First Quarter 2019

FIBRA Prologis Financial Information

FIBRA PROLOGIS

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Los Altos Building #13, Guadalajara

FIBRA PROLOGIS®

FIBRA Prologis Announces First Quarter 2019 Earnings Results

MEXICO CITY (April 29, 2019) – FIBRA Prologis (BMV:FIBRAPL 14), a leading owner and operator of Class-A industrial real estate in Mexico, today reported results for the first quarter of 2019.

HIGHLIGHTS FROM THE QUARTER:

- Period-end occupancy was 97.5 percent.
- Net effective rents on rollover increased 5.9 percent.
- Weighted average customer retention was 86.9 percent.
- Same store cash NOI grew 3.5 percent.
- Completed net asset dispositions of US$62 million.
- Refinanced US$290.0 million of unsecured senior term loan facilities

Net earnings per CBFI was Ps. 1.0478 (US$0.0538) for the first quarter compared with Ps. 0.9637 (US$0.00501) for the same period in 2018.

Funds from operations (FFO) per CBFI was Ps. 0.8717 (US$0.0447) for the first quarter compared with Ps. 0.8829 (US$0.0458) for the same period in 2018.

STRONG START TO THE YEAR

"FIBRA Prologis had an excellent start to 2019 with better-than-expected operating and financial results," said Luis Gutiérrez, CEO, Prologis Property Mexico. "Market conditions remain favorable with demand for logistics real estate holding steady across our six markets."

Operating Portfolio	1Q19	1Q18	Notes
Period End Occupancy	97.5%	96.0%	*All six markets recorded higher occupancy*
Leases Commenced	1.6 MSF	1.6 MSF	*63% of leasing activity related to Monterrey and Guadalajara*
Customer Retention	86.9%	73.7%	
Net Effective Rent Change	5.9%	13.8%	*Led by Monterrey and Reynosa*
Cash Same Store NOI	3.5%	6.6%	*Higher expense recoveries and rents partly offset by higher bad debt and concessions related to longer lease term*

SOLID FINANCIAL POSITION

As of March 31, 2019, FIBRA Prologis' leverage was 32.3 percent and liquidity was Ps. 6.6 billion (US$340.0 million), which included Ps. 6.2 billion (US$318.0 million) of available capacity on its unsecured credit facility and Ps. 428.0 million (US$22.0 million) of unrestricted cash.

"Following the successful refinancing of our 2020 debt maturity, we now have no maturities until 2022," said Jorge Girault, senior vice president, Finance, Prologis Property Mexico. "Our balance sheet is in excellent shape with significant liquidity and a level of flexibility that allows us to act opportunistically when the timing is right."

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:

- Tuesday, April 30, 2019, 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 9345298.

A telephonic replay will be available April 30 – May 7 at +1 855 859 2056 from the U.S. and Canada or at +1 404 537 3406 from all other countries using conference code 9345298. 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 March31, 2019, FIBRA Prologis was comprised of 192 logistics and manufacturing facilities in six industrial markets in Mexico totaling 34.9 million square feet (3.2 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.

Interim Condensed Financial Statements as of March 31, 2019 and for the three months then ended

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First Quarter 2019 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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First Quarter 2019 Management Overview

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

We started off 2019 much as we have done over the past four years, with strong momentum that resulted in excellent operating and financial results. Leasing volume was 1.6 million square feet with an average term of 54 months and renewals comprising 87 percent of first quarter activity. Occupancy reached a record 97.5 percent beating the market by 200 basis points. Net effective rents on rollover increased 5.9 percent. Cash same store NOI grew 3.5 percent on higher expense recovery and rents offset partly by higher bad debt and concessions related to longer lease terms. Our results demonstrate the power of FIBRA Prologis' investment strategy, our high-quality, well-located properties and our best-in-class customer service.

In the first quarter, we closed on the sale of eight properties for a net $62 million, in-line with appraised values. This disposition further aligns our portfolio with our long-term investment strategy as 85 percent of the properties sold were related to manufacturing and in submarkets where we no longer plan to expand. The sale also highlights the stark disconnect in valuation between the private and public markets.

Additionally, in March, we successfully refinanced our debt due in 2020, further laddering out our maturities. With this refinancing complete, our next debt maturity is not until 2022.

Demand for logistics real estate remains stable and well balanced. In Mexico City, consumption-oriented demand is driven by durable structural drivers such as rising affluence, anundersupply of modern stock and increasingly e-commerce. The border markets accounted for half of the market net absorption in the first quarter, led by improving conditions in Juarez and Tijuana. We also continue to see heightened interest from manufacturing companies considering relocation to our border markets, which in turn could become an incremental driver of demand.

Mexico's logistics real estate operating environment is adjusting from what has been an unsustainably low level of vacancy. Net absorption in our six markets was 3.3 million square feet in the first quarter with completions higher by 1.0 million square feet. Yet, market vacancy remains low at 4.5 percent for modern-grade product, and unchanged year-over-year, but still 30 basis points higher than at year-end 2018. Vacant stock remains at approximately one year of normal demand.

Given low vacancy and rising market rents, we see a general increase in development activity. The recent pick-up in development in Mexico City, Monterrey and Ciudad Juarez reflects a normal response to the current operating environment. However, development starts slowed in the first quarter and we have lowered our forecast for the full year. As a result, we expect market vacancy to end the year at approximately the level it was in the first quarter.

In closing, we are off to a great start. We will continue to be prudent with our capital and straightforward in our assessment of the market environment, particularly in the context of geopolitical events. I am confident in the strength of our strategy and in the ability of our dedicated, talented team to continue to deliver results. 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 March 31, 2019, FIBRA Prologis owned 192 logistics and manufacturing facilities in six strategic markets in Mexico totaling 34.9 million square feet (3.2 million square meters) of gross leasable area (GLA). These properties were leased to 227 customers, including third-party logistics providers, transportation companies, retailers and manufacturers.

Approximately 65.5 percent of our net effective rents are in global logistics markets (Global Markets) and the remaining 34.5 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 first quarter financial information includes results from January 1, 2019, through March 31, 2019. During the quarter ended March 31, 2019, and through the date of this report, the following activity supported our business priorities and strategy:

- Operating results:

Operating Portfolio	1Q 2019	1Q 2018	Notes
Period End Occupancy	97.5%	96.0%	*All six markets recorded occupancy gains*
Leases Commenced	1.6MSF	1.6MSF	*63% of leasing activity related to Monterrey and Guadalajara*
Customer Retention	86.9%	73.7%	
Net Effective Rent Change	5.9%	13.8%	*Led by Monterrey and Reynosa*
Same Store Cash NOI	3.5%	6.6%	*Higher expense recoveries and rents partly offset by higher bad debt and concessions related to longer lease term*
Turnover Cost on Leases Commenced (per square feet)	US$1.44	US$1.65	*Decrease driven primarily by fewer tenant improvements*

- Capital deployment activities:

US$ in millions	1Q 2019	1Q 2018	Notes
Dispositions			
Sale Price	US$62.0	US$0.0	*Portfolio comprised of 8 properties;*
Building GLA (thousand sf)	1,074	0.0	*sale price in line with appraised value*
Weighted avg. stabilized cap rate	8.2%	0.0%	

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 decrease in SSNOI of 500 basis points year-over-year is mainly due to higher bad debt, concessions related to longer lease term and the weaker peso.

Operational Outlook

Market vacancy in the six main logistics markets in Mexico remains low at 4.5 percent for modern-grade product. We anticipate that vacancies will remain healthy through the year, with expectations of supply risk in Monterrey and Guadalajara markets.

Demand for logistics real estate remains steady and well-balanced. In Mexico City, consumption-oriented demand is driven by durable structural drivers such as rising affluence, undersupply of modern stock and increasingly e-commerce. The border markets accounted for approximately half of market net absorption in the quarter, led by improving conditions in Juarez and Tijuana. Some manufacturing customers are considering a relocation to Mexico signals potential growth in that segment.

Development in Mexico City, Monterrey and Juarez has picked up in recent quarters, primarily in response to the severely low market vacancy of recent years. This has especially been the case in Mexico City and more recently in Juarez.

Acquisitions

Our exclusivity agreement with Prologis gives us access to an important proprietary acquisition pipeline. As of March 31, 2019, Prologis had 4.6 million square feet under development or pre-stabilization, of which 92 percent was leased or pre-leased as of the end of the first quarter. This exclusive access to the Prologis pipeline is a competitive advantage for FIBRA Prologis as it gives us the option to acquire high-quality buildings in our existing markets.

While third-party acquisitions are also possible for FIBRA Prologis, they depend on the availability of 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 68.3 percent of annualized net effective rents, resulting in peso exposure in the first quarter of approximately 31.7 percent. This increase in peso exposure was the result of one new lease and one renewal, both in Mexico City. 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 CBFI holders, we expect our primary cash uses will include:

- asset management fee payment
- capital expenditures and leasing costs on properties in our operating portfolio

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. 428.1 million (approximately US$22.1 million) as of March 31, 2019, the result of cash flow from operating properties
- borrowing capacity of Ps. 6.2 billion (US$318.0 million) under our unsecured credit facility
- proceeds of between Ps. 0.0-190.0 million (US$0.0-10.0 million) from property sales

Debt

As of March 31, 2019, we had approximately Ps. 15.1 billion (US$779.0 million) of debt at par value with a weighted average effective interest rate of 4.4 percent (a weighted average coupon rate of 4.3 percent) and a weighted average maturity of 4.6 years.

- On February 6, 2019, we fully prepaid a US$255.0 million unsecured term loan that was scheduled to mature on December 18, 2020. This unsecured debt was repaid with a new unsecured term loan of US$290.0 million, which matures on February 6, 2024, and a debt cost of LIBOR plus 235 basis points.

According to the CNBV regulation for the calculation of debt ratios, our loan-to-value and debt service coverage ratios as of March 31, 2019, were 32.8 percent and 9.0 times, respectively.

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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 March 31, 2019 condensed interim financial information of Fideicomiso Irrevocable 1721 Banco Actinver, S. A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria, which comprises:

- The condensed statement of financial position as of March 31, 2019;
- The condensed statements of comprehensive income for the three-month period ended March 31, 2019;
- The condensed statements of changes in equity for the three-month period ended March 31, 2019;
- The condensed statements of cash flows for the three-month period ended March 31, 2019; and
- Notes to the interim condensed 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 March 31, 2019 condensed interim financial information is not prepared, in all material respects, in accordance with IAS 34, *Interim Financial Reporting*.

KPMG CARDENAS DOSAL, S. C.

Alberto Vazquez Ortiz

Mexico City, April 25, 2019.

Interim condensed statements of financial position

As of March 31, 2019 and December 31, 2018

in thousands Mexican Pesos	Note	March 31, 2019	December 31, 2018
Assets			
Current assets:			
Cash		$ 428,057	$ 339,276
Trade receivables	7	62,396	66,167
Other receivables and value added tax	8	46,994	171,082
Prepaid expenses	9	73,787	2,160
Assets held for sale	10	193,018	1,230,502
		804,252	1,809,187
Non-current assets:			
Investment properties	11	45,175,473	45,727,051
Hedge instruments	15	30,917	77,201
Other assets		47,329	47,713
		45,253,719	45,851,965
Total assets		**$ 46,057,971**	**$ 47,661,152**
Liabilities and equity			
Current liabilities:			
Trade payables		$ 123,248	$ 121,559
Value added tax payable		114,871	-
Due to affiliates	14	9,470	52,476
Current portion of long term debt	12	35,987	23,726
Liabilities related to assets held for sale		-	6,815
		283,576	204,576
Non-current liabilities:			
Long term debt	12	15,009,032	16,464,638
Security deposits		290,552	292,761
		15,299,584	16,757,399
Total liabilities		15,583,160	16,961,975
Equity:			
CBFI holders' capital	13	13,952,327	13,952,327
Other equity accounts and retained earnings		16,522,484	16,746,850
Total equity		30,474,811	30,699,177
Total liabilities and equity		**$ 46,057,971**	**$ 47,661,152**

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

Interim condensed statements of comprehensive income

For the three months ended March 31, 2019 and 2018

in thousands Mexican Pesos, except per CBFI amounts	Note	For the three months ended March 31, 2019	2018
Revenues:			
Lease rental income		$ 871,486	$ 801,185
Rental recoveries		99,443	73,879
Other property income		20,989	15,612
		991,918	890,676
Costs and expenses:			
Operating expenses:			
Operating and maintenance		53,334	44,616
Utilities		13,429	8,543
Property management fees	14	28,003	25,438
Real estate taxes		17,932	17,259
Non-recoverable operating		17,719	(3,735)
		130,417	92,121
Gross profit		**861,501**	**798,555**
Gain on valuation of investment properties	11	(126,754)	(33,646)
Asset management fees	14	84,503	76,641
Professional fees		7,968	13,137
Financial cost		193,342	141,045
Net loss (gain) on early extinguishment of debt		15,732	(4,797)
Unused credit facility fee		7,238	5,028
Unrealized loss on exchange rate hedge instruments	15	6,585	3,618
Realized loss on exchange rate hedge instruments	15	419	-
Net exchange gain		(6,646)	(20,542)
Other general and administrative expenses		3,617	2,395
		186,004	182,879
Net income		**675,497**	**615,676**
Other comprehensive income:			
Items that are not reclassified subsequently to profit or loss:			
Translation loss from functional currency to reporting currency		463,562	2,083,158
Items that are or may be reclassified subsequently to profit or loss:			
Unrealized loss (gain) on interest rate swaps	15	51,802	(31,868)
		515,364	2,051,290
Total comprehensive income (loss) for the period		**$ 160,133**	**$ (1,435,614)**
Earnings per CBFI	**6**	**$ 1.05**	**$ 0.96**

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

Interim condensed statements of changes in equity

For the three months ended March 31, 2019 and 2018

in thousands Mexican Pesos	CBFI holders' capital	Other equity accounts	Retained earnings	Total
Balance as of January 1, 2018	$ 13,746,963	$ 9,373,971	$ 6,013,148	$ 29,134,082
Dividends	-	-	(353,672)	(353,672)
Comprehensive income:				
Translation loss from functional currency to reporting currency	-	(2,083,158)	-	(2,083,158)
Unrealized gain on interest rate swaps	-	31,868	-	31,868
Net income	-	-	615,676	615,676
Total comprehensive (loss) income	-	(2,051,290)	615,676	(1,435,614)
Balance as of March 31, 2018	**$ 13,746,963**	**$ 7,322,681**	**$ 6,275,152**	**$ 27,344,796**
Balance as of January 1, 2019	$ 13,952,327	$ 9,222,542	$ 7,524,308	$ 30,699,177
Dividends	-	-	(384,499)	(384,499)
Comprehensive income:				
Translation loss from functional currency to reporting currency	-	(463,562)	-	(463,562)
Unrealized loss on interest rate swaps	-	(51,802)	-	(51,802)
Net income	-	-	675,497	675,497
Total comprehensive (loss) income	-	(515,364)	675,497	160,133
Balance as of March 31, 2019	**$ 13,952,327**	**$ 8,707,178**	**$ 7,815,306**	**$ 30,474,811**

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

Interim condensed statements of cash flows

For the three months ended March 31, 2019 and 2018

in thousands Mexican Pesos	For the three months ended March 31,	
	2019	**2018**
Operating activities:		
Net income	$ 675,497	$ 615,676
Adjustments for:		
Gain on valuation of investment properties	(126,754)	(33,646)
Allowance for uncollectible trade receivables	8,165	(8,046)
Financial cost	193,342	141,045
Net loss (gain) on early extinguishment of debt	15,732	(4,797)
Realized loss on exchange rate instruments	419	-
Unrealized (gain) loss on exchange rate instruments	(9,071)	3,618
Net unrealized exchange loss (gain)	6,585	(16,803)
Rent leveling	(19,379)	(24,779)
Change in:		
Trade receivables	(4,394)	(3,609)
Value added tax and other receivables	124,088	24,278
Prepaid expenses	(71,627)	(77,474)
Other assets	384	908
Trade payables	(13,703)	33,111
Value added tax payable	114,871	-
Due to affiliates	(43,006)	(5,440)
Security deposits	(9,024)	(14,809)
Exchange rate options	-	(6,330)
Net cash flow provided by operating activities	842,125	622,903
Investing activities:		
Funds from disposition of investment properties	1,166,222	-
Cost related with disposition of investment properties	(15,310)	-
Capital expenditures on investment properties	(104,453)	(110,273)
Net cash flow provided by (used) in investing activities	1,046,459	(110,273)
Financing activities:		
Dividends paid	(384,499)	(353,672)
Long term debt borrowings	1,108,526	1,545,630
Long term debt payments	(2,325,634)	(1,756,611)
Interest paid	(184,434)	(140,465)
Cash used for early extinguishment of debt	-	(12,212)
Net cash flow used in financing activities	(1,786,041)	(717,330)
Net increase (decrease) in cash	102,543	(204,700)
Effect of foreign currency exchange rate changes on cash	(13,762)	(7,497)
Cash at beginning of the period	339,276	371,364
Cash at the end of the period	**$ 428,057**	**$ 159,167**
Non-cash transactions:		
Borrowing to pay off the term loan	**$ 4,484,364**	**$ -**

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

Notes to interim condensed financial statements

As of March 31, 2019 and for the three months then ended and December 31, 2018

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 Raices, 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)	March 14, 2019	U. S. dollars	LIBOR +250bps	$ 135.3	$ 7.0
Citibank, NA Credit facility (Unsecured)	February 6, 2019	U. S. dollars	LIBOR +250bps	305.3	16.0
Citibank (Unsecured) #4	February 6, 2019	U. S. dollars	LIBOR +235bps	5,533.9	290.0
Total borrowings				**$ 5,974.5**	**$ 313.0**

** LIBOR (London Interbank Offered Rate)*

in millions	Date	Denomination	Interest rate (*)	Mexican pesos	U. S. dollars
Payments:					
Citibank, NA Credit facility (Unsecured)	March 28, 2019	U. S. dollars	LIBOR +250bps	$ 869.4	$ 45.0
Citibank, NA Credit facility (Unsecured)	March 28, 2019	U. S. dollars	LIBOR +250bps	251.2	13.0
Citibank, NA Credit facility (Unsecured)	March 6, 2019	U. S. dollars	LIBOR +250bps	57.8	3.0
Citibank, NA Credit facility (Unsecured)	February 28, 2019	U. S. dollars	LIBOR +250bps	249.9	13.0
Citibank, NA Credit facility (Unsecured)	February 25, 2019	U. S. dollars	LIBOR +250bps	134.0	7.0
Citibank, NA Credit facility (Unsecured)	February 11, 2019	U. S. dollars	LIBOR +250bps	38.2	2.0
Citibank, NA Credit facility (Unsecured)	February 6, 2019	U. S. dollars	LIBOR +250bps	667.9	35.0
Citibank (Unsecured) #1	February 6, 2019	U. S. dollars	LIBOR +245bps	4,866.0	255.0
Citibank, NA Credit facility (Unsecured)	January 23, 2019	U. S. dollars	LIBOR +250bps	57.4	3.0
Total payments				**$ 7,191.8**	**$ 376.0**

** LIBOR (London Interbank Offered Rate)*

ii. Disposition of investment properties:

in millions except lease area	Date	Market	Lease area square feet	Mexican pesos	U. S. dollars
Disposition:					
El Salto Distribution Center #1	March 22, 2019	Guadalajara	355,209	$ 408.7	$ 21.6
El Salto Distribution Center #2	March 22, 2019	Guadalajara	67,812	71.9	3.8
Corregidora Distribution Center	March 22, 2019	Guadalajara	95,949	87.0	4.6
Saltillo Industrial Center #1	March 22, 2019	Monterrey	71,868	73.7	3.9
Monterrey Center #4	March 22, 2019	Monterrey	120,000	142.3	7.5
Monterrey Center #5	March 22, 2019	Monterrey	127,500	129.5	6.9
Monterrey Airport Industrial Center #1	March 22, 2019	Monterrey	96,309	124.1	6.6
San Carlos Center #1	March 22, 2019	Juarez	139,673	155.1	8.2
				1,192.3	63.1
Tenant improvements reimbursed to the buyer				(20.8)	(1.1)
Total disposition after tenant improvement reimbursement				**$ 1,171.5**	**$ 62.0**

iii. *Distributions:*

in millions, except per CBFI		Date	Mexican pesos	U. S. dollars	Mexican pesos per CBFI	U. S. dollars per CBFI
Distributions:						
	Dividends	March 22, 2019	$ 359.5	$ 18.7	0.5964	0.0310
	Dividends	March 13, 2019	25.0	1.3	0.5964	0.0310
	Total distributions		**$ 384.5**	**$ 20.0**		

2. Basis of presentation

a. ***Interim financial reporting -*** The accompanying interim condensed financial statements as of March 31, 2019 and for the three months 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, 2018, 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 March 31, 2019 and for the three months then ended and December 31, 2018, 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, 2018, in addition of:

Disposition of investment properties

FIBRAPL has opted to disclose the gain or loss on the disposition of property investment into the gain or loss on valuation of investment properties in the statement of comprehensive income, instead of disclosing separately.

FIBRAPL has completed an 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 March 31, 2019 exchange rate in Mexican pesos, are as follows:

in thousands Mexican Pesos	Amount
Rental revenues:	
2019	$ 4,173,140
2020	3,478,226
2021	2,702,290
2022	1,968,682
2023	1,295,106
Thereafter	1,885,740
	$ 15,503,184

**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 months ended March 31, 2019 and 2018, while assets and liabilities are included as of March 31, 2019 and December 31, 2018. 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.

	For the three months ended March 31, 2019						
in thousands Mexican Pesos	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Revenues:							
Lease rental income	$ 319,616	$ 139,645	$ 112,407	$ 101,124	$ 118,176	$ 80,518	$ 871,486
Rental recoveries	43,962	8,851	11,090	9,648	11,336	14,556	99,443
Other property income	11,352	7,324	1,310	427	576	-	20,989
	374,930	155,820	124,807	111,199	130,088	95,074	991,918
Cost and expenses:							
Property operating expenses	52,084	21,023	14,085	14,980	13,992	14,253	130,417
Gross Profit	**$ 322,846**	**$ 134,797**	**$ 110,722**	**$ 96,219**	**$ 116,096**	**$ 80,821**	**$ 861,501**

	For the three months ended March 31, 2018						
in thousands Mexican Pesos	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Revenues:							
Lease rental income	$ 302,878	$ 126,527	$ 92,150	$ 95,765	$ 107,222	$ 76,643	$ 801,185
Rental recoveries	15,450	8,208	10,042	8,829	17,478	13,872	73,879
Other property income	6,262	6,811	1,086	328	991	134	15,612
	324,590	141,546	103,278	104,922	125,691	90,649	890,676
Cost and expenses:							
Property operating expenses	37,300	11,921	6,331	10,943	11,576	14,050	92,121
Gross Profit	**$ 287,290**	**$ 129,625**	**$ 96,947**	**$ 93,979**	**$ 114,115**	**$ 76,599**	**$ 798,555**

	As of March 31, 2019							
in thousands Mexican Pesos	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Unsecured debt	Total
Investment properties:								
Land	$ 3,692,190	$ 1,404,364	$ 1,105,708	$ 988,714	$ 1,053,532	$ 746,353	$ -	$ 8,990,861
Buildings	14,768,761	5,617,455	4,422,833	3,954,855	4,214,127	2,985,413	-	35,963,444
	18,460,951	7,021,819	5,528,541	4,943,569	5,267,659	3,731,766	-	44,954,305
Rent leveling	150,929	48,718	55,991	73,732	41,301	43,515	-	414,186
Investment properties	**$ 18,611,880**	**$ 7,070,537**	**$ 5,584,532**	**$ 5,017,301**	**$ 5,308,960**	**$ 3,582,263**	**$ -**	**$ 45,175,473**
Assets held for sale	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 193,018**	**$ -**	**$ 193,018**
Long term debt	**$ 1,400,438**	**$ 766,111**	**$ 1,300,433**	**$ -**	**$ -**	**$ -**	**$ 11,578,037**	**$ 15,045,019**

	As of December 31, 2018							
in thousands Mexican Pesos	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**

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 March 31,	
	2019	**2018**
Basic and diluted earnings per CBFI (pesos)	$ 1.05	$ 0.96
Net income	675,497	615,676
Weighted average number of CBFIs ('000)	**644,674**	**638,863**

As of March 31, 2019, FIBRAPL had 644,673,822 CBFIs outstanding. See note 13.

7. Trade receivables

As of March 31, 2019 and December 31, 2018, trade receivable of FIBRAPL were as follows:

in thousands Mexican Pesos	March 31, 2019	December 31, 2018
Trade receivable	$ 99,860	$ 95,466
Allowance for uncollectable trade receivables	(37,464)	(29,299)
	$ 62,396	**$ 66,167**

8. Other receivables and value added tax

As of March 31, 2019 and December 31, 2018, value added tax and other receivables were as follows:

in thousands Mexican Pesos	March 31, 2019	December 31, 2018
Value added tax	$ -	$ 124,632
Other receivables	46,994	46,450
	$ 46,994	**$ 171,082**

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 March 31, 2019 and December 31, 2018, prepaid expenses of FIBRAPL were as follows:

in thousands Mexican Pesos	March 31, 2019	December 31, 2018
Real estate tax	$ 52,778	$ 7
Insurance	13,021	1,274
Other prepaid expenses	7,988	879
	$ 73,787	**$ 2,160**

10. Assets held for sale

On March 22, 2019, FIBRAPL signed a purchase and sale agreement in accordance with the conditions precedents of an industrial portfolio of two properties located in Juarez market with a leasable area of 0.19 million square feet and a fair value of $193.0 million, which could occur during April 2019.

As of December 31, 2018, these two properties were not 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 $126,754 and $33,646 for the three months ended March 31, 2019 and 2018, respectively.

a) As of March 31, 2019, investment properties were as follows:

Market		Fair value as of March 31, 2019	# of properties	Lease area in thousands of square feet
Mexico City	$	18,611,879	53	13,494
Guadalajara		7,070,538	25	5,889
Monterrey		5,584,533	22	4,315
Tijuana		5,017,301	33	4,214
Reynosa		5,308,959	30	4,712
Juarez		3,582,263	28	3,234
Total	**$**	**45,175,473**	**191**	**35,858**

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 $313,945.

As of March 31, 2019, the fair value of investment properties includes excess land in the Monterrey market of $138,756.

As of March 31, 2019 and December 31, 2018, the balance of investment properties included rent leveling assets of $414,186 and $404,494, respectively.

Disclosed below is the valuation technique used to measure the fair value of investment properties, along with the significant unobservable inputs used.

i) Valuation technique

The valuation model considers the present value of net cash flows to be generated by the property, taking into account the expected rental growth rate, vacancy periods, occupancy rate, lease incentive costs such as rent-free periods and other costs not paid by tenants. The expected net cash flows are discounted using risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location, tenant credit quality and lease terms.

ii) Significant unobservable inputs

	March 31, 2019
Occupancy rate	96.7%
Risk adjusted discount rates	from 8.0% to 11.25% Weighted average 8.86%
Risk adjusted capitalization rates	from 6.75% to 9.75% Weighted average 7.46%

iii) Interrelationship between key unobservable inputs and fair value measurement

The estimated fair value would increase (decrease) if:

a. - Expected market of rental income per market were higher (lower);
b. – Vacancy periods were shorter (longer);
c. - The occupancy rate were higher (lower);
d. - Rent-free periods were shorter (longer); or
e. - The risk adjusted discount rate were lower (higher)

b) The reconciliation of investment properties for the three months ended March 31, 2019 and for the year ended December 31, 2018 are as follows:

in thousands Mexican Pesos	For the three months ended March 31, 2019	For the year ended December 31, 2018
Beginning balance	$ 45,727,051	$ 43,932,382
Translation effect from functional currency	626,326	(189,986)
Acquisition of investment properties	-	1,568,565
Acquisition costs	-	46,435
Disposition of investment properties	(1,222,834)	-
Capital expenditures, leasing commissions and tenant improvements	101,502	457,124
Rent leveling	9,692	68,589
Gain on valuation of investment properties	126,754	1,074,444
Assets held for sale	(193,018)	(1,230,502)
Ending balance of investment properties	**$ 45,175,473**	**$ 45,727,051**

c) During the three months ended March 31, 2019 and 2018, capital expenditures, leasing commissions and tenant improvements of FIBRAPL were as follows:

in thousands Mexican Pesos	For the three months ended March 31,	
	2019	**2018**
Capital expenditures	$ 37,713	$ 42,209
Leasing commissions	31,016	24,688
Tenant improvements	32,773	43,376
	$ 101,502	**$ 110,273**

12. Long term debt

As of March 31, 2019 and December 31, 2018, FIBRAPL had long term debt comprised of loans from financial institutions denominated in U.S. dollars, except if described otherwise, as follows:

				March 31, 2019		December 31, 2018	
	Denomination	Maturity date	Rate	thousands U. S. Dollars	thousands Mexican Pesos	thousands U. S. Dollars	thousands Mexican Pesos
Citibank (Unsecured) #1	USD	December 18, 2020	LIBOR+ 245bps	-	$ -	255,000	$ 5,012,433
Citibank NA Credit facility (Unsecured)	USD	July 18, 2022	LIBOR + 250bps	7,000	135,655	105,000	2,063,943
Citibank (Unsecured) #2	USD	July 18, 2022	LIBOR + 245bps	150,000	2,906,895	150,000	2,948,490
Citibank (Unsecured) #3	USD	March 15, 2023	LIBOR+ 245bps	225,000	4,360,343	225,000	4,422,735
Citibank (Unsecured) #4	USD	February 6, 2024	LIBOR+ 235bps	290,000	5,619,997	-	-
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 1st. Section (Secured)	USD	February 1, 2027	4.67%	53,500	1,036,793	53,500	1,051,628
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 2nd. Section (Secured)	USD	February 1, 2027	4.67%	53,500	1,036,793	53,500	1,051,628
Total				**779,000**	**15,096,476**	**842,000**	**16,550,857**
Long term debt interest accrued				1,857	35,987	1,207	23,726
Deferred financing cost				(4,511)	(87,444)	(4,387)	(86,219)
Total debt				**776,346**	**15,045,019**	**838,820**	**16,488,364**
Less: Current portion of long term debt				1,857	35,987	1,207	23,726
Total long term debt				**774,489**	**$ 15,009,032**	**837,613**	**$ 16,464,638**

During the three months ended March 31, 2019 and 2018, FIBRAPL paid interest on long term debt of $184,434 and $140,465 respectively, and principal of $2,325,634 and $1,756,611, respectively.

On February 6, 2019, FIBRA borrowed $290.0 million U.S. dollars ($5,620.0 million Mexican pesos) on a new senior unsecured term loan with Citibank ("Citibank (Unsecured) #4"), which matures on February 6, 2023, and carries an interest rate of LIBOR plus 235 basis points. The terms of the note contain a one-year extension option which may be extended at the borrower's option upon written notice to Administrative Agent. The borrowings were used to repay the unsecured term loan Citibank, N.A. ("Citibank (Unsecured) #1"), in the amount of $255.0 million U.S. dollars ($4,866.0 million Mexican pesos) with Citibank N.A. as the administrative agent. FIBRAPL recognized a loss due to the extinguishment of debt by $0.8 million U.S. dollars ($15.7 million Mexican pesos). The borrowings were used to pay down $35.0 million U.S. dollars ($667.9 million Mexican pesos) of the 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 March 31, 2019, FIBRAPL had an outstanding balance of $7.0 million U. S. dollars ($135.7 million Mexican pesos) under the Credit Facility.

On March 15, 2018, FIBRA borrowed $225.0 million U.S. dollars ($4,360.3 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.

FIBRAPL has a term loan with Citibank ("Citibank (Unsecured) #2") of $150.0 million U.S. dollars ($2,906.8 million Mexican pesos), 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, incurred 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 March 31, 2019, 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 CBFI's 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 holders meeting on July 5, 2018.

As of March 31, 2019, total CBFIs outstanding were 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 March 31, 2019, given the historical volatility and uncertainty of future CBFI performance, FIBRAPL has not recorded an incentive fee expense or liability for the next possible incentive fee ending in June 2019.

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 March 31, 2019 and December 31, 2018, the outstanding balances due to related parties were as follows:

in thousands Mexican Pesos	March 31, 2019	December 31, 2018
Asset management fees	$ -	$ 34,062
Property management fees	9,470	9,551
Leasing Fee	-	8,863
	$ 9,470	**$ 52,476**

c. **Transactions with affiliates**

Transactions with affiliated companies for the three months ended March 31, 2019 and 2018, were as follows:

in thousands Mexican Pesos	For the three months ended March 31,	
	2019	**2018**
Dividends	$ 179,681	$ 163,562
Asset management fee	$ 84,503	$ 76,641
Property management fee	$ 28,003	$ 25,438
Leasing commissions	$ 6,689	$ 9,776
Development fee	$ 3,973	$ 83
Maintenance costs	$ 2,018	$ 1,416

15. Hedging activities

As of March 31, 2019, FIBRAPL, has a hedge instruments balance of $30.9 million Mexican pesos which includes $25.0 million Mexican pesos on interest rate swap contracts and $5.9 million Mexican pesos on currency option contracts.

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.

As of March 31, 2019, FIBRAPL has 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.

As of March 31, 2019, FIBRAPL has 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 March 31, 2019, of $25.0 million Mexican pesos has been recognized in other comprehensive income as unrealized loss 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*	March 31, 2019	March 31, 2018
Bank of Nova Scotia	June 23, 2016	July 23, 2019	100	$ 8,573	$ 27,615
HSBC Bank USA	June 23, 2016	July 23, 2019	150	12,840	41,329
Bank of Nova Scotia	October 18, 2017	October 18, 2020	75	12,131	22,460
HSBC Bank USA	October 18, 2017	October 18, 2020	75	12,133	22,459
Bank of Nova Scotia	April 16, 2018	March 15, 2021	112.5	(10,317)	(1,809)
HSBC Bank USA	April 16, 2018	March 15, 2021	112.5	(10,315)	(1,810)
				$ 25,045	**$ 110,244**

** (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 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.

						Fair value as of March 31, 2019		
Start date	End date	Settlement date	Forward rate	Fair Value	Notional amount in thousands of Mexican pesos	Thousands of Mexican pesos	Thousands of U.S. dollars	Unrealized loss on exchange rate hedge in thousands of Mexican pesos
	Assets							
April 1, 2019	June 28, 2019	July 2, 2019	20.0000 USD-MXN	Level 2	$ 100,000	$ 446	$ 23	$ 5,169
July 1, 2019	September 30, 2019	October 2, 2019	20.0000 USD-MXN	Level 2	$ 100,000	$ 2,048	$ 106	$ 5,169
October 1, 2019	December 31, 2019	January 3, 2020	20.0000 USD-MXN	Level 2	$ 100,000	$ 3,378	$ 174	$ 5,169
			Total			**$ 5,872**	**$ 303**	**$ 15,507**

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.

As of March 31, 2019, the fair value of the currency rate options were $5.9 million Mexican pesos.

16. Subsequent Events

On April 10, 2019, FIBRAPL disposed of two properties held for sale located in Ciudad Juarez with a leasable area of 0.19 million square feet in the amount of $9.9 million U.S. dollars ($187.6 million Mexican pesos)

On April 10, 2019, FIBRAPL paid $7.0 million U.S. dollars ($131.9 million Mexican pesos) on the Credit Facility with Citibank N.A.

17. Commitments and contingencies

As of March 31, 2019, FIBRAPL recognized a liability of approximately $0.8 million U.S. dollars ($15.3 million Mexican pesos) by contractual obligations related to the sale of March 22, 2019.

18. Financial statements approval

On April 25, 2019, the issuance of these interim condensed financial statements was authorized by Jorge Roberto Girault Facha, CFO of the Manager.

* * * * * * * * * *

First Quarter 2019

FIBRA Prologis Supplemental Financial Information

Unaudited

U.S. Dollar Presentation

Los Altos Building #13, Guadalajara

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.

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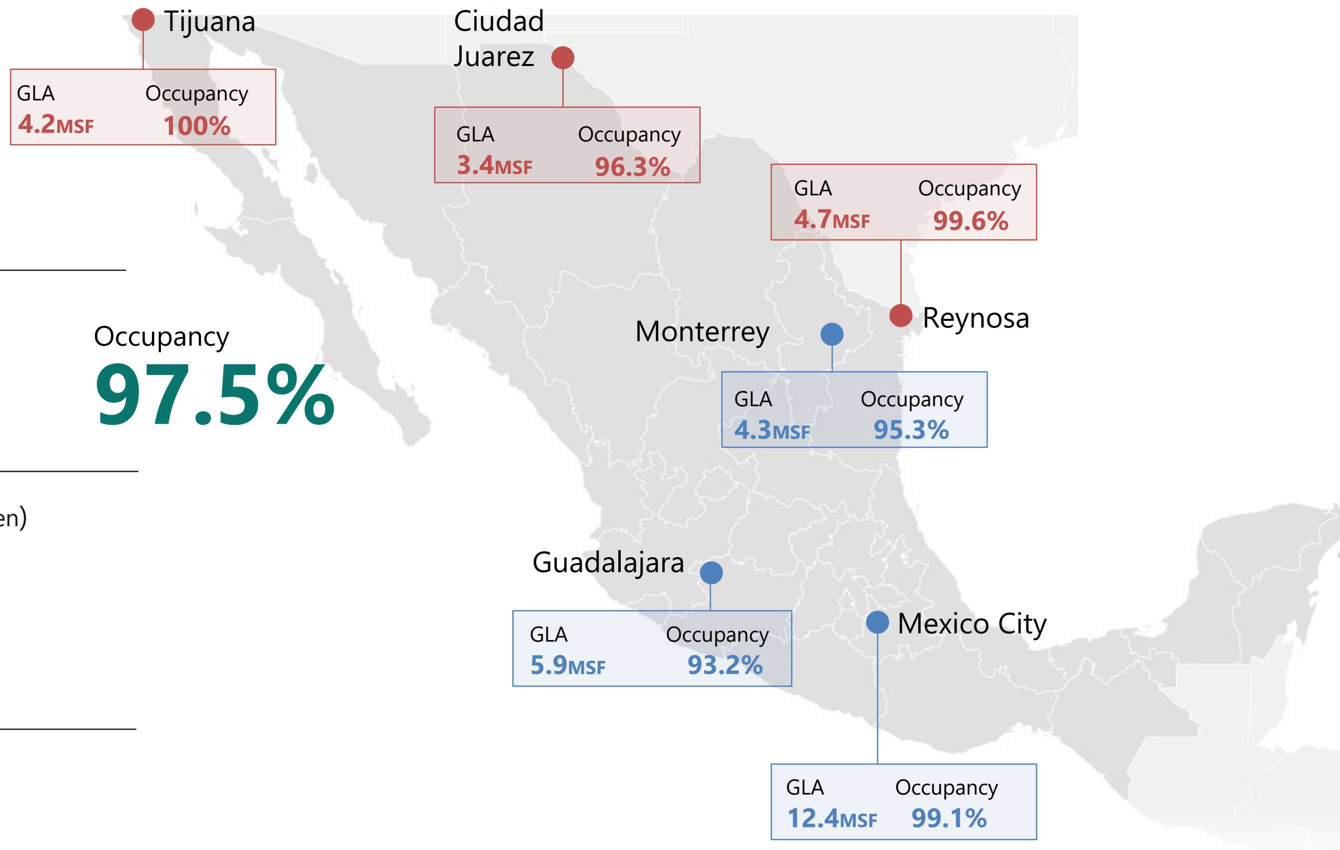
Apodaca Building #6, Monterrey

Cover: **Izcalli Bldg. #2,** Mexico City

(A) Terms used throughout document are defined in the Notes and Definitions

FIBRA Prologis is a leading owner and operator of Class-A industrial real estate in Mexico. As of March 31, 2019, FIBRA Prologis was comprised of 192 logistics and manufacturing facilities in six industrial markets in Mexico totaling 34.9 million square feet (3.2 million square meters) of GLA.

Market Presence



Total Markets

GLA	% Net Effective Rent	Occupancy
34.9 MSF	100%	97.5%

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

GLA	% Net Effective Rent	Occupancy
12.3 MSF	34.5%	98.8%

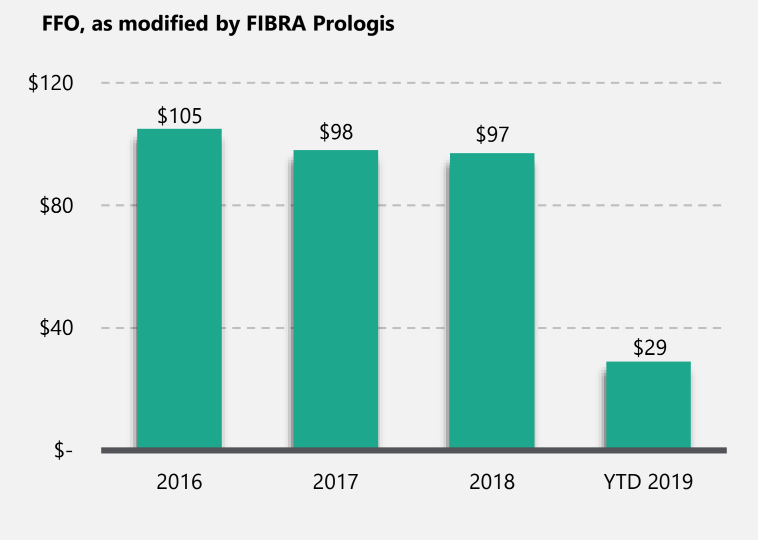
Global Markets (consumption-driven)
Guadalajara, Mexico City, Monterrey

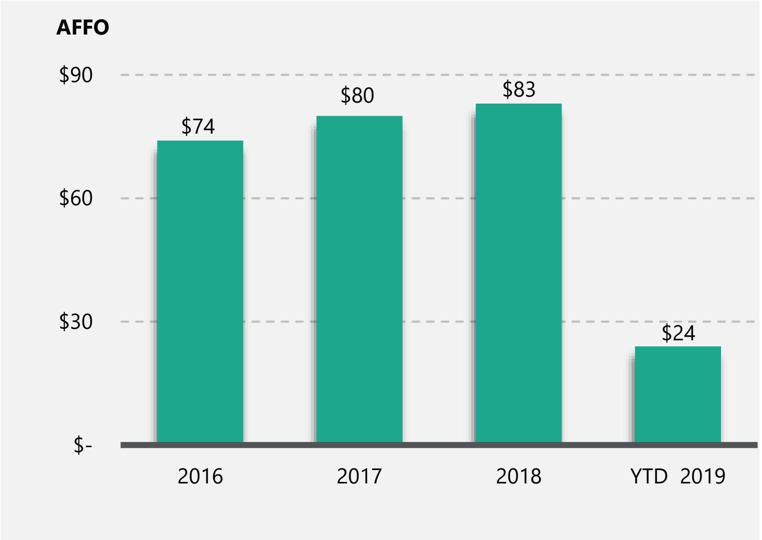
GLA	% Net Effective Rent	Occupancy
22.6 MSF	65.5%	96.8%

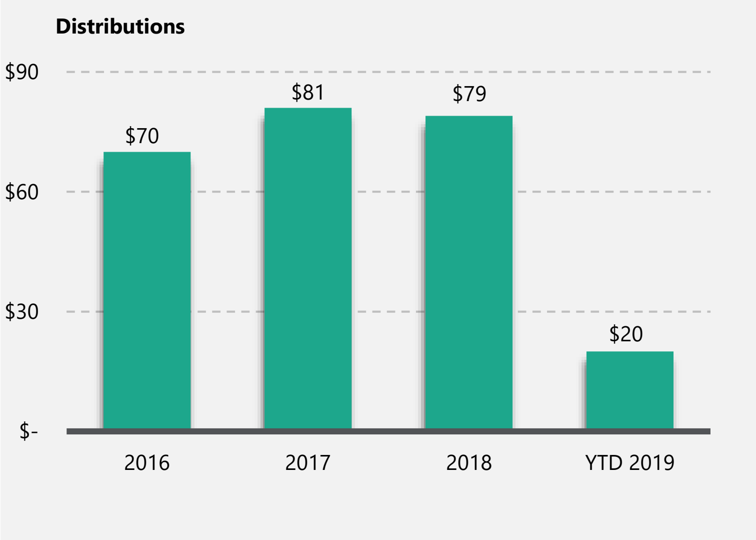
Highlights

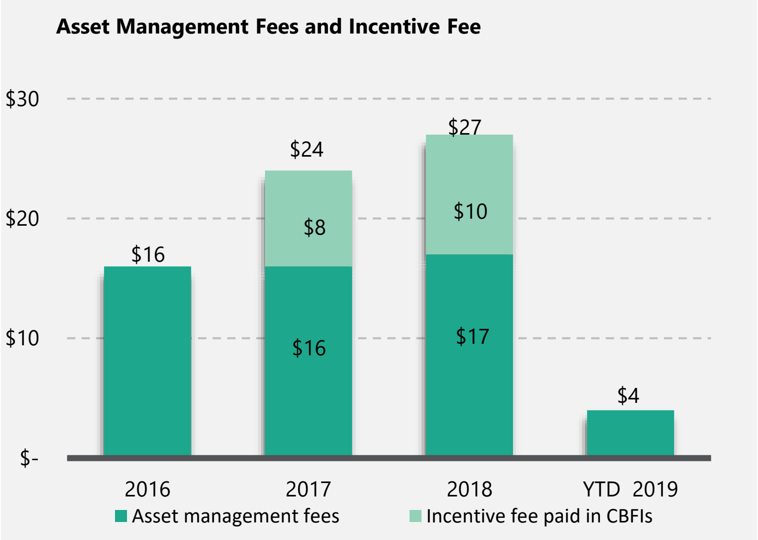
Company Profile

(in millions of US$)









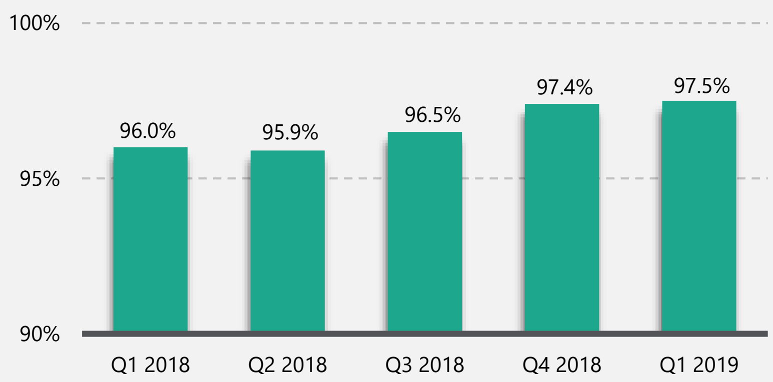
Highlights
Company Performance

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

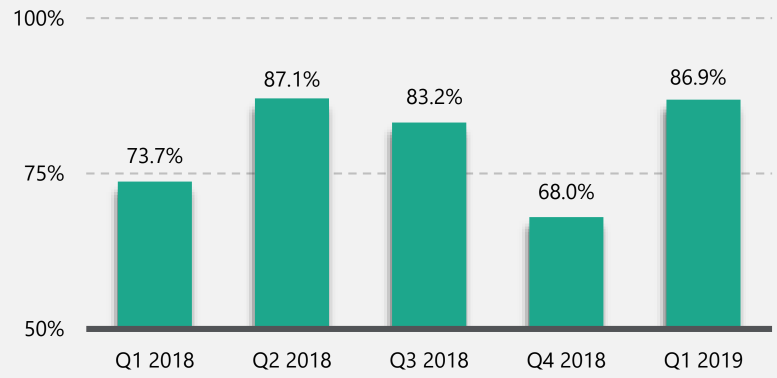
in thousands, except per CBFI amounts	For the three months ended									
	March 31, 2019		December 31, 2018		September 30, 2018		June 30, 2018		March 31, 2018	
	Ps.	US$ (A)	Ps.	US$ (A)	Ps.	US$ (A)	Ps.	US$ (A)	Ps.	US$ (A)
Revenues	991,918	51,236	959,053	48,553	907,482	47,338	916,272	48,344	890,676	46,824
Gross Profit	861,501	44,437	815,737	41,361	780,683	40,629	804,634	42,629	798,555	41,843
Net Income	675,497	34,671	887,567	44,248	620,229	32,049	848,731	45,302	615,676	32,025
FFO, as modified by FIBRA Prologis	561,989	28,791	501,703	24,803	503,969	25,901	295,160	16,784	564,047	29,261
FFO, as modified by FIBRA Prologis excluding incentive fee	561,989	28,791	501,703	24,803	503,969	25,901	500,524	27,121	564,047	29,261
AFFO	456,058	23,304	338,575	16,644	428,062	21,867	399,606	21,993	436,233	22,419
Adjusted EBITDA	738,500	38,042	731,378	36,431	685,947	35,584	694,041	37,013	710,120	37,101
Earnings per CBFI	1.0478	0.0538	1.3768	0.0686	0.9621	0.0497	1.3285	0.0709	0.9637	0.0501
FFO per CBFI	0.8717	0.0447	0.7782	0.0385	0.7817	0.0402	0.4620	0.0263	0.8829	0.0458
FFO per CBFI excluding incentive fee	0.8717	0.0447	0.7782	0.0385	0.7817	0.0402	0.7835	0.0425	0.8829	0.0458

(A) Amounts presented in U.S. Dollars, which is FIBRA Prologis´ functional currency, represent the actual amounts from our U.S. Dollar financial statements.

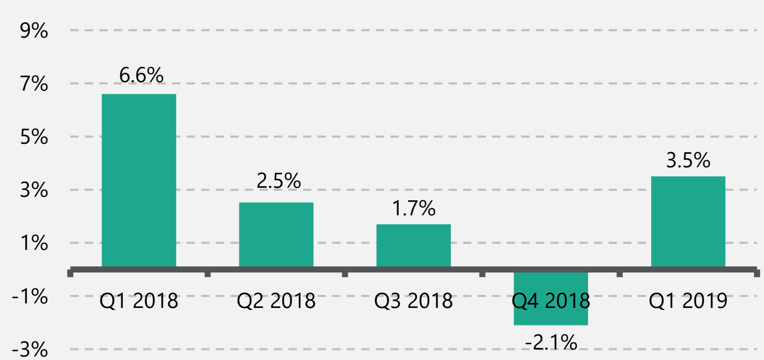
Period End Occupancy – Operating Portfolio



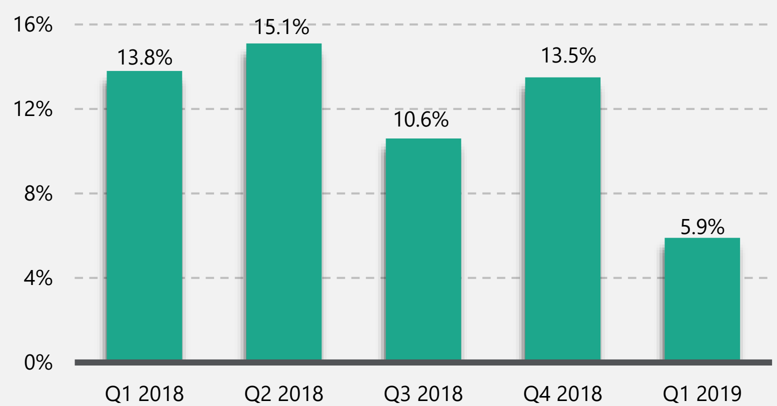
Weighted Average Customer Retention



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

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

in thousands	March 31, 2019		December 31, 2018	
Assets:	**Ps.**	**US$**	**Ps.**	**US$**
Current assets:				
Cash	428,057	22,089	339,276	17,261
Trade receivables	62,396	3,219	66,167	3,367
Other receivables and value added tax	46,994	2,425	171,082	8,703
Prepaid expenses	73,787	3,808	2,160	110
Assets held for sale	193,018	9,960	1,230,502	62,600
	804,252	**41,501**	**1,809,187**	**92,041**
Non-current assets:				
Investment properties	45,175,473	2,331,120	45,727,051	2,326,293
Hedge instruments	25,045	1,292	77,201	3,927
Exchange rate options	5,872	303	-	-
Other assets	47,329	2,442	47,713	2,429
	45,253,719	**2,335,157**	**45,851,965**	**2,332,649**
Total assets	**46,057,971**	**2,376,658**	**47,661,152**	**2,424,690**
Liabilities and Equity:				
Current liabilities:				
Trade payables	123,248	6,415	121,559	6,185
Value added tax payables	114,871	5,928	-	-
Due to affiliates	9,470	489	52,476	2,669
Current portion of long term debt	35,987	1,857	23,726	1,207
Liabilities related to assets held for sale	-	-	6,815	347
	283,576	**14,689**	**204,576**	**10,408**
Non-current liabilities:				
Long term debt	15,009,032	774,489	16,464,638	837,613
Security deposits	290,552	14,993	292,761	14,893
	15,299,584	**789,482**	**16,757,399**	**852,506**
Total liabilities	**15,583,160**	**804,171**	**16,961,975**	**862,914**
Equity:				
CBFI holders capital	13,952,327	1,016,741	13,952,327	1,118,812
Other equity accounts and retained earnings	16,522,484	555,746	16,746,850	442,964
Total equity	**30,474,811**	**1,572,487**	**30,699,177**	**1,561,776**
Total liabilities and equity	**46,057,971**	**2,376,658**	**47,661,152**	**2,424,690**

Financial information

Interim Condensed Statements of Comprehensive Income

in thousands, except per CBFI amounts	For the three months ended March 31, 2019 Ps.	2019 US$	2018 Ps.	2018 US$
Revenues:				
Lease rental income	871,486	45,005	801,185	42,127
Rental recoveries	99,443	5,146	73,879	3,872
Other property income	20,989	1,085	15,612	825
	991,918	**51,236**	**890,676**	**46,824**
Cost and expenses:				
Property operating expenses:				
Operating and maintenance	53,334	2,771	44,616	2,368
Utilities	13,429	695	8,543	449
Property management fees	28,003	1,477	25,438	1,397
Real estate taxes	17,932	913	17,259	892
Non-recoverable operating	17,719	943	(3,735)	(125)
	130,417	**6,799**	**92,121**	**4,981**
Gross profit	**861,501**	**44,437**	**798,555**	**41,843**
Other expenses (income):				
Gain on valuation of investment properties	(126,754)	(6,565)	(33,646)	(1,795)
Asset management fees	84,503	4,405	76,641	4,117
Professional fees	7,968	415	13,137	698
Interest expense	178,392	9,327	133,807	7,178
Amortization of debt premium	-	-	(4,639)	(248)
Amortization of deferred financing cost	14,950	784	11,877	639
Net loss (gain) on early extinguishment of debt	15,732	817	(4,797)	(270)
Unused credit facility fee	7,238	382	5,028	271
Unrealized loss on exchange rate hedge instruments	6,585	340	3,618	197
Realized loss on exchange rate hedge instruments	419	22	-	-
Net Unrealized exchange gain	(9,071)	(472)	(16,804)	(896)
Net Realized exchange loss (gain)	2,425	126	(3,738)	(199)
Other general and administrative expenses	3,617	185	2,395	126
	186,004	**9,766**	**182,879**	**9,818**
Net income	**675,497**	**34,671**	**615,676**	**32,025**
Other comprehensive income:				
Items that are not reclassified subsequently to profit or loss:				
Translation loss from functional currency to reporting currency	463,562	1,341	2,083,158	91
Items that are or may be reclassified subsequently to profit or loss:				
Unrealized loss (gain) on interest rate swaps	51,802	2,635	(31,868)	(1,737)
	515,364	**3,976**	**2,051,290**	**(1,646)**
Total comprehensive income (loss) for the period	**160,133**	**30,695**	**(1,435,614)**	**33,671**
Earnings per CBFI (A)	**1.0478**	**0.0538**	**0.9637**	**0.0501**

FIBRA PROLOGIS

(A) See calculation of Earnings per CBFI in Notes and Definitions.

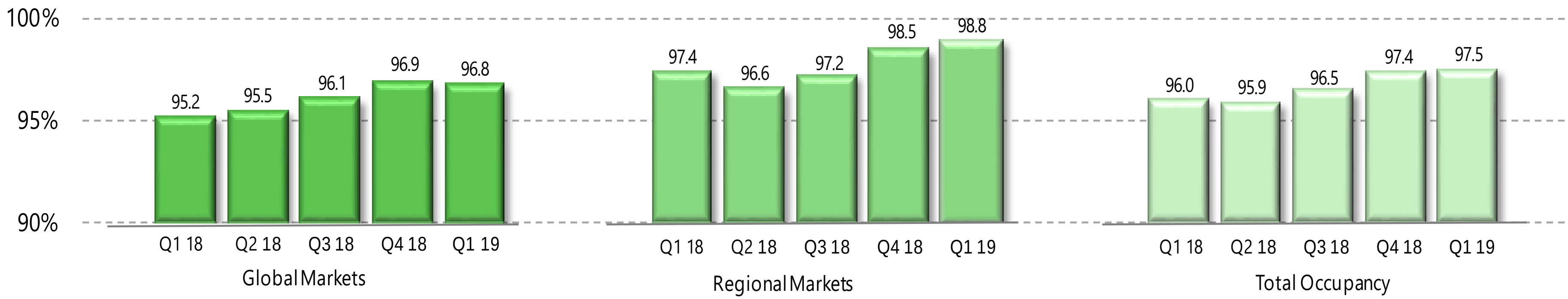
Financial information

Reconciliations of Net Income to FFO, AFFO and EBITDA

in thousands	For the three months ended March 31, 2019		2018	
	Ps.	US$	Ps.	US$
Reconciliation of Net Income to FFO				
Net income	675,497	34,671	615,676	32,025
NAREIT defined FFO	**675,497**	**34,671**	**615,676**	**32,025**
Adjustments to arrive at FFO, as defined by FIBRA Prologis:				
Gain on valuation of investment properties	(126,754)	(6,565)	(33,646)	(1,795)
Unrealized loss on exchange rate hedge instruments	6,585	340	3,618	197
Net unrealized exchange gain	(9,071)	(472)	(16,804)	(896)
Net loss (gain) on early extinguishment of debt	15,732	817	(4,797)	(270)
FFO, as modified by FIBRA Prologis	**561,989**	**28,791**	**564,047**	**29,261**
FFO, as modified by FIBRA Prologis	561,989	28,791	564,047	29,261
Adjustments to arrive at Adjusted FFO ("AFFO")				
Straight-lined rents	(19,379)	(973)	(24,779)	(1,325)
Property improvements	(37,713)	(1,970)	(42,209)	(2,264)
Tenant improvements	(32,773)	(1,710)	(43,376)	(2,325)
Leasing commissions	(31,016)	(1,618)	(24,688)	(1,319)
Amortization of deferred financing costs	14,950	784	11,877	639
Amortization of debt premium	-	-	(4,639)	(248)
AFFO	**456,058**	**23,304**	**436,233**	**22,419**

in thousands	For the three months ended March 31, 2019		2018	
	Ps.	US$	Ps.	US$
Reconciliation of Net Income to Adjusted EBITDA				
Net income	675,497	34,671	615,676	32,025
Gain on valuation of investment properties	(126,754)	(6,565)	(33,646)	(1,795)
Interest expense	178,392	9,327	133,807	7,178
Amortization of deferred financing costs	14,950	784	11,877	639
Amortization of debt premium	-	-	(4,639)	(248)
Net loss (gain) on early extinguishment of debt	15,732	817	(4,797)	(270)
Unused credit facility fee	7,238	382	5,028	271
Unrealized loss on exchange rate hedge instruments	6,585	340	3,618	197
Net unrealized exchange gain	(9,071)	(472)	(16,804)	(896)
Pro forma adjustments for dispositions	(24,069)	(1,242)	-	-
Adjusted EBITDA	**738,500**	**38,042**	**710,120**	**37,101**

Period Ending Occupancy - Operating Portfolio



square feet in thousands

Leasing Activity	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Square feet of leases commenced:					
Renewals	1,423	1,880	2,432	1,068	1,340
New leases	182	407	539	735	253
Total square feet of leases commenced	**1,605**	**2,287**	**2,971**	**1,803**	**1,593**
Average term of leases commenced (months)	53	44	46	86	54
Operating Portfolio:					
Trailing four quarters - leases commenced	7,101	8,129	8,893	8,666	8,654
Trailing four quarters - % of average portfolio	20.7%	23.6%	25.7%	24.9%	24.7%
Rent change - cash	**2.8%**	**3.0%**	**3.7%**	**-2.0%**	**-5.2%**
Rent change - net effective	**13.8%**	**15.1%**	**10.6%**	**13.5%**	**5.9%**

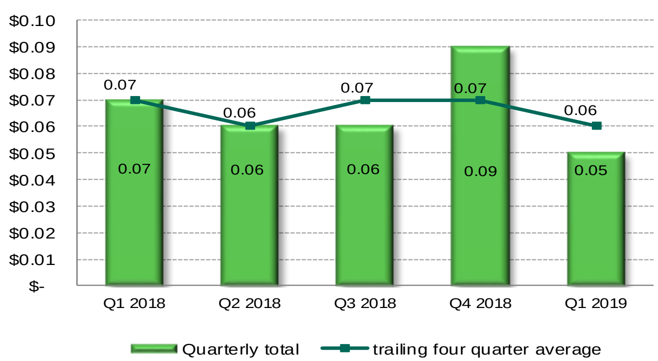
Operations Overview

Operating Metrics

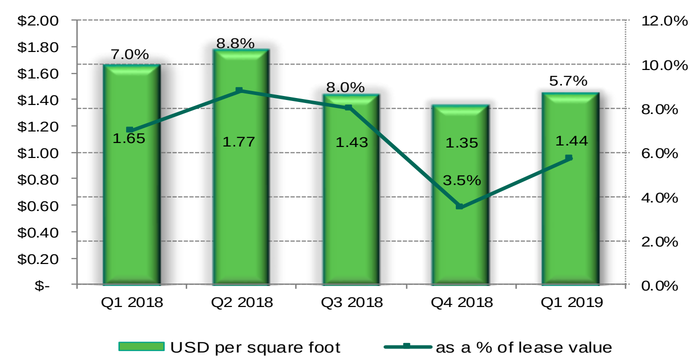
Capital Expenditures Incurred [(A)] in thousands	Q1 2018		Q2 2018		Q3 2018		Q4 2018		Q1 2019	
	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$
Property improvements	42,209	2,264	41,513	2,116	35,855	1,887	63,492	3,141	37,713	1,970
Tenant improvements	43,376	2,325	39,410	2,009	27,213	1,434	51,138	2,564	32,773	1,710
Leasing commissions	24,688	1,319	9,406	490	31,291	1,648	48,678	2,481	31,016	1,618
Total turnover costs	68,064	3,644	48,816	2,499	58,504	3,082	99,816	5,045	63,789	3,328
Total capital expenditures	**110,273**	**5,908**	**90,329**	**4,615**	**94,359**	**4,969**	**163,308**	**8,186**	**101,502**	**5,298**
Trailing four quarters - % of gross NOI	14.8%		13.8%		13.6%		14.2%		13.5%	

Same Store Information	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019
Square feet of population	34,167	34,167	34,167	34,167	33,362
Average occupancy	96.0%	96.0%	96.2%	96.5%	97.1%
Percentage change:					
Rental income- cash	3.2%	0.3%	2.3%	(0.2%)	7.3%
Rental expenses- cash	(13.5%)	(10.5%)	5.3%	9.4%	30.3%
NOI - Cash	**6.6%**	**2.5%**	**1.7%**	**(2.1%)**	**3.5%**
NOI - net effective	7.1%	3.9%	1.0%	(1.9%)	2.1%
Average occupancy	(0.1%)	(1.7%)	(0.3%)	(2.0%)	1.2%

Property Improvements per Square Foot (USD)



Turnover Cost on Leases Commenced



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

Operations Overview
Investment Properties

square feet and currency in thousands	# of Buildings	Square Feet Total	Square Feet % of Total	Occupied %	Leased %	First Quarter NOI Ps.	First Quarter NOI US$	Net Effective Rent Annualized Ps.	Net Effective Rent Annualized US$	Net Effective Rent % of Total	Net Effective Rent Per Sq Ft Ps.	Net Effective Rent Per Sq Ft US$	Investment Properties Value Total Ps.	Investment Properties Value Total US$	Investment Properties Value % of Total
Global Markets															
Mexico City	52	12,403	35.5	99.1	99.1	315,728	16,286	1,325,233	68,384	38.5	108	5.57	18,297,936	944,200	40.3
Guadalajara	25	5,889	16.8	93.2	93.2	134,797	6,953	518,280	26,744	15.1	94	4.88	7,070,537	364,850	15.6
Monterrey	22	4,315	12.3	95.3	98.7	110,722	5,711	410,415	21,178	11.9	100	5.15	5,445,777	281,010	12.0
Total global markets	**99**	**22,607**	**64.6**	**96.8**	**97.4**	**561,247**	**28,950**	**2,253,928**	**116,306**	**65.5**	**103**	**5.32**	**30,814,250**	**1,590,060**	**67.9**
Regional markets															
Reynosa	30	4,712	13.5	99.6	99.6	116,096	5,988	477,894	24,660	13.9	102	5.25	5,308,959	273,950	11.7
Tijuana	33	4,214	12.1	100.0	100.0	96,219	4,963	396,675	20,469	11.5	94	4.86	5,017,300	258,900	11.1
Ciudad Juarez (C)	30	3,427	9.8	96.3	96.3	80,651	4,160	311,522	16,075	9.1	94	4.87	3,775,281	194,810	8.3
Total regional markets	**93**	**12,353**	**35.4**	**98.8**	**98.8**	**292,966**	**15,111**	**1,186,091**	**61,204**	**34.5**	**97**	**5.01**	**14,101,540**	**727,660**	**31.1**
Total operating portfolio	**192**	**34,960**	**100.0**	**97.5**	**97.9**	**854,213**	**44,061**	**3,440,019**	**177,510**	**100.0**	**101**	**5.21**	**44,915,790**	**2,317,720**	**99.0**
Intermodal facility (A)						7,288	376						313,945	16,200	0.7
Excess land (B)													138,756	7,160	0.3
Total investment properties		**34,960**	**100.0**			**861,501**	**44,437**						**45,368,491**	**2,341,080**	**100.0**

(A) 100% occupied as of March 31, 2019.

(B) We have 26.13 acres of land in Monterrey that has an estimated build out of 462,184 square feet and one expansion project of 104,464 square feet under development as of March 31, 2019

(C) On March 22, 2019, FIBRAPL signed a purchase and sale agreement under suspensory conditions of two properties located in Juarez market with a leasable area of 0.19 million square feet and a fair value of $193.0 million which could occur during April 2019.

Operations Overview
Customer Information

square feet in thousands

Top 10 Customers as % of Net Effective Rent

	% of Net Effective Rent	Total Square Feet
1 IBM de México, S. de R.L	3.1%	1,301
2 DHL	2.9%	994
3 Geodis	2.7%	796
4 LG, Inc.	2.0%	694
5 Johnson Controls Inc.	1.7%	519
6 APL (Neptune Orient Lines)	1.7%	551
7 Uline	1.4%	501
8 Kuehne + Nagel	1.4%	469
9 Ryder System Inc.	1.4%	407
10 Celestica, Inc.	1.3%	396
Top 10 Customers	**19.6%**	**6,628**

square feet and currency in thousands

Lease Expirations - Operating Portfolio

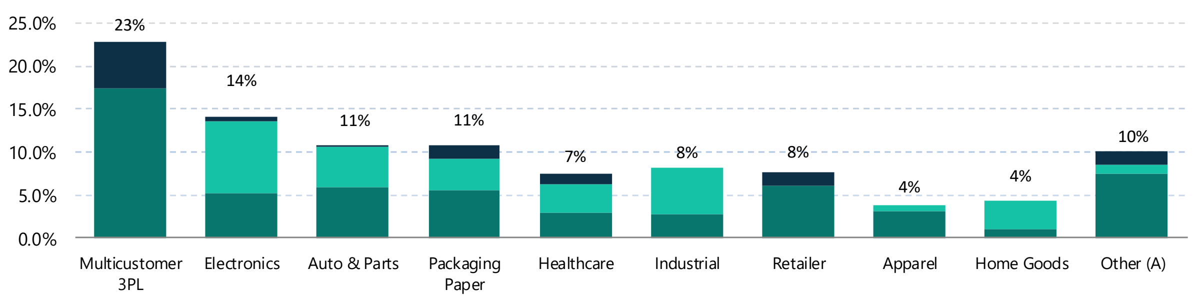
Year	Occupied Sq Ft	Net Effective Rent Total		% of Total	Per Sq Ft		% Currency	
		Ps.	US$		Ps.	US$	%Ps.	%US$
2019	5,618	569,693	29,397	17%	101.41	5.23	37%	63%
2020	8,322	812,516	41,927	24%	97.64	5.04	22%	78%
2021	5,374	550,740	28,419	16%	102.49	5.29	46%	54%
2022	3,542	353,517	18,242	10%	99.82	5.15	36%	64%
2023	4,158	421,035	21,726	12%	101.26	5.23	32%	68%
Month to month	449	43,991	2,270	1%	97.91	5.05	60%	40%
Thereafter	6,627	688,527	35,529	20%	103.90	5.36	26%	74%
	34,090	**3,440,019**	**177,510**	**100%**	**100.9**	**5.21**	**32%**	**68%**

Lease Currency - Operating portfolio

	Annualized Net Effective Rent USD	% of Total	Occupied Sq Ft	% of Total
Leases denominated in Ps.	56,306	31.7	10,663	31.3
Leases denominated in US$	121,204	68.3	23,427	68.7
Total	**177,510**	**100**	**34,090**	**100**

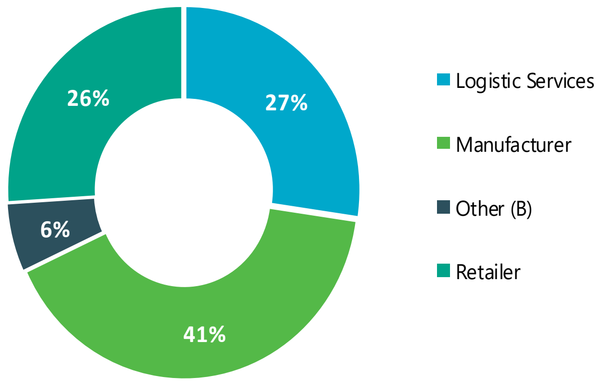
Use of Space by Customer Industry

% of Portfolio NER



Customer Type

% of Portfolio NER



FIBRA PROLOGIS

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

(B) Other includes: transport and freight, services

Capital Deployment
Dispositions

square feet and currency in thousands	Q1 2019			FY 2019		
	Sq Ft	Sales Price [A]		Sq Ft	Sales Price [A]	
		Ps.	US$ [B]		Ps.	US$ [B]
Building Dispositions						
Global Markets						
Mexico City	-	-	-	-	-	-
Guadalajara	518	557,903	29,498	518	557,903	29,498
Monterrey	416	461,290	24,400	416	461,290	24,400
Total Global Markets	**934**	**1,019,193**	**53,898**	**934**	**1,019,193**	**53,898**
Regional Markets						
Reynosa	-	-	-	-	-	-
Tijuana	-	-	-	-	-	-
Ciudad Juarez	140	152,307	8,102	140	152,307	8,102
Total Regional Markets	**140**	**152,307**	**8,102**	**140**	**152,307**	**8,102**
Total Building Dispositions	**1,074**	**1,171,500**	**62,000**	**1,074**	**1,171,500**	**62,000**
Weighted average stabilized cap rate			**8.2%**			**8.2%**

(A) The U.S. Dollar amount has been translated at the date of the transaction based on the exchange rate in the sales agreement.
(B) Purchase sales agreement was $63.1M decreased by tenant improvements reimbursement to buyer for $1.1M.

Capitalization

Debt Summary and Metrics

currency in millions

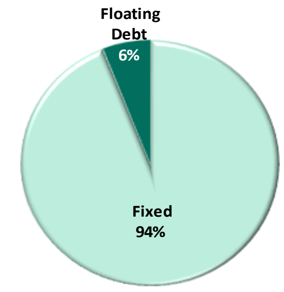
Maturity	Unsecured – Credit Facility Ps.	Unsecured – Credit Facility US$	Unsecured – Senior Ps.	Unsecured – Senior US$	Secured – Mortgage Debt Ps.	Secured – Mortgage Debt US$	Total Ps.	Total US$	Wtd Avg. Cash. Interest Rate (A)	Wtd Avg. Effective Interest Rate (B)
2019	-	-	-	-	-	-	-	-	0.0%	0.0%
2020	-	-	-	-	-	-	-	-	0.0%	0.0%
2021	-	-	-	-	-	-	-	-	0.0%	0.0%
2022	136	7	2,907	150	-	-	3,043	157	4.2%	4.5%
Thereafter	-	-	9,980	515	2,074	107	12,054	622	4.7%	4.7%
Subtotal- debt par value	**136**	**7**	**12,887**	**665**	**2,074**	**107**	**15,097**	**779**		
Interest payable and deferred financing cost	-	-	-	-	(51)	(3)	(51)	(3)		
Total debt	**136**	**7**	**12,887**	**665**	**2,023**	**104**	**15,046**	**776**	**4.3%**	**4.4%**
Weighted average cash interest rate (A)		5.0%		4.7%		4.2%		4.3%		
Weighted average effective interest rate (B)		5.0%		4.7%		4.4%		4.4%		
Weighted average remaining maturity in years		3.3		6.8		4.2		4.6		

currency in millions

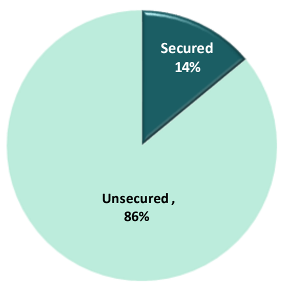
Liquidity	Ps.	US$
Aggregate lender commitments	6,298	325
Less:	-	-
Borrowings outstanding	136	7
Outstanding letters of credit	-	-
Current availability	6,162	318
	-	-
Unrestricted cash	428	22
Total liquidity	**6,590**	**340**

Debt Metrics (C)	2019 First Quarter	2018 Fourth Quarter
Debt, less cash and VAT, as % of investment properties	**32.3%**	**34.3%**
Fixed charge coverage ratio	**4.08x**	**3.89x**
Debt to Adjusted EBITDA	**4.97x**	**5.62x**

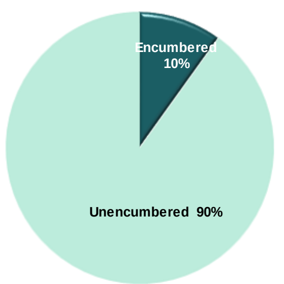
Fixed vs. Floating Debt (D)



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 premium (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 March 31, 2019.

FIBRA PROLOGIS

Sponsor

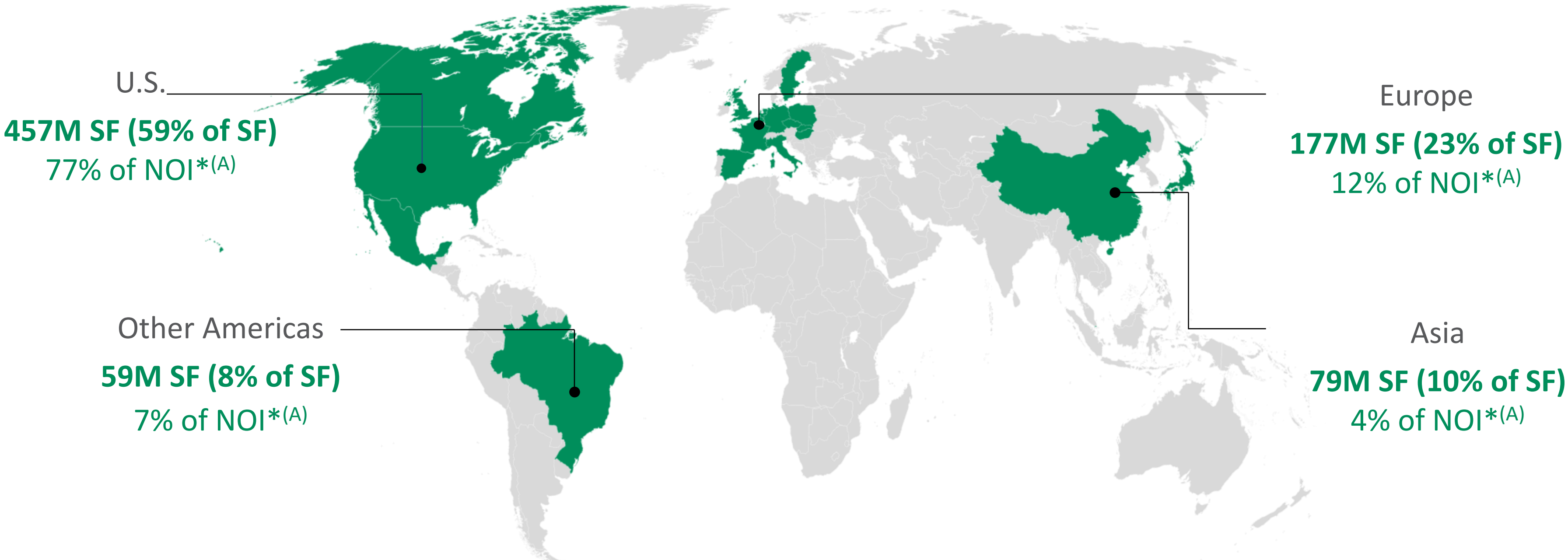
Prologis Unmatched Global Platform [A]

Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of March 31, 2019, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 772 million square feet (72 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 5,100 customers across two major categories: business-to-business and retail/online fulfillment.

3,717 Buildings

772M Square Feet

5,100 Customers

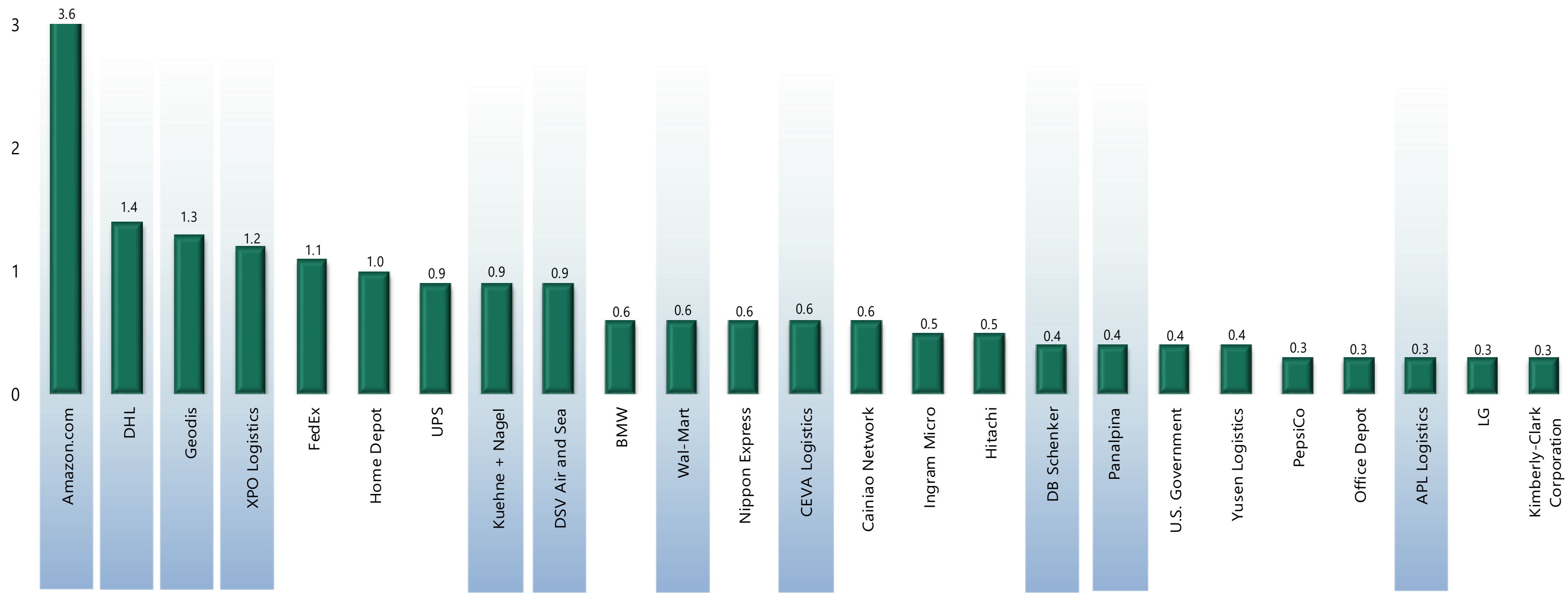


* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

A. NOI calculation based on Prologis share of the Operating Portfolio.

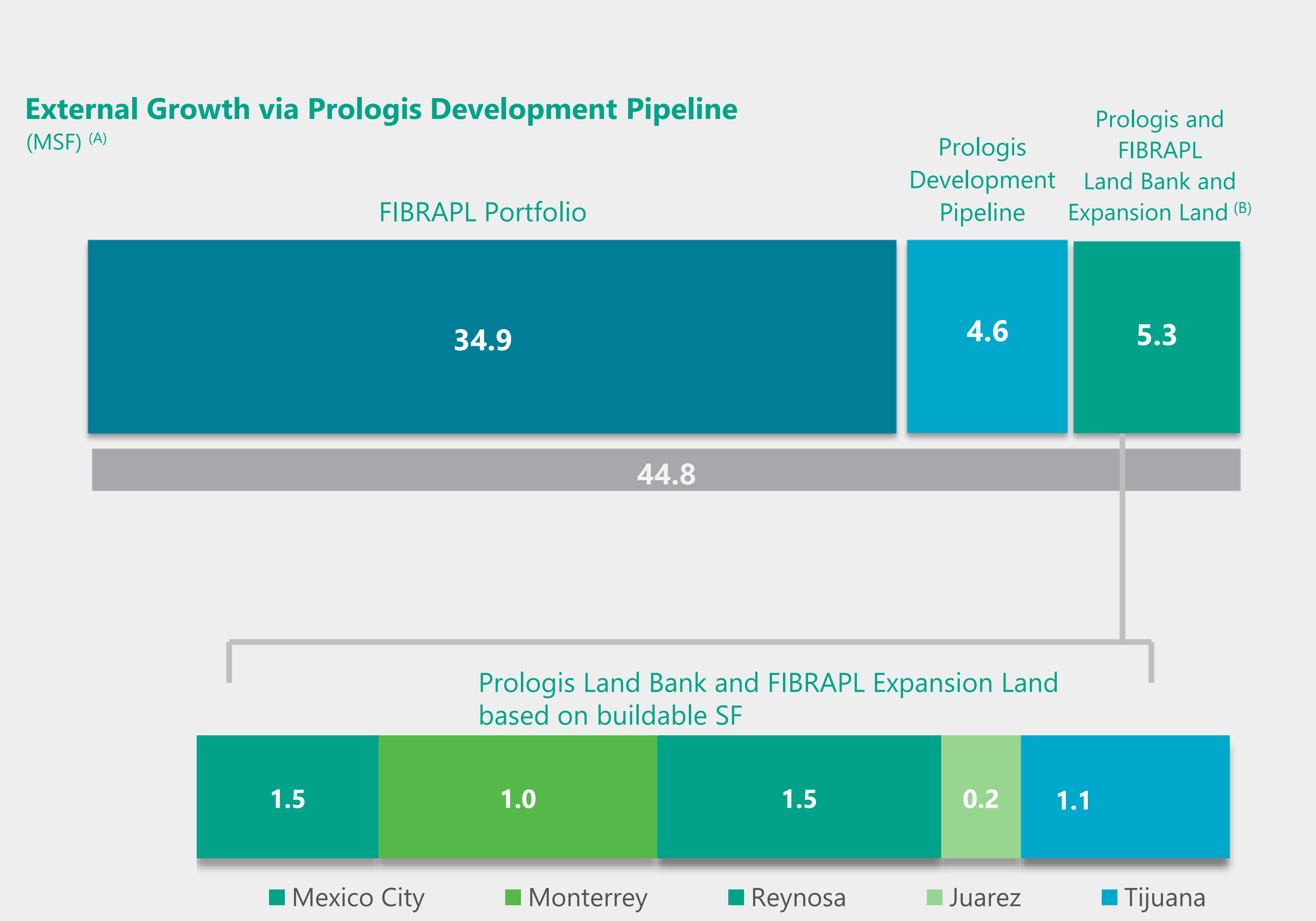
Prologis Global Customer Relationships (A)

(% Net Effective Rent)



(A) Data as of March 31, 2019. The shading represents customers who are also customers of FIBRA Prologis.

Identified External Growth Pipeline



- 28% growth potential in the next 3 to 4 years, subject to market conditions and availability of financing
- Proprietary access to Prologis development pipeline at market values
- Exclusive right to third-party acquisitions sourced by Prologis
-

	GLA (MSF)	% Leased
Mexico City	3.5	97%
Monterrey	0.7	100%
Ciudad Juarez	0.4	46%
Total	**4.6**	**92%**

(A) Million square feet as of March 31, 2019.
(B) Based on buildable square feet

Notes and Definitions

Toluca Building #2, Mexico City

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:

	For the three months ended March 31,			
in thousands, except per share amounts	2019		2018	
	Ps.	US$	Ps.	US$
Earnings				
Net income	**675,497**	**34,671**	**615,676**	**32,025**
Weighted average CBFIs outstanding - Basic and Diluted	644,674	644,674	638,863	638,863
Earnings per CBFI- Basic and Diluted	**1.0478**	**0.0538**	**0.9637**	**0.0501**
FFO				
FFO, as modified by FIBRA Prologis	**561,989**	**28,791**	**564,047**	**29,261**
Weighted average CBFIs outstanding - Basic and Diluted	644,674	644,674	638,863	638,863
FFO per CBFI – Basic and Diluted	**0.8717**	**0.0447**	**0.8829**	**0.0458**

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:

	For the three months ended			
In thousands	March 31, 2019		December 31, 2018	
	Ps.	US$	Ps.	US$
Debt, less cash and VAT, as a % of investment properties				
Total debt - at par	15,096,476	779,000	16,550,857	842,000
Less: cash	(428,057)	(22,089)	(339,276)	(17,261)
Less: VAT receivable	-	-	(124,632)	(6,340)
Total debt, net of adjustments	**14,668,419**	**756,911**	**16,086,949**	**818,399**
Investment properties	45,368,491	2,341,080	46,957,553	2,388,893
Debt, less of cash and VAT, as a % of investment prope	**32.3%**	**32.3%**	**34.3%**	**34.3%**
Fixed Charge Coverage ratio:				
Adjusted EBITDA	738,500	38,042	731,378	36,431
Interest expense	178,392	9,327	184,720	9,373
Fixed charge coverage ratio	**4.14x**	**4.08x**	**3.96x**	**3.89x**
Debt to Adjusted EBITDA:				
Total debt, net of adjustments	14,668,419	756,911	16,086,949	818,399
Adjusted EBITDA annualized	2,954,000	152,168	2,925,512	145,724
Debt to Adjusted EBITDA ratio	**4.97x**	**4.97x**	**5.50x**	**5.62x**

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 team. 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.

Notes and Definitions
(continued)

- 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 March 31, 2019, as those properties that were owned by FIBRA Prologis as of January 1, 2018 and have been in operations throughout the same three-month periods in both 2018 and 2019. 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:

	For the three months ended March 31,		
in thousands of U.S. Dollars	2019	2018	Change (%)
Rental income			
Per the statements of comprehensive income	51,236	46,824	
Properties not included in same store and other adjustments (a)	(3,689)	(2,074)	
Direct Billables Revenues from Properties incl same store pool	1,826	1,497	
Straight-lined rent	(815)	(1,325)	
Other Adjustments for Properties in Same Store Pool	(211)	156	
Same Store - Rental income - cash	**48,347**	**45,077**	**7.3%**
Rental expense			
Per the statements of comprehensive income	6,799	4,981	
Properties not included in same store and other adjustments	(446)	(201)	
Direct Billables Expenses from Properties incl same store pool	1,826	1,497	
Same Store - Rental expense - cash	**8,179**	**6,277**	**30.3%**
NOI			
Per the statements of comprehensive income	44,437	41,843	
Properties not included in same store	(3,243)	(1,873)	
Straight-lined rent	(815)	(1,325)	
Net Direct Billable Expenses for Properties in Same Store Pool	-	-	
Other Adjustments for Properties in Same Store Pool	(211)	156	
Same Store - NOI - cash	**40,168**	**38,800**	**3.5%**
Straight-lined rent from properties included in same store	815	1,325	
Same Store NOI - Net Effective	**40,983**	**40,125**	**2.1%**

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).

Valuation Methodology the methodologies applied for the valuation of the assets and the factors which are part of the approaches, at the end we will present the ranges of the rates such as the market rents used for the entire portfolio. There are three basic approaches to value:

- The Income Approach
- The Direct Comparison Approach
- The Cost Approach

In practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

Income Approach

The Income Approach reflects the subject's income-producing capabilities. This approach assumes that value is created by expected income. Since the investment is expected to be acquired by an investor who would be willing to pay to receive an income stream plus reversion value from a property over a period, the Income Approach is used as the primary approach to value. The two common valuation techniques are the Discounted Cash Flow (DCF) Method and the Direct Capitalization Method.

Discounted Cash Flow Method

Using this valuation method, future cash flows forecasted over an investment horizon, together with the proceeds of a deemed disposition at the end of the holding period. This method allows for modeling any uneven revenues or costs associated with lease up, rental growth, vacancies, leasing commissions, tenant inducements and vacant space costs. These future financial benefits are discounted to a present value at an appropriate discount rate based on market transactions.

- A discount rate applicable to future cash flows and determined primarily by the risk associated with income, and
- A capitalization rate used to obtain the future value of the property based on estimated future market conditions.

These rates are determined based on:

- The constant interviews we have with the developers, brokers, clients and active players in the market to know their expectation of IRR (before debt or without leverage).

Notes and Definitions
(continued)

- Mainly the real transactions in the market are analyzed. Since we are a leading company in the real estate sector we have extensive experience in most purchase transactions and we have the details of these before and during the purchase, which allows us to have a solid base when selecting our rates.

Direct Capitalization Method

This method involves capitalizing a fully leased net operating income estimate by an appropriate yield. This approach is best utilized with stabilized assets, where there is little volatility in the net income and the growth prospects are also stable. It is most commonly used with single tenant investments or stabilized investments.

Direct Comparison Approach

The Direct Comparison Approach utilizes sales of comparable properties, adjusting for differences to estimate a value for the subject property. This approach is developed in a simplified method to establish a range of unit prices for market comparable sales. This method is typically developed to support the Income Approach rather than to conclude on a value.

Cost Approach

The Cost Approach is based upon the proposition the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements, which represent the Highest and Best Use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties. This approach is not considered reliable because investors do not use this methodology to identify securities for purchase purposes; for this reason, this approach is not used for the valuation of the assets which comprise FIBRA PROLOGIS.

Methodology Selection

The target market for any real estate, is composed of those entities capable of benefiting from the Highest and Best Use of a property, of goodwill and paying a fair price. In the case of the properties under study which are part of FIBRA PROLOGIS, the type of buyer will typically be a developer / investor, therefore, our studies replicate the analysis that both the developer and investor make to take their decisions.

Statistics of the Portfolio

The following chart presents the ranges of Capitalization Rates, Discount Rates, Reversion Rates and Market Rents used in the portfolio that are part of FIBRA PROLOGIS:

FIBRA Prologis Statistics (192 Assets)	For the Three months ended March 31 2019
Capitalization Rates (%)	From 6.75% to 9.75% Weight Avg. 7.46%
Discount Rates (%)	From 8.00% to 11.25% Weight Avg. 8.86%
Term Cap Rates (%)	From 7.00% to 10.00% Weight Avg. 7.72%
Market Rents (US $/ Sq ft/ Yr)	From $4.00 to $5.75 Weight Avg. $5.14

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