and are located near major seaports, airports, and ground transportation systems.
- **Regional Markets** include the manufacturing markets of Tijuana, Reynosa and Ciudad Juarez. These markets benefit from large population centers but typically are not as tied to the global supply chain, but rather serve local consumption and are often less supply constrained.

Net Effective Rent (“NER”) is calculated at the beginning of the lease using estimated total cash (including base rent and expense reimbursements) to be received over the term and annualized. The per square foot number is calculated by dividing the annualized net effective rent by the occupied square feet of the lease.

Net Operating Income (“NOI”) is a non-IFRS financial measure used to evaluate our operating performance and represents rental income less rental expenses.

Operating Portfolio includes stabilized industrial properties.

Property Improvements are the addition of permanent structural improvements or the restoration of a building’s or property’s components that will either enhance the property’s overall value or increase its useful life. Property improvements are generally independent of any particular lease as part of general upkeep over time (but may be incurred concurrent with a lease commitment).

Rent Change- Cash represents the percentage change in starting rental rates per the lease agreement, on new and renewed leases, commenced during the periods compared with the previous ending rental rates in that same space. This measure excludes any short-term leases of less than one-year, holdover payments, free rent periods and introductory (teaser rates) defined as 50% or less of the stabilized rate.

Rent Change - Net Effective represents the percentage change in net effective rental rates (average rate over the lease term), on new and renewed leases, commenced during the period compared with the previous net effective rental rates in that same space. This measure excludes any short-term leases of less than one year and holdover payments.

Retention is the square footage of all leases commenced during the period that are rented by existing tenants divided by the square footage of all expiring and in-place leases during the reporting period. The square footage of tenants that default or buy-out prior to expiration of their lease and short-term leases of less than one year are not included in the calculation.

Same Store. Our same store metrics are non-IFRS financial measures, which are commonly used in the real estate industry and expected from the financial community, on both a net-effective and cash basis. We evaluate the performance of the operating properties we own and manage using a “same store” analysis because the population of properties in this analysis is consistent from period to period, which allows us to analyze our ongoing business operations.

We have defined the same store portfolio, for the three months ended December 31, 2018, as those properties that were owned by FIBRA Prologis as of January 1, 2017 and have been in operations throughout the same three-month periods in both 2017 and 2018. The same store population excludes properties acquired or disposed of to third parties during the period. We believe the factors that affect lease rental income, rental recoveries and property operating expenses and NOI in the same store portfolio are generally the same as for our total operating portfolio.

Notes and Definitions

(continued)

As our same store measures are non-IFRS financial measures, they have certain limitations as analytical tools and may vary among real estate companies. As a result, we provide a reconciliation of lease rental income, rental recoveries and property operating expenses from our financial statements prepared in accordance with IFRS to same store property NOI with explanations of how these metrics are calculated. In addition, we further remove certain non-cash items, such as straight-line rent adjustments, included in the financial statements prepared in accordance with IFRS to reflect a cash same store number. To clearly label these metrics, they are categorized as Same Store NOI – Net Effective and Same Store NOI – Cash.

The following is a reconciliation of our lease rental income, rental recoveries and property operating expenses, as included in the Statements of Comprehensive Income, to the respective amounts in our same store portfolio analysis:

in thousands of U.S. Dollars	For the three months ended December 31,		
	2018	2017	Change (%)
Rental income			
Per the statements of comprehensive income	48,553	47,354	
Properties not included in same store and other adjustments (a)	(1,675)	(759)	
Direct Billables Revenues from Properties incl same store pool	1,806	2,603	
Straight-lined rent	(716)	(651)	
Other Adjustments for Properties in Same Store Pool	274	(224)	
Same Store - Rental income- adjusted cash	48,242	48,323	-0.2%
Rental expense			
Per the statements of comprehensive income	7,192	5,539	
Properties not included in same store and other adjustments	(183)	(84)	
Direct Billables Expenses from Properties incl same store pool	1,806	2,603	
Same Store - Rental expense adjusted cash	8,815	8,058	9.4%
NOI			
Per the statements of comprehensive income	41,361	41,815	
Properties not included in same store	(1,492)	(675)	
Straight-lined rent	(716)	(651)	
Net Direct Billable Expenses for Properties in Same Store Pool	-	-	
Other Adjustments for Properties in Same Store Pool	274	(224)	
Same Store - NOI - adjusted cash	39,427	40,265	-2.1%
Straight-lined rent from properties included in same store	716	651	
Same Store NOI	40,143	40,916	-1.9%

- a) To calculate Same Store rental income, we exclude the net termination and renegotiation fees to allow us to evaluate the growth or decline in each property's rental income without regard to one-time items that are not indicative of the property's recurring operating performance.

Same Store Average Occupancy represents the average occupied percentage of the Same Store portfolio for the period.

Tenant Improvements are the costs to prepare a property for lease to a new tenant or release to an existing tenant. Tenant improvements are reasonably expected to provide benefit beyond the

lease term of the pending lease for future tenants, and are generally deemed to be consistent with comparable buildings in the market place.

Total Expected Investment ("TEI") represents total estimated cost of development or expansion, including land, development and leasing costs. TEI is based on current projections and is subject to change.

Turnover Costs represent the obligations incurred in connection with the signing of a lease, including leasing commissions and tenant improvements and are presented for leases that commenced during the period. Tenant improvements include costs to prepare a space for a new tenant and for a lease renewal with the current tenant. It excludes costs to prepare a space that is being leased for the first time (i.e. in a new development property and short-term leases of less than one year).

Weighted Average Stabilized Capitalized ("Cap") Rate is calculated as Stabilized NOI divided by the Acquisition Price.