



Investor Presentation

November 2024

Forward-Looking Statements / Non-Solicitation

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

The statements in this release that are not historical facts are forward-looking statements. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which FIBRA Prologis operates, management's beliefs and assumptions made by management. Such statements involve uncertainties that could significantly impact FIBRA Prologis financial results. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates," variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that we expect or anticipate will occur in the future — including statements relating to rent and occupancy growth, acquisition activity, development activity, disposition activity, general conditions in the geographic areas where we operate, our debt and financial position, are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained and therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Some of the factors that may affect outcomes and results include, but are not limited to: (i) national, international, regional and local economic climates, (ii) changes in financial markets, interest rates and foreign currency exchange rates, (iii) increased or unanticipated competition for our properties, (iv) risks associated with acquisitions, dispositions and development of properties, (v) maintenance of real estate investment trust ("FIBRA") status and tax structuring, (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings, (vii) risks related to our investments (viii) environmental uncertainties, including risks of natural disasters, (ix) risks related to the current coronavirus pandemic, and (x) those additional factors discussed in reports filed with the "Comisión Nacional Bancaria y de Valores" and the Mexican Stock Exchange by FIBRA Prologis under the heading "Risk Factors." FIBRA Prologis undertakes no duty to update any forward-looking statements appearing in this release.

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Industrial Center, Juarez

Resilient Investment Strategy

Why invest in FIBRA Prologis?

US\$8.8B

Assets under
management ⁽¹⁾

US\$270M

2023 Annual Net
Operating Income

US\$0.141

2024E Distribution per
CBFI

BBB+/BBB+

Credit Ratings

89.5 M

Square Feet⁽²⁾

514

Buildings⁽²⁾

520

Customers⁽²⁾

World class Sponsor: PLD

Note: Information as of September 30, 2024

1. Includes properties in markets that are outside of our core markets are not included in the Operating Portfolio and are classified in Other Investment Properties as the intent is to not hold long-term
2. Includes value-added acquisition properties that are not in the operating pool and Terrafina properties.

FIBRA Prologis at a Glance

FIBRA Prologis is a leading Mexican real estate investment trust formed to acquire, own and manage Class-A industrial real estate in Mexico

Attractive industrial real estate in Mexico in the six most dynamic markets

Strong Balance Sheet

Reliable and sustainable cash flow

311% Total Return Since IPO⁽¹⁾

Supported by Prologis and access to its development pipeline

Strong organic growth

Main growth drivers:

- Manufacturing and nearshoring
- Consumption and e-commerce
- Supply chain constraints and Labor Shortages

KEY FINANCIAL AND OPERATIONAL METRICS ⁽²⁾

	2015	Today
Stock Price (MXN)	26.0	64.1
NOI (USD\$M)	145.4	269.6
Total Assets (USD\$B)	2.1	9.1
Distributions in cash (USD\$M)	63	162
Total Debt (USD\$M) & Wtd. avg. rate (%)	658 @ 4.8%	2,161 ~@4.8%
Buildings	188	514
GLA (MSF)	32.6	89.5

FIBRA Prologis acquired 77.13% of Terrafina's outstanding CBFIs on August 6, 2024 and began consolidating from that date. Some numbers might include Terrafina's information..

1. IPO was June 4, 2014; total return calculated in Mexican Pesos on September 30, 2024. Source: Bloomberg.

2. 2015 column numbers are as of December 31, 2015, including the stock price. Today column numbers are as of September 30, 2024. Except NOI and Distributions that are YE 2023

Unmatched Portfolio Focused on the Top Consumption and Manufacturing Markets

6

Markets

98.1%

Period End Occupancy⁽¹⁾

97.8%

Average Occupancy⁽¹⁾

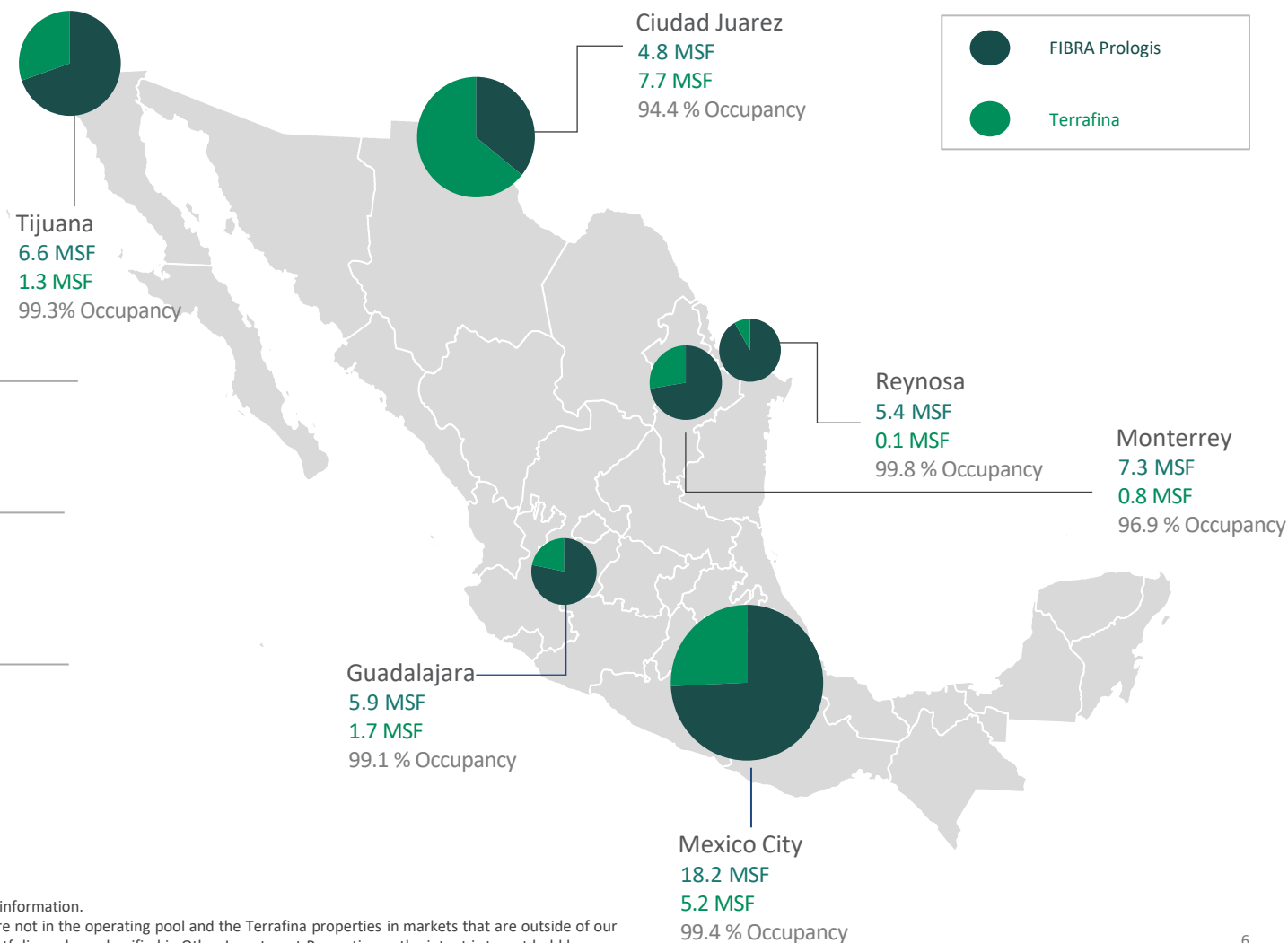
89.5

Million Square Feet⁽²⁾

514

Operating Properties⁽²⁾

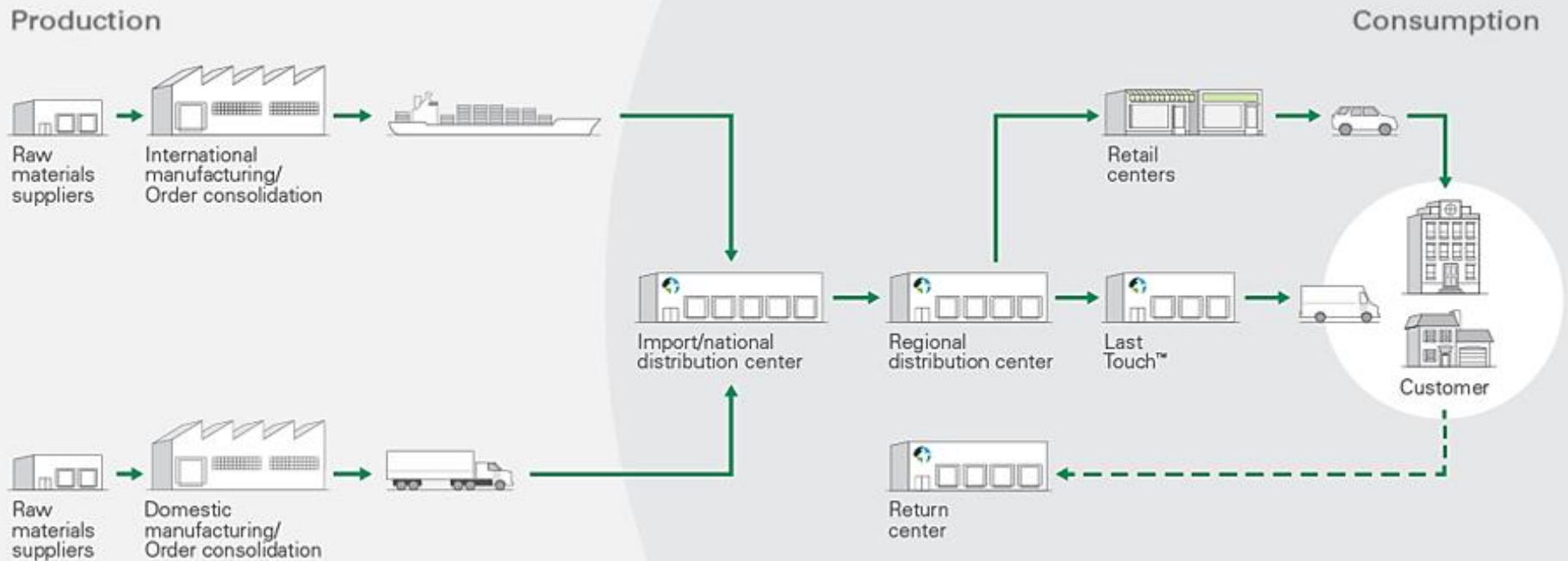
18.1 years

Average Age⁽¹⁾

Data as of September 30, 2024.

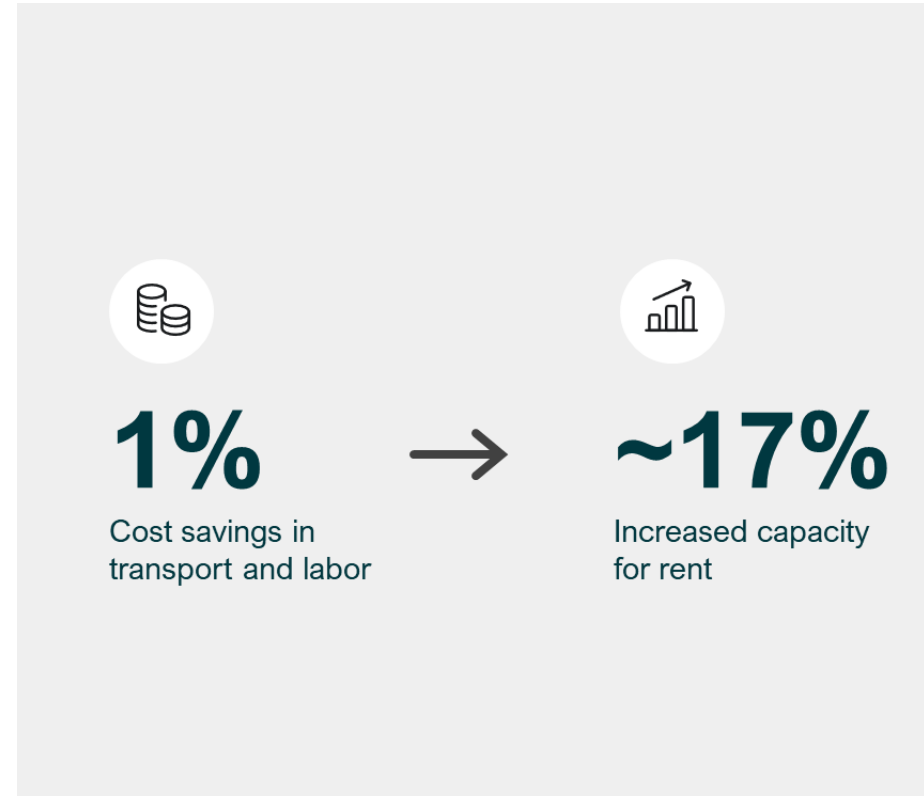
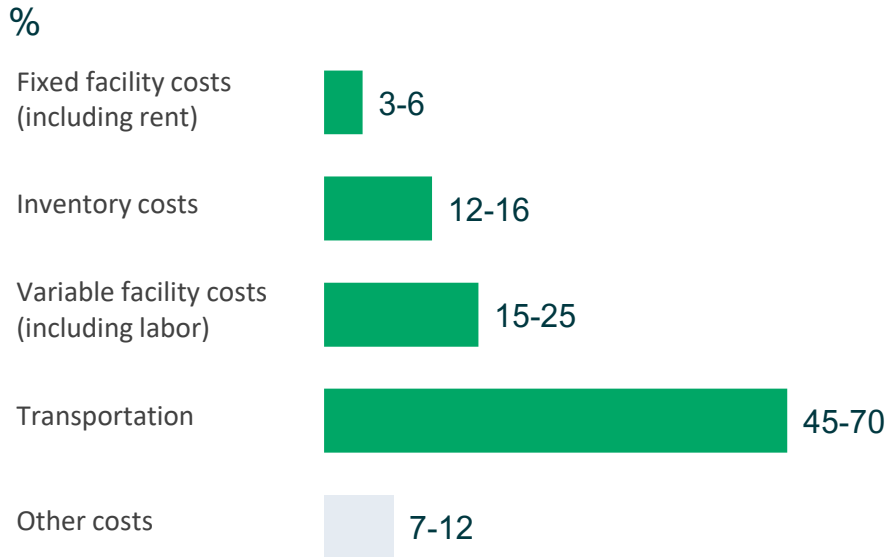
1. Operating properties only and only FIBRA Prologis information.
2. Includes value-added acquisition properties that are not in the operating pool and the Terrafina properties in markets that are outside of our core markets are not included in the Operating Portfolio and are classified in Other Investment Properties as the intent is to not hold long-term.

Logistics Real Estate is essential infrastructure for commerce



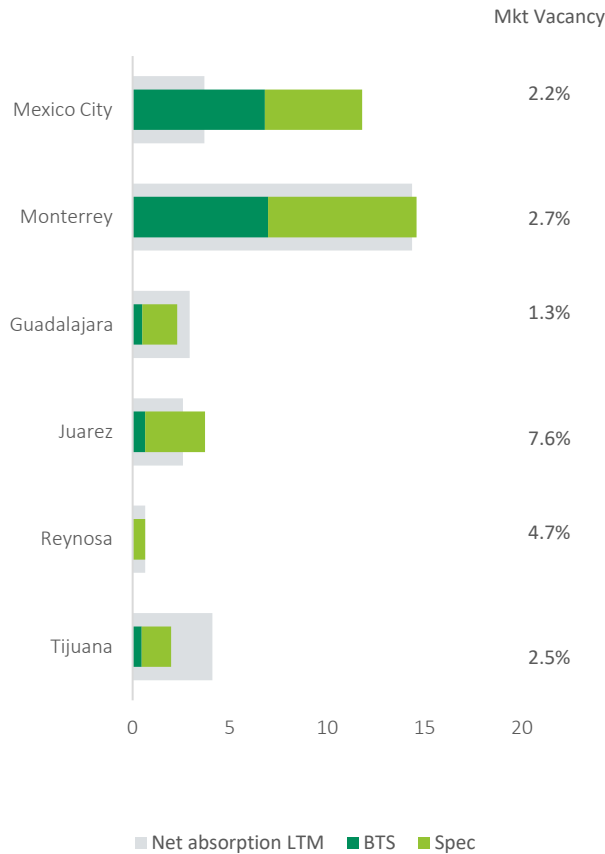
Customer proximity is valuable

Distribution of Global Supply Chain Costs



Mexico Logistics Real Estate Fundamentals¹

DEMAND (T12M) VS SUPPLY PIPELINE (MSF)



Sources: Prologis Research with information from Solili, CBRE.

1. Note: Defined as modern logistics market, inclusive of only those facilities with advanced functional features and/or superior locations, deemed to be competitive with Prologis.

Data as of September 30, 2024

DEMAND VS SUPPLY (MSF)



Sources: Prologis Research

Note: Completions equate to supply while net absorption is equivalent to demand

VACANCY (%)

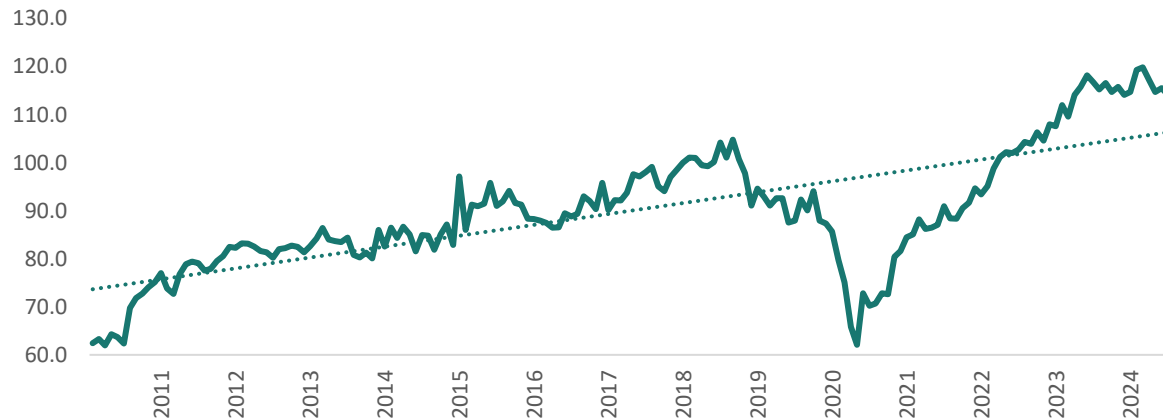
- Market vacancy of 3.0% as of 3Q24, up 130bps vs. 1Q but well below the 4.8% 10-year average.
- The increase in vacancy has been mostly felt in the border markets nearshoring has decelerated somewhat due to macro volatility. Still, nearshoring and manufacturing has been a significant driver of demand this year.
- E-commerce continues to grow. E-commerce has become a greater driver in consumption markets this year as platforms have heavily invested to improve their footprint.
- We expect above-inflation market rent growth in 2024, as supply has been delivered at a faster pace than expected.

Mexico: Nearshoring is the Main Structural Shift

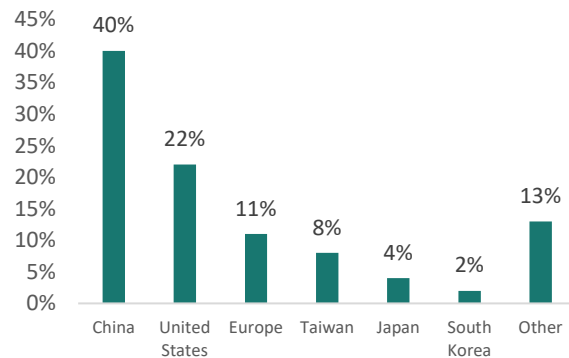
Mexican industrial real estate gains momentum due to manufacturing capacity expansion

GROSS FIXED CAPITAL FORMATION- IMPORTED MACHINERY AND EQUIPMENT, 2014- AUGUST 2024

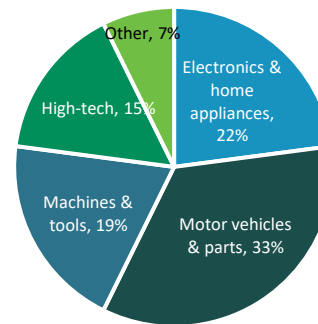
(INDEXED, BASE 100: 2018, VOLUME-BASED)



MEXICO TIER-1¹ NEARSHORING ABSORPTION BY COUNTRY OF ORIGIN, 2023



MEXICO TIER-1¹ NEARSHORING ABSORPTION BY INDUSTRY, 2023



- **Nearshoring has reflected on economic indicators such as machinery imports**, accelerating post pandemic due to global supply chain disruptions, tensions in U.S.-China relations, and USMCA.
- **CBRE estimates 28% of total demand in 2023 was due to Tier 1¹ nearshoring.**
- We believe the actual impact is larger owing to companies adding space to support nearshoring logistics, expansions and for supply chain integration (Tier 2).
- We expect nearshoring to continue as companies bring production processes closer to the U.S. consumer.

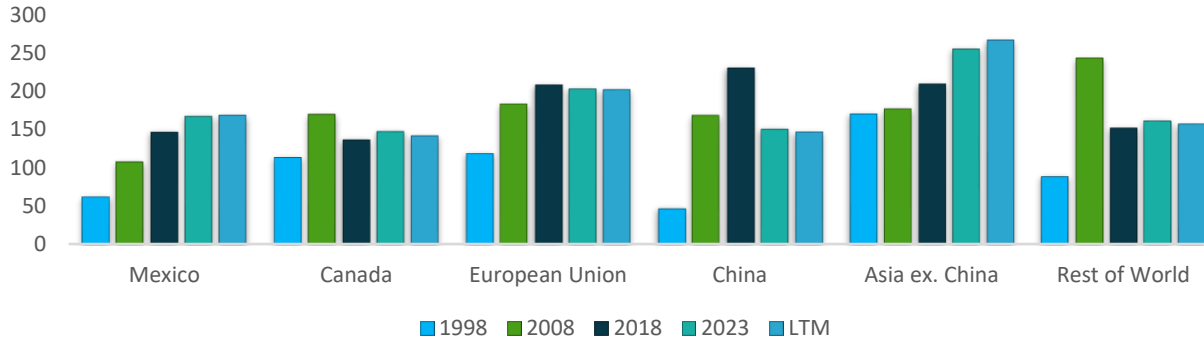
Source: Prologis Research with information from INEGI, Federal Reserve, CBRE and our leasing teams.

1: Tier 1 nearshoring refers to the direct demand of companies nearshoring from abroad; Tier 2 demand accounts for local suppliers and previously established firms expanding operations as an effect of nearshoring.

Mexico: Nearshoring is the Main Structural Shift

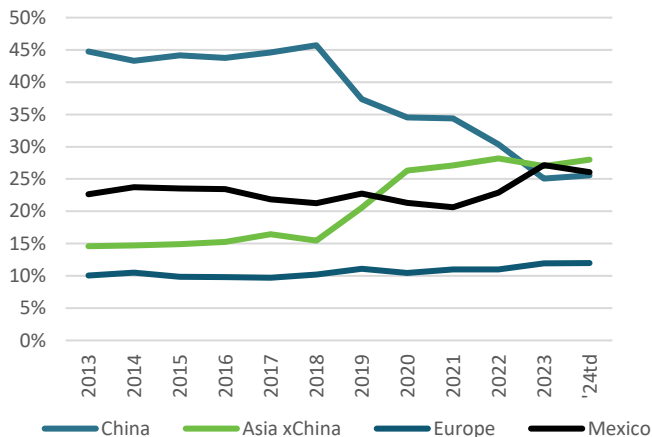
Mexico steadily gaining share in key sectors, with more to come.

U.S. GOODS' IMPORTS BY PARTNER ⁽¹⁾⁽²⁾
(\$B, INFLATION AND SEASONALLY ADJUSTED)

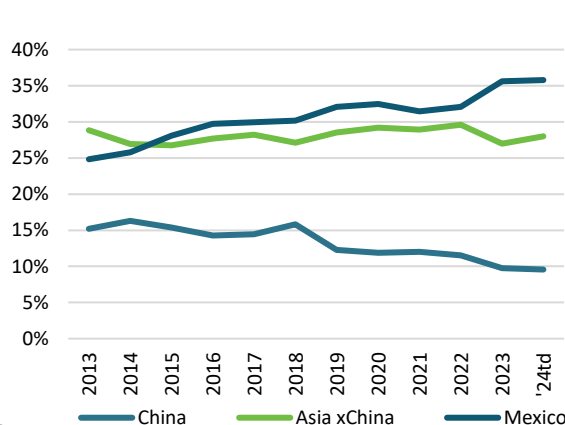


- Mexico is now the U.S. largest individual trade partner.
- So far, Mexico's gains in share of U.S. imports have occurred primarily in the furniture, appliances and autoparts' sectors.
- Looking ahead, we expect to see gains in import share in the electronics sector, as suggested by Foxconn and Quanta's recent announcements of large greenfield investments in the country.

US FURNITURE AND APPLIANCE IMPORTS (SHARE) ³



US AUTOPARTS' IMPORTS (SHARE) ³

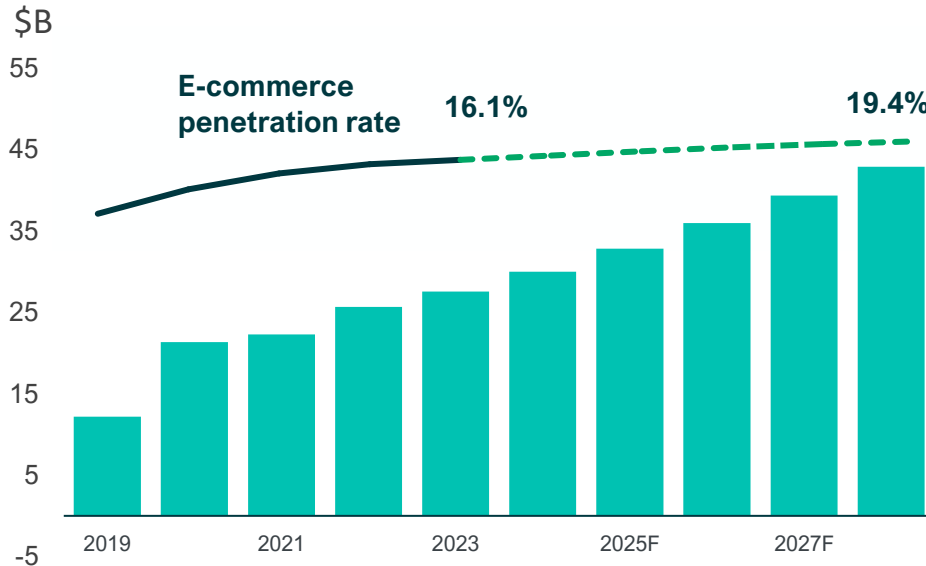


1. Source: U.S. Census Bureau. Prologis Research.
 2. LTM refers to data from September 2023 to August 2024
 3. Asia ex. China refers to Hong Kong, India, Indonesia, Japan, South Korea, Malaysia, Singapore, Taiwan, Thailand and Vietnam

Mexico: E-commerce is a Resilient Driver of Expansion

E-commerce sales in Mexico grew 25% in 2023

E-commerce sales and penetration



Efficiency

SF per \$B of sales



Why is e-commerce more space intensive?

1. Higher product variety
2. Greater inventory
3. Individual B2C shipping
4. Reverse logistics

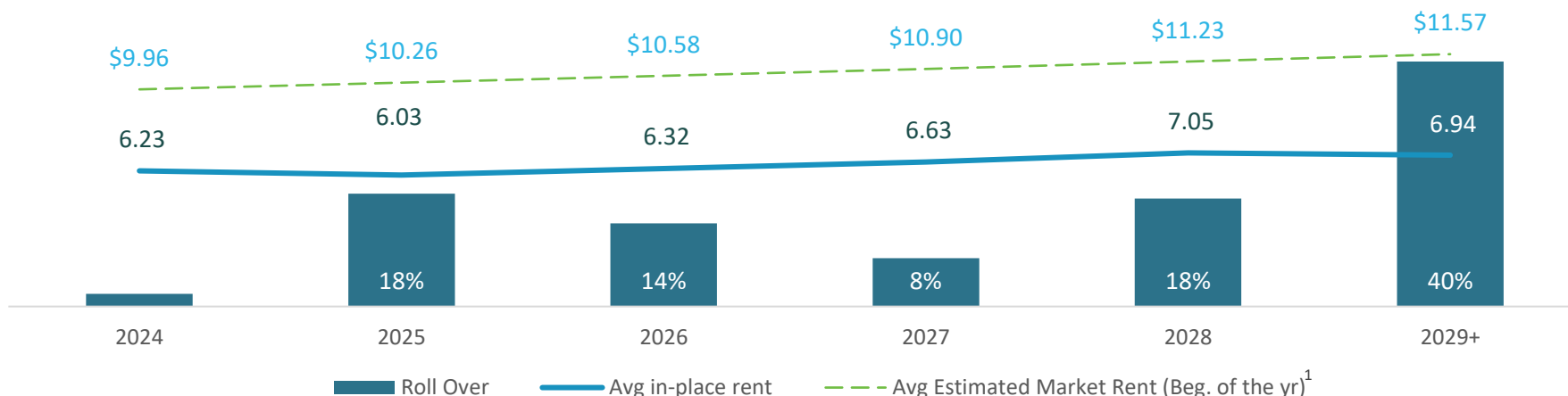


Apodaca, Monterrey

Low Risk Business Model

Potential Market Rental Growth *(excludes Terrafina)*

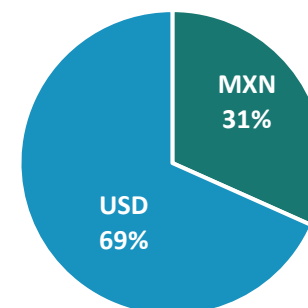
LEASE EXPIRY PROFILE BY GLA & AVERAGE IN-PLACE RENT



PORTFOLIO STATISTICS

Avg in Place Rent per Sq Ft	\$6.64
Avg Market Rent per Sq Ft	\$9.96
Avg Contractual Rent Escalator ⁽²⁾	~3.0%
WARLT ⁽³⁾	~40.9 months

CURRENCY OF LEASES, % OF NET EFFECTIVE RENT



Source: Prologis. Data as of September 30, 2024.

1. Estimated Market rent based on latest growth rates. Assumptions might differ, as market conditions change. For current year the market rent is for the current period September 30, 2024.

2. For USD denominated leases only. Leases in Mexican pesos are tied to Mexican inflation.

3. Weighted Average Remaining Lease Term

Embedded growth potential

Market rent spread
to in-place¹

51%

Replacement rent spread to market,
development submarkets³

3%

1. Source: Prologis Research. In-place rent reflects Prologis Mexico Owned & Managed Net Effective Rent (excluding Terrafina).
2. Source: Prologis Research. Reflects Mexico PLD markets only.
3. Replacement rents reflect an estimate of what rent level is needed for new development.

Diversified Customer Base *(excluding Terrafina)*



247 Customers



362 leases



Our top 10 customers represent **24.5%** of net effective rent



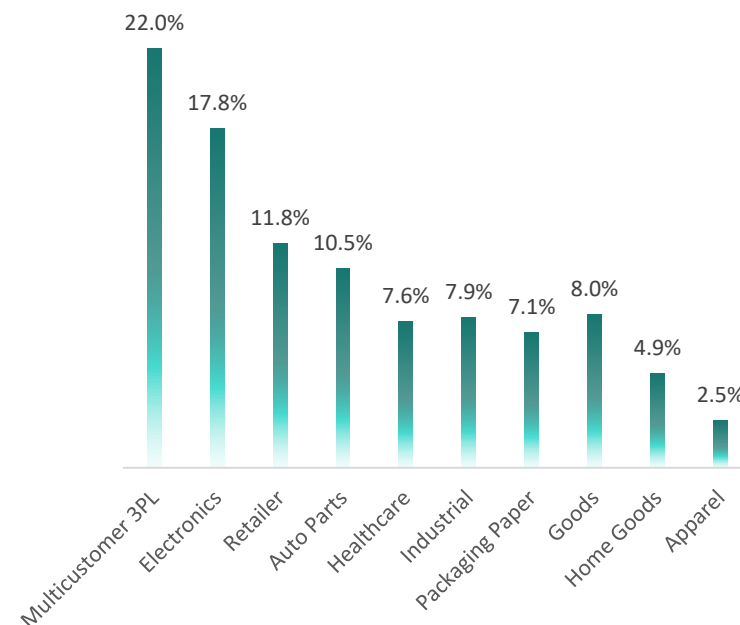
83.8% of FIBRA Prologis' customers are or are affiliated with multinational companies as a percentage of net effective rent

Customer Mix

E - Commerce	3PL	Manufacturing	Other Logistics
12%	25%	44%	19%
   	   	   	   

Customer examples

CUSTOMER INDUSTRY % OF NER BASIS

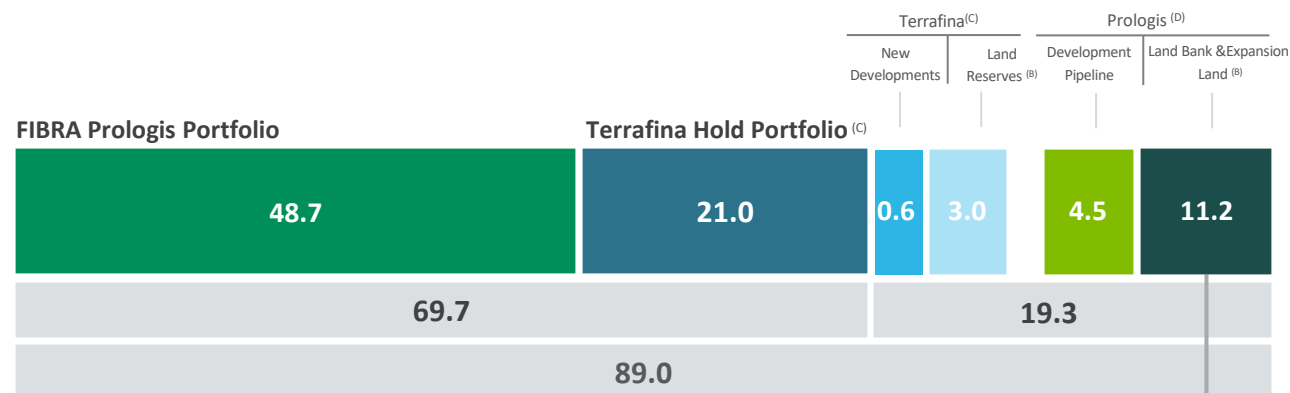


Sponsor

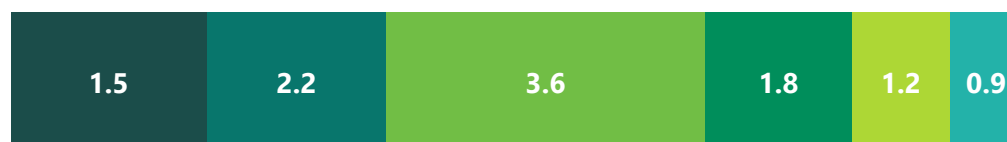
Identified External Growth Pipeline

EXTERNAL GROWTH VIA PROLOGIS DEVELOPMENT PIPELINE

(MSF) ^(A)



Prologis Land Bank And FIBRAPL Expansion Land Based On Expected Buildable SF



■ Mexico City ■ Guadalajara ■ Monterrey ■ Reynosa ■ Juarez ■ Tijuana

UNIQUE COMPETITIVE ADVANTAGE

- Proprietary access to Prologis development pipeline at market values
- Exclusive right to third-party acquisitions sourced by Prologis
- 34% growth potential in the next 3 to 4 years, subject to market conditions and financial availability
- Dividend low-risk vehicle

PROLOGIS AND FIBRAPL DEVELOPMENT PIPELINE

	GLA (MSF)	% Leased
Mexico City	2.2	15.0%
Monterrey	1.1	52.7%
Ciudad Juarez	0.5	43.1%
Tijuana	0.4	100.0%
Reynosa	0.3	33.2%
Total	4.5	36.4%

A. Million square feet as of September 30, 2024.

B. Based on expected buildable square feet.

C. Includes Joint Ventures. All land reserves wholly-owned by Terrafina. All new developments held in Joint Ventures.

D. 230K SF of land bank under FIBRA Prologis.

A Fortress Balance Sheet

Loan to Value	Debt / Adjusted-EBITDA	Fixed Charge Coverage Ratio
23.3%	5.0x	5.3x
Weighted Average Interest Rate	Liquidity	Weighted Average Remaining Maturity
4.8%	US\$728M	5.6Yrs

Data as of September 30, 2024.

Note: Terrafina and Fibra Prologis are combined

1. Liquidity in 3Q24 is comprised of US\$59M of cash and US\$669M undrawn from unsecured credit facility.

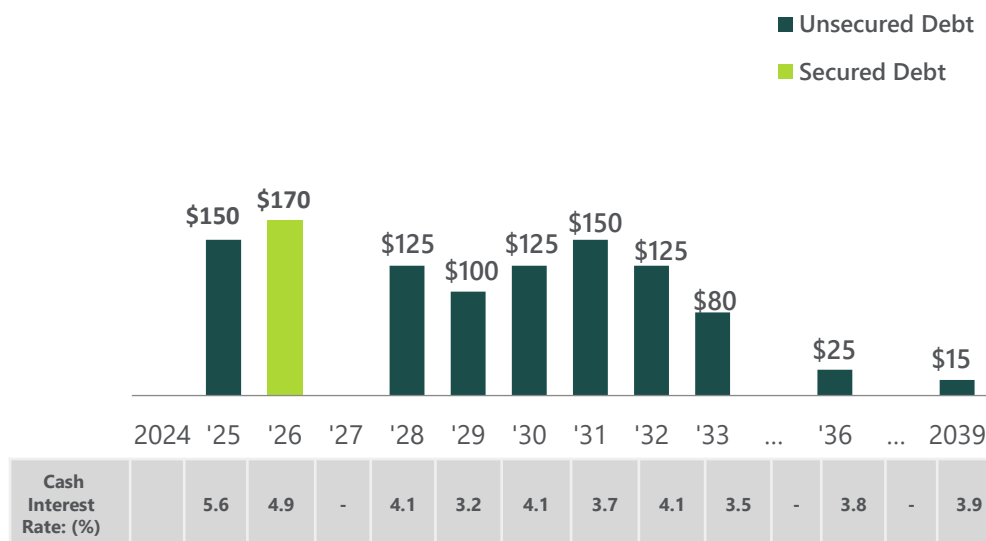
FIBRA Prologis Strong Financial Position *(excluding Terrafina)*

BBB+/BBB+/BBB rated by S&P/HR Ratings/Fitch¹

DEBT METRICS		3Q2024
Total debt		\$1,068M
Wtd avg rate		4.3%
USD denominated		100%
Wtd avg term		5.1 yrs
Available liquidity USD ²		\$528M
Fixed debt		100%
Net Debt to Adj. EBITDA		2.6x
BOND DEBT COVENANTS (RATIOS)	3Q24	Bond Metrics (I & II)
Leverage ratio	18.7%	<60%
Secured debt leverage	3.0%	<40%
Fixed charge coverage	10.2x	>1.5x
Leverage according CNBV	18.4%	<50%

DEBT MATURITY SCHEDULE

(USD\$ in millions)



Cash Interest Rate: (%)	5.6	4.9	-	4.1	3.2	4.1	3.7	4.1	3.5	-	3.8	-	3.9
	3Q24			Internal limit					3Q24		Internal limit		
LTV FMV	17.4%			35%					LTV GAV	28.1%		40%	

Data as of September 30, 2024.

1. A securities rating is not a recommendation to buy, sell or hold securities and is subject to revision or withdrawal at any time by the rating agency
2. Liquidity is comprised of US\$28M of cash, US\$400M undrawn from unsecured credit facility including accordion feature for additional US\$100M.

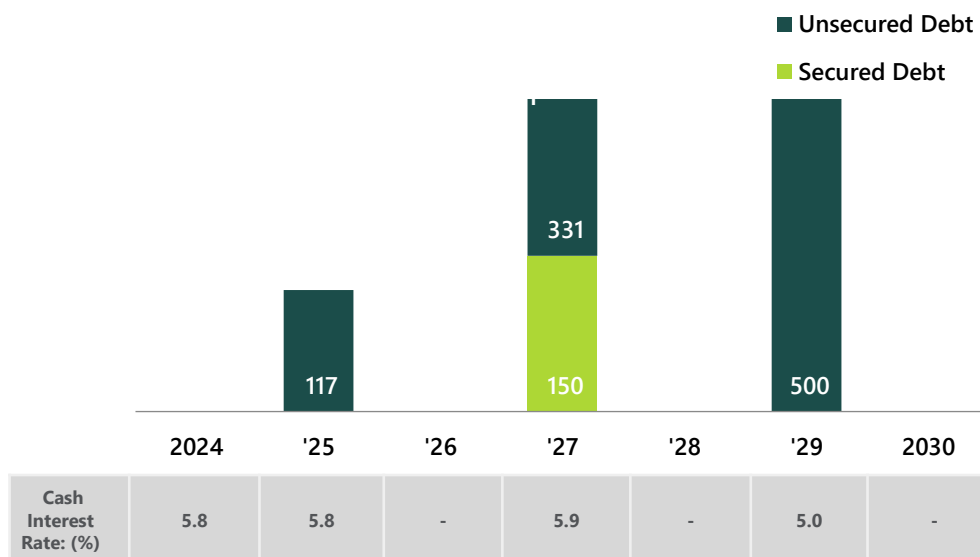
Terrafina's Financial Position

BBB/BBB/Baa3 rated by S&P/Fitch / Moodys¹

DEBT METRICS	3Q2024
Total debt	\$1,098M
Wtd avg rate	5.4%
USD denominated	100%
Wtd avg term	3.3 yrs
Available liquidity USD ²	\$200M
Fixed debt	100%
Net Debt to Adj. EBITDA	6.1x

BOND DEBT COVENANTS (RATIOS)	3Q24	Bond Metrics (I & II)
Leverage ratio	32.8%	<60%
Secured debt leverage	4.5%	<40%
Unencumbered Assets to Unsecured Debt Limitation	277.2%	≥150%

DEBT MATURITY SCHEDULE
(USD\$ in millions)



Cash Interest Rate: (%)	2024	'25	'26	'27	'28	'29	2030
	5.8	5.8	-	5.9	-	5.0	-

	3Q24	Internal limit
LTV FMV	34.0%	35%

	3Q24	Internal limit
LTV GAV	46.4%	40%

Data as of September 30, 2024.

1. A securities rating is not a recommendation to buy, sell or hold securities and is subject to revision or withdrawal at any time by the rating agency

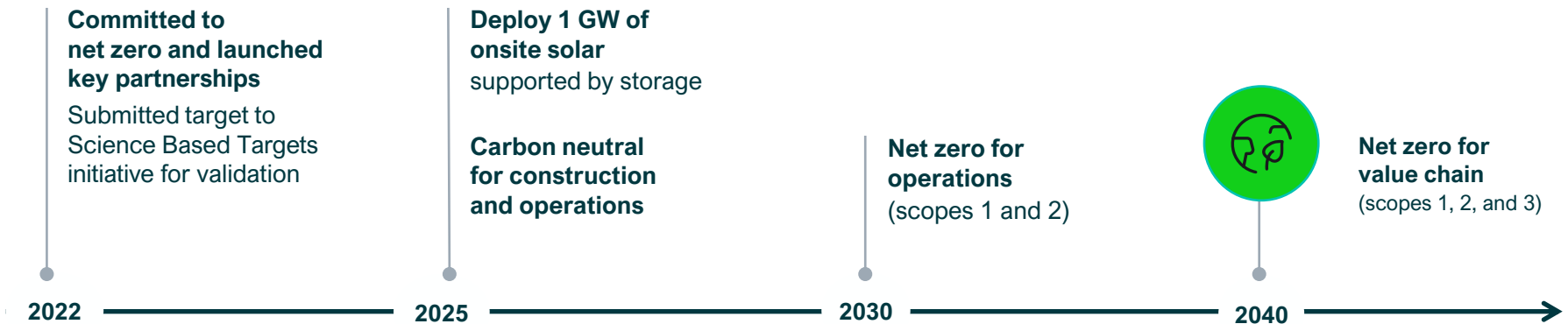
2. Liquidity is comprised of US\$31M of cash, US\$161M undrawn from unsecured credit facility.



Park Toluca, Edo. Mexico

Best Practices Oriented to Create Value

Ambitious net zero goals



World Class Corporate Governance

Alignment with Certificate Holders

DIVERSE AND EXPERIENCED TECHNICAL COMMITTEE¹

Luis Gutiérrez
Chairman Mexico
Prologis Inc

Armando Fregoso
President of Latam
Prologis Inc

Carlos Elizondo Mayer-Serra
Dr. Political Science
Oxford University

Héctor Ibarzábal
CEO FIBRA Prologis
Prologis Inc

Alberto Saavedra
Partner
Santa Marina y Steta

Gonzalo Portilla
Managing Director
CBRE Loan Services

Edward S. Nekritz
Chief Legal Officer
Prologis Inc

Miguel Álvarez del Río
CEO
Finaccess Mexico

Katia Eschenbach
Former CEO
Trafigura Mexico

Dan Letter
President
Prologis Inc

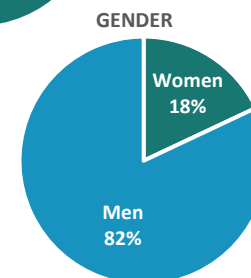
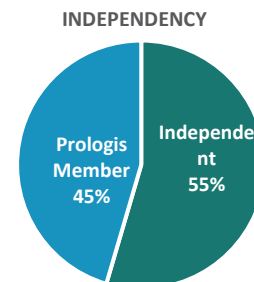
Mónica Flores Barragán
President for Latin America
ManpowerGroup

KNOWLEDGE, SKILLS AND EXPERIENCE QUALIFICATIONS

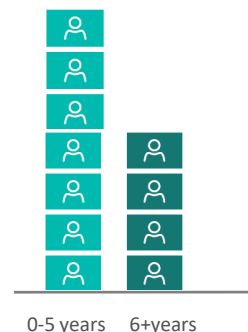
	LG	HI	EN	DL	AF	AS	MA	MF	CE	GP	KE
Real Estate/Logistics	
CEO/Executive Management
Strategic Planning
Finance/Accounting
Regulatory		
Risk Management

1. Technical Committee members are ratified annually by certificate holders

COMPOSITION



TENURE



MANAGING CONFLICT OF INTEREST

- **Only independent members** may vote for **related-party transactions**, such as purchasing stabilized assets from our sponsor, Prologis
- Prologis' **35%** ownership of FIBRA Prologis, demonstrates alignment with certificate holders
- Three committees: **Audit Committee** (100% independence), **Practices Committee** (100% independence), **Financing Committee** (75% independence)



Jalisco Center, Guadalajara

Strong Sponsor

PLD- The leader
in logistics real
estate

5,600

Buildings

6,700

Customers

\$218B

Assets under
management

\$41B

Build out of land
bank (TEI¹)

1.2B square feet across four continents, 20 countries

Other Americas

88 MSF

354 buildings

2,030 acres²

U.S.

800 MSF

3,829 buildings

7,875 acres²

Europe

247 MSF

1,138 buildings

2,186 acres²

Asia

114 MSF

286 buildings

357 acres²

Note: Data as of September 30, 2024.

1. 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.

2. Includes land subject to options.

Leveraging the Sponsor

Platform

Largest global owner of logistics real estate

Public REITs

Largest by market cap in the world

Asset management

Leading global logistics-focused asset manager

New frontiers

> Sustainable energy

Solar, storage, and mobility systems

> Digital infrastructure

Data center development

> Operating Essentials

Capturing additional wallet share

Development

Leading global logistics developer

Leadership

Recognized by Institutional Investor and Fortune

Disclosure

The Transparency Awards winner in real estate

Unparalleled scale | Best-in-class systems and talent | Customer-centric mindset

Alignment

Substantial ownership

Performance Fee

Real estate developer, owner and operator



Independencia, Juarez

Appendix

2024 Guidance

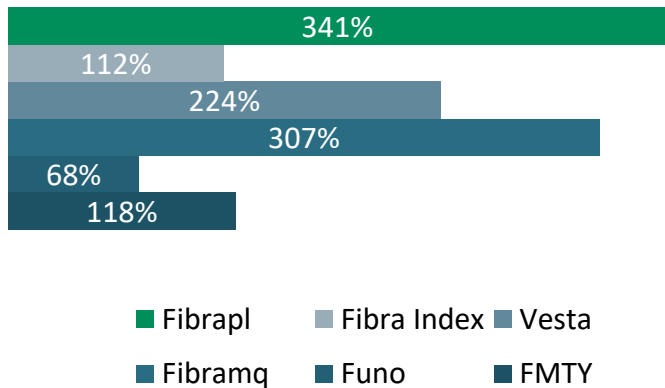
US Dollars in thousands except per CBFI amounts

FX = Ps\$19 per US\$1.00

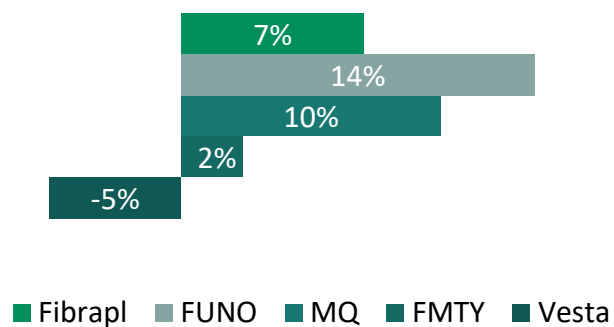
Financial Performance		Low	High
Full year FFO, as modified by FIBRA Prologis, per CBFI (excludes incentive fees) ^(B)	\$	0.1900	\$ 0.1950
Operations			
Year-end occupancy		97.5%	98.5%
Same store cash NOI change		8.5%	9.5%
Annual capex as a percentage of NOI		13.0%	14.0%
Capital Deployment			
Building Acquisitions (not including Terrafina's deal)	\$	250,000	\$ 350,000
Building Dispositions	\$	-	\$ 50,000
Other Assumptions			
G&A (Asset management and professional fees) (includes Terrafina) ^(C)	\$	50,000	\$ 55,000
Full year 2024 distribution per CBFI (US Dollars)	\$	0.1410	\$ 0.1410

Proven track record

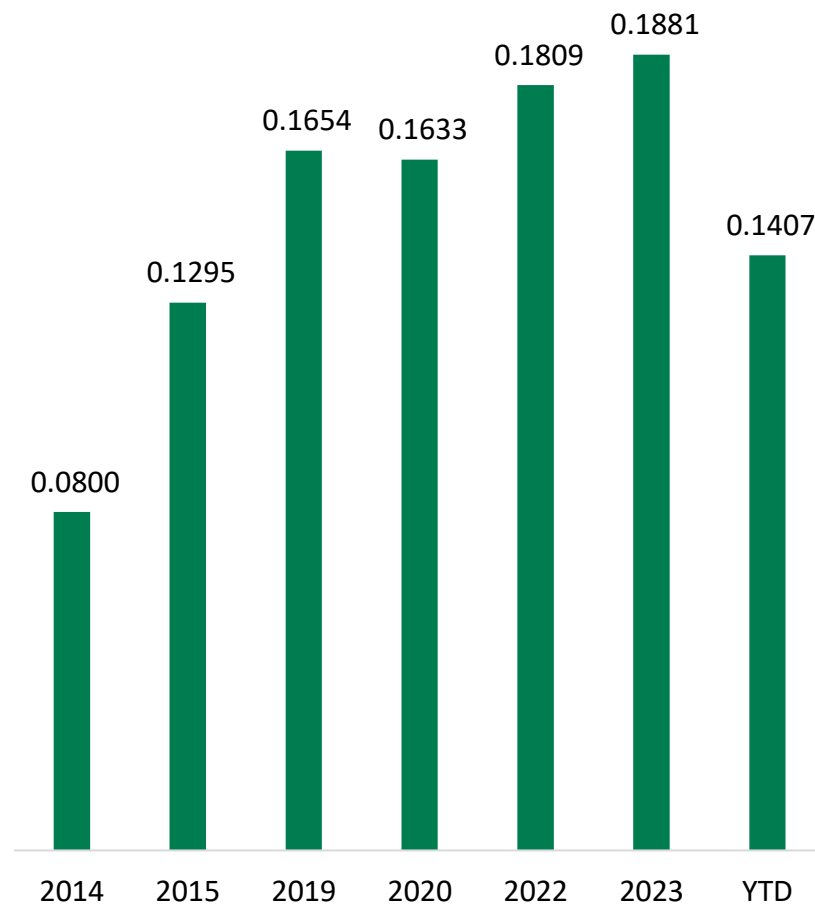
Total Return



Dividend Growth¹ (CAGR)



FFO per CBF²



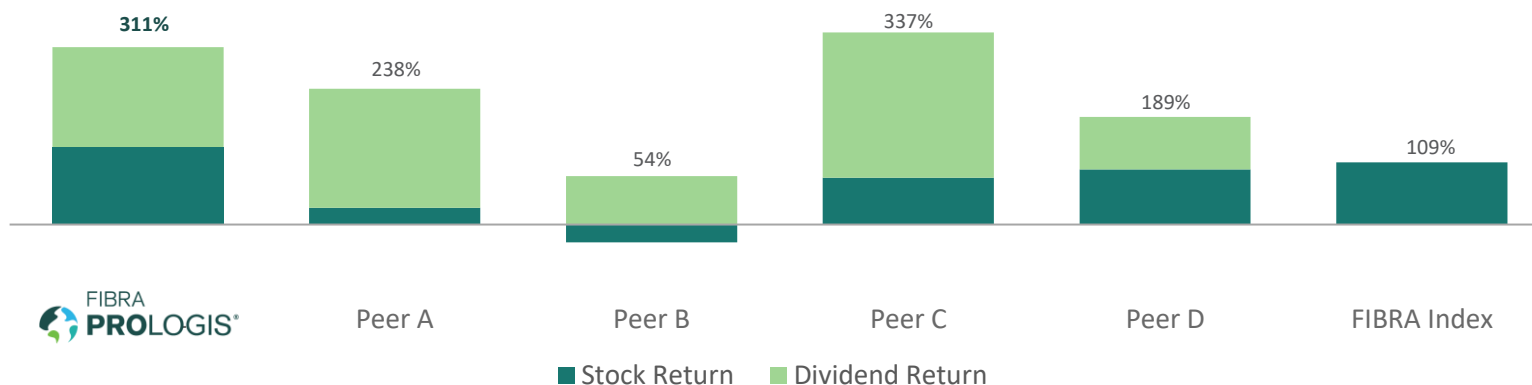
Public filings.

1. Considers distributions from 2020 to 2024
2. YTD Only considers till 3Q24

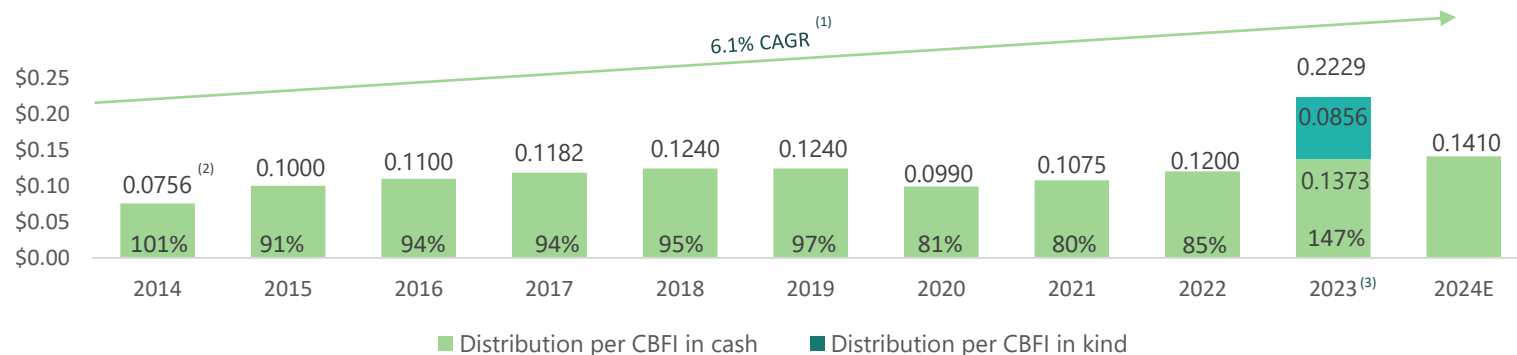
Creating Value for Certificate Holders

TOTAL RETURN OF CBFIS IN MEXICAN PESOS

June 4, 2014 – September 30, 2024



FIBRAPL DISTRIBUTIONS PER CBFi (USD\$) & AFFO PAYOUT RATIO (%)



Source: Bloomberg, company filings. FIBRA Prologis' initial public offering was June 4, 2014. Peers include FIBRA Monterrey, FIBRA Uno, FIBRA Macquarie and Vesta.

1. CAGR based on annualized 2014 figures.

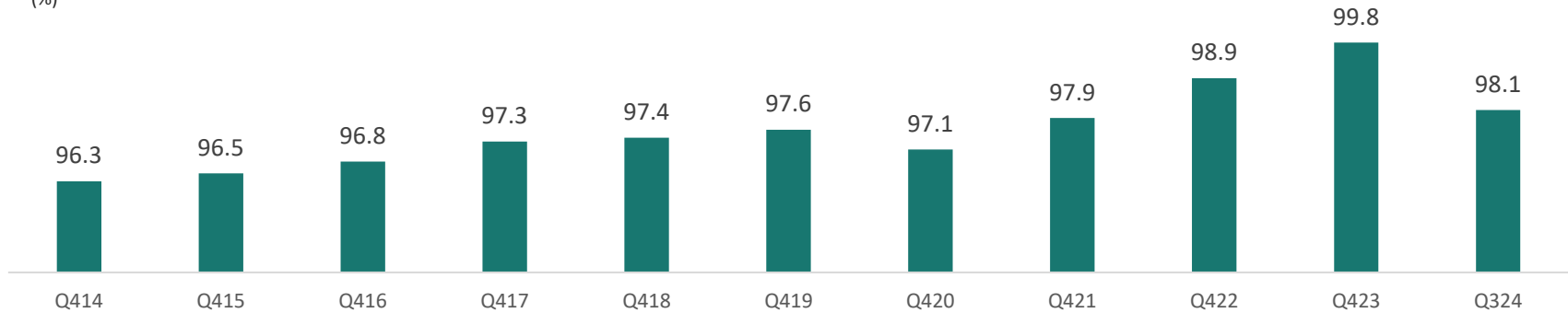
2. Represents annualized distributions for 2014 based on period from June 4, 2014 through December 31, 2014. FIBRAPL at IPO price. Since IPO the distribution was US\$0.0435, this was used for the AFFO payout ratio.

3. 2023 considers distribution in cash and in kind due to a taxable gain. The guidance for 2023 was 0.1300 per CBFi, anything above that, was due to the taxable gain.

Historical Operating Performance

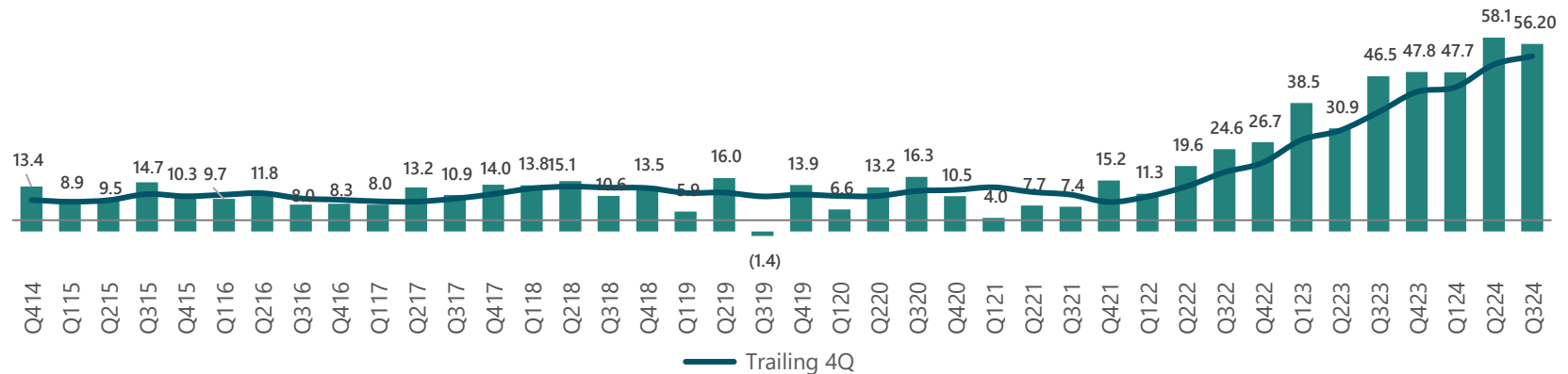
ELEVATED PERIOD-END OCCUPANCY

(%)



STRONG POSITIVE RENT CHANGE ON ROLLOVER

(%)



Historical Growth

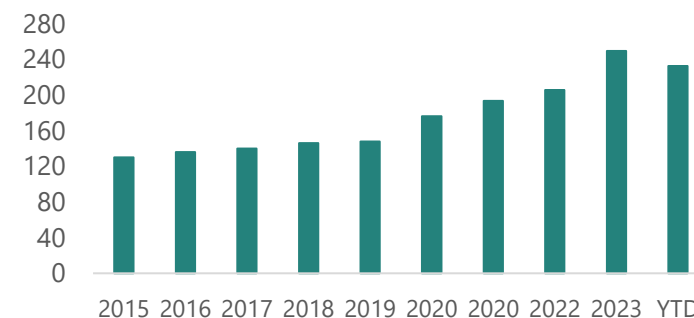
NOI GROWTH

Millions of USD



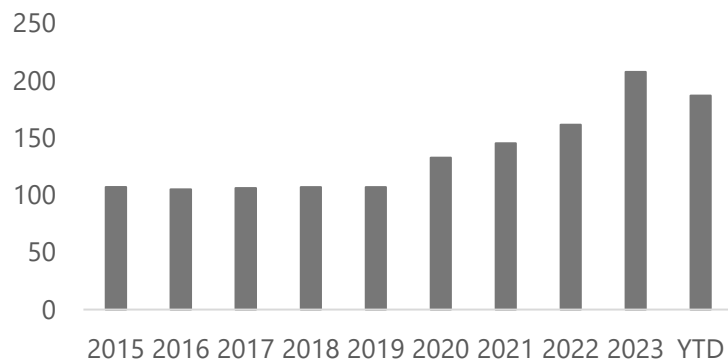
ADJUSTED EBITDA GROWTH

Millions of USD



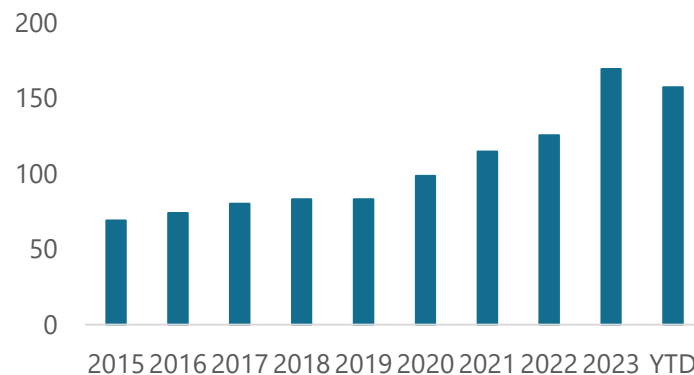
FFO GROWTH

Millions of USD



AFFO GROWTH

Millions of USD

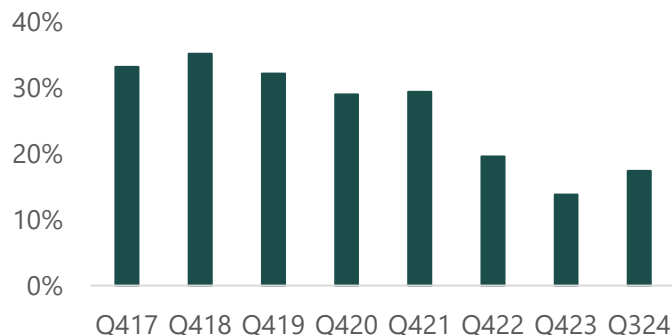


Data as of September 30, 2024.

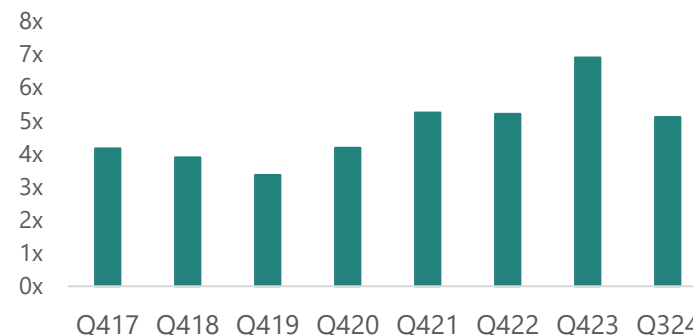
Note: For comparative purposes, incentive fees paid to FIBRAPL's sponsor in 2017, 2018, 2019, 2021 and 2022 have been excluded, as has the impact on realized exchange losses/gain from VAT in 2015 and 2020.

Historical Credit Metrics

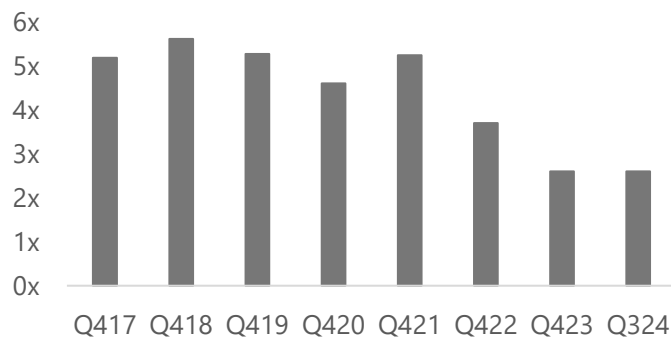
DEBT % OF INVESTMENT PROPERTIES



FIXED CHARGE COVERAGE RATIO

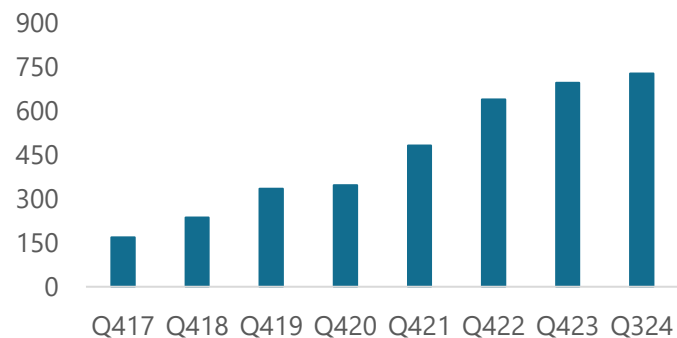


DEBT TO ADJUSTED EBITDA



LIQUIDITY¹

Millions of USD



Data as of September 30, 2024.

Note: On April 6, 2020, FIBRA Prologis acquired Prologis Park Grande for US\$353M, including closing costs but excluding VAT. The information displayed on this page does not reflect that acquisition.

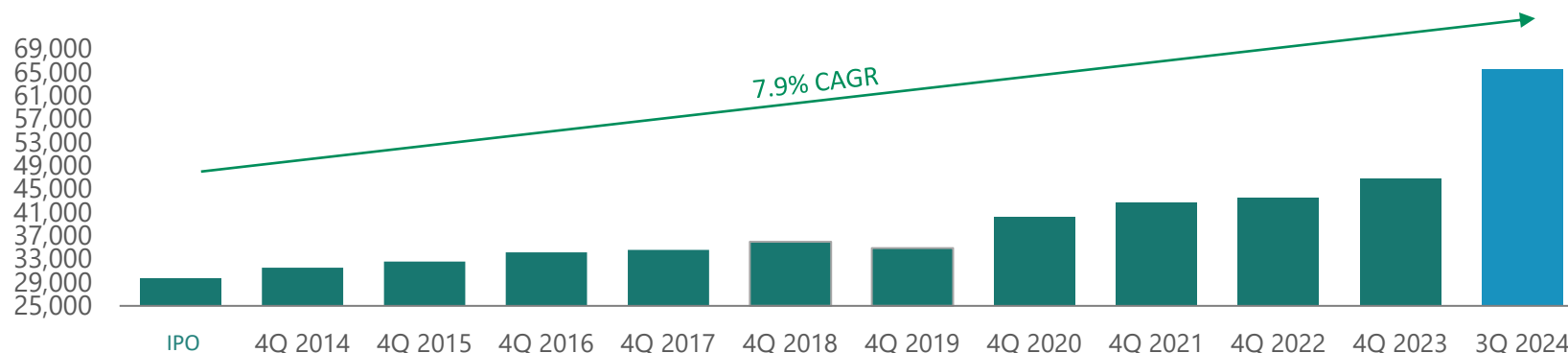
FIBRA Prologis acquired 77.13% of Terrafina's outstanding CBFIs on August 6, 2024 and began consolidating from that date forward

1) Liquidity in 3Q24 is comprised of US\$59M of cash and US\$669M undrawn from unsecured credit facility.

Portfolio Growth Since IPO

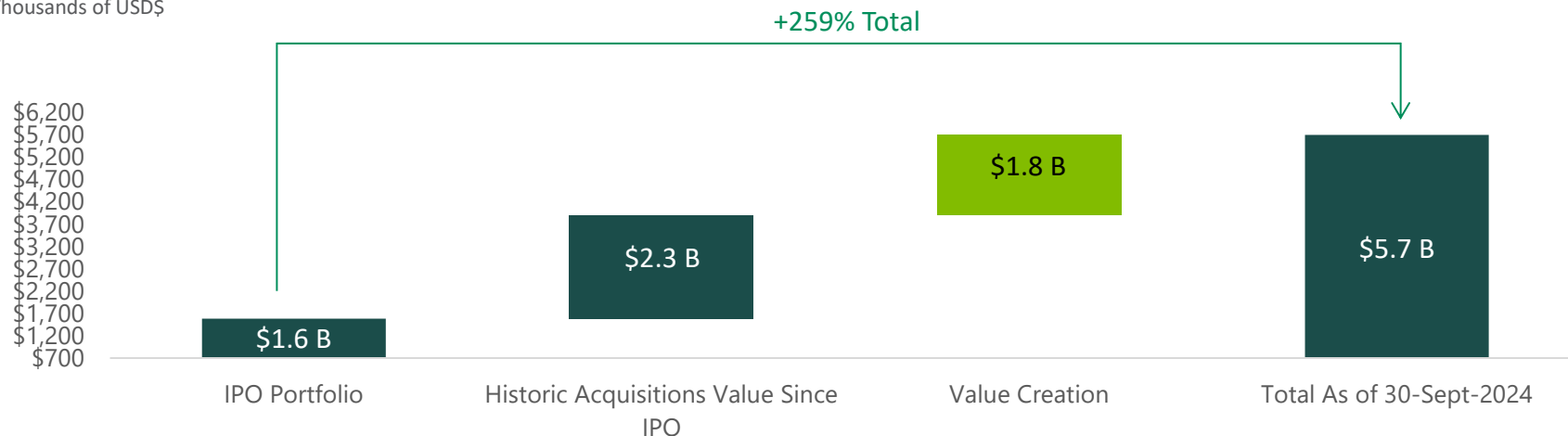
GROSS LEASABLE AREA¹

Thousands of SF, June 4, 2014 through September 30, 2024



REAL ESTATE PORTFOLIO⁽²⁾⁽³⁾⁽⁴⁾

Thousands of USD\$



1. 3Q 2024 only considers the portfolio operating portfolio of FIBRAPL and Terrafina Hold assets.
2. Based on 3rd party appraisals. Does not include Terrafina acquisition.
3. IPO was June 4, 2014.
4. Post-IPO acquisitions were completed between 2014 and 3Q24 only FIBRAPL, including growth in appraised value.

Fee Structure

Transparent and Aligned

	Fee Type	Calculation	Payment Frequency
Operating Fees	Property Management	3% x collected revenues	Monthly
	Leasing Commission <i>Only when no broker is involved</i>	<i>New leases: 5% x lease value for <6 yrs; 2.5% x lease value for 6-10 yrs; 1.25% x lease value for > 10 yrs</i> <i>Renewals: 50% of new lease schedule</i>	½ at closing ½ at occupancy
	Construction Fee / Development Fee	4% x property and tenant improvements and construction cost	Project completion
Administration Fees	Asset Management ⁽¹⁾	0.75% annual x up to \$5 billion of appraised asset value 0.60% annual x incremental amount above \$5 billion of appraised asset value	Quarterly
	Incentive	Hurdle rate	9%
		High watermark	Yes
		Fee	10%
		Currency	100% in CBFIs
		Lock up	6 months
			Annually at IPO anniversary

1. Asset Management Fee starting January 1, 2025 will be 0.70% x up to \$5 billion of appraised asset value, 0.60% annual x above \$5 billion to \$7.5 billion and 0.50% above \$7.5 billion of appraised asset value.

Fee Structure

Aligned with the market

G&A AND ADMINISTRATION FEES ANNUALIZED PAID YTD

	FIBRAPL (new structure)	FIBRAPL + Terra (new structure)	FIBRA MQ	FUNO	FIBRA Mty	Vesta
Administration / Management Fees ⁽¹⁾	39	56	15	57	-	-
Prof Fees + Other G&A	5	9	7	124	12	34
Payroll	-	-	-	-	9	-
Total G&A (US\$ M)	44	65	21	181	21	34
AUM (US\$ M)	5,690	8,784	3,122	16,383	1,734	3,590

bps/AUM	78	74	69	110	119	94
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+ Incentive Fee ⁽²⁾	20	20	-	14	-	-
Total G&A (US\$ M)	64	85	21	195	21	34

bps/AUM with Incentive Fee	113	97	69	119	119	94
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Manager ownership	35%	35%	5%	27%	8%	5%
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Asset Management Fee	$\leq \$5\text{Bn} = 70\text{bps}$ $+\leq \$7.5\text{Bn} = 60\text{bps}$ $+\leq \$7.5\text{Bn} = 50\text{bps}$ AUM	$\leq \$5\text{Bn} = 70\text{bps}$ $+\leq \$7.5\text{Bn} = 60\text{bps}$ $+\leq \$7.5\text{Bn} = 50\text{bps}$ AUM	100 bps Mkt Cap	50 bps (AUM-debt)	NA	NA
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Source: Company filings. Peers include Terrafina, FIBRA Macquarie, FIBRA Uno, FIBRA Monterrey and Vesta.

1. Asset Management Fee for FIBRAPL adjusted to 75bps over the investment properties value as of 3Q24

2. Average incentive fee paid since IPO for FIBRAPL

Strategic Acquisition of Prologis Completed April 2020

Prologis Park Grande

- Location: **Mexico City**
- Land Size: **212.3 acres, 9.3 MSF**
- GLA: **3.9 MSF**
- 100% leased

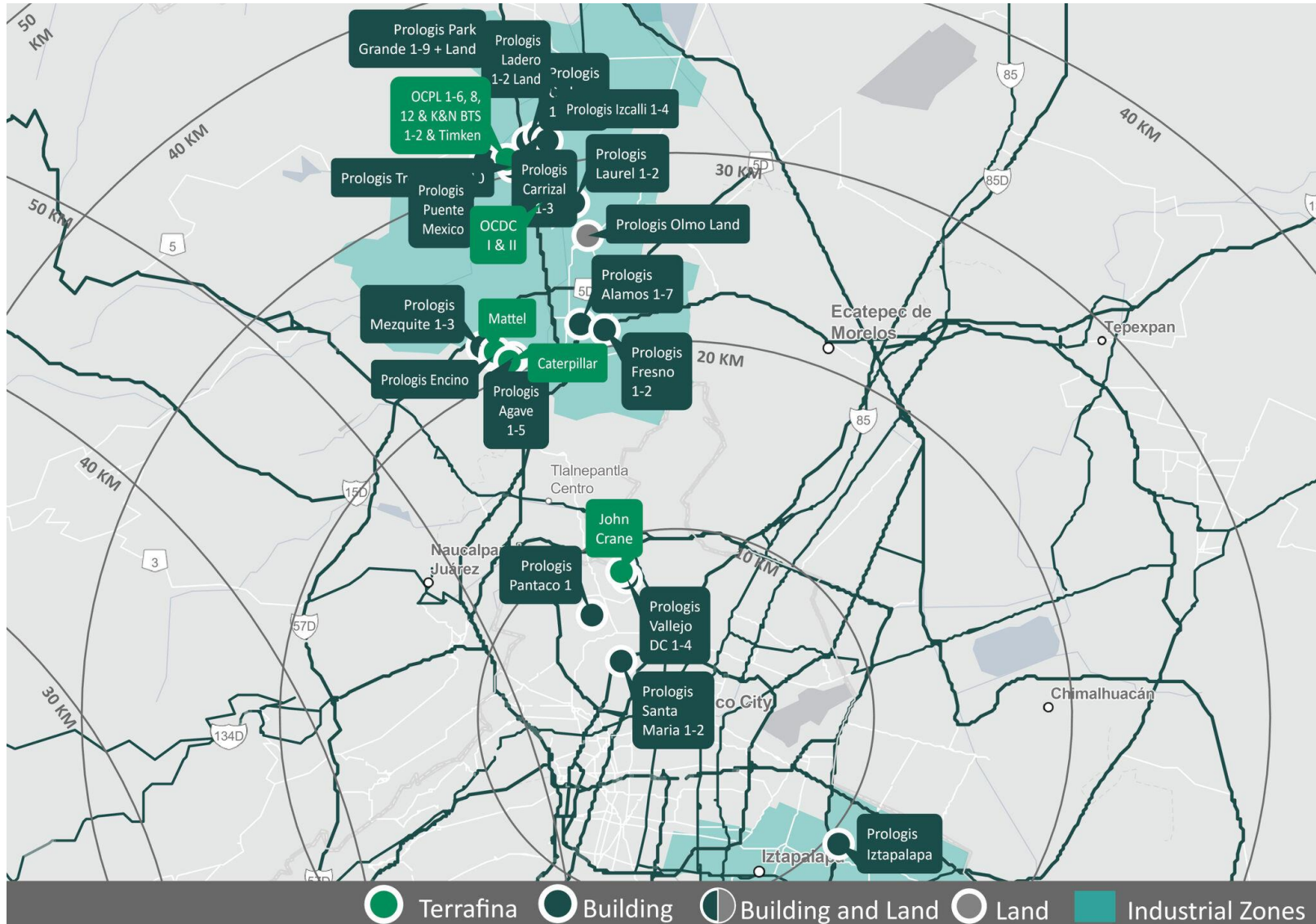
Unique Competitive Advantage:

- State of the art logistics park focused on e-commerce customers and consolidation of 3PL customers
- Strategically located in the land constrained premier Class-A building corridor of Mexico City

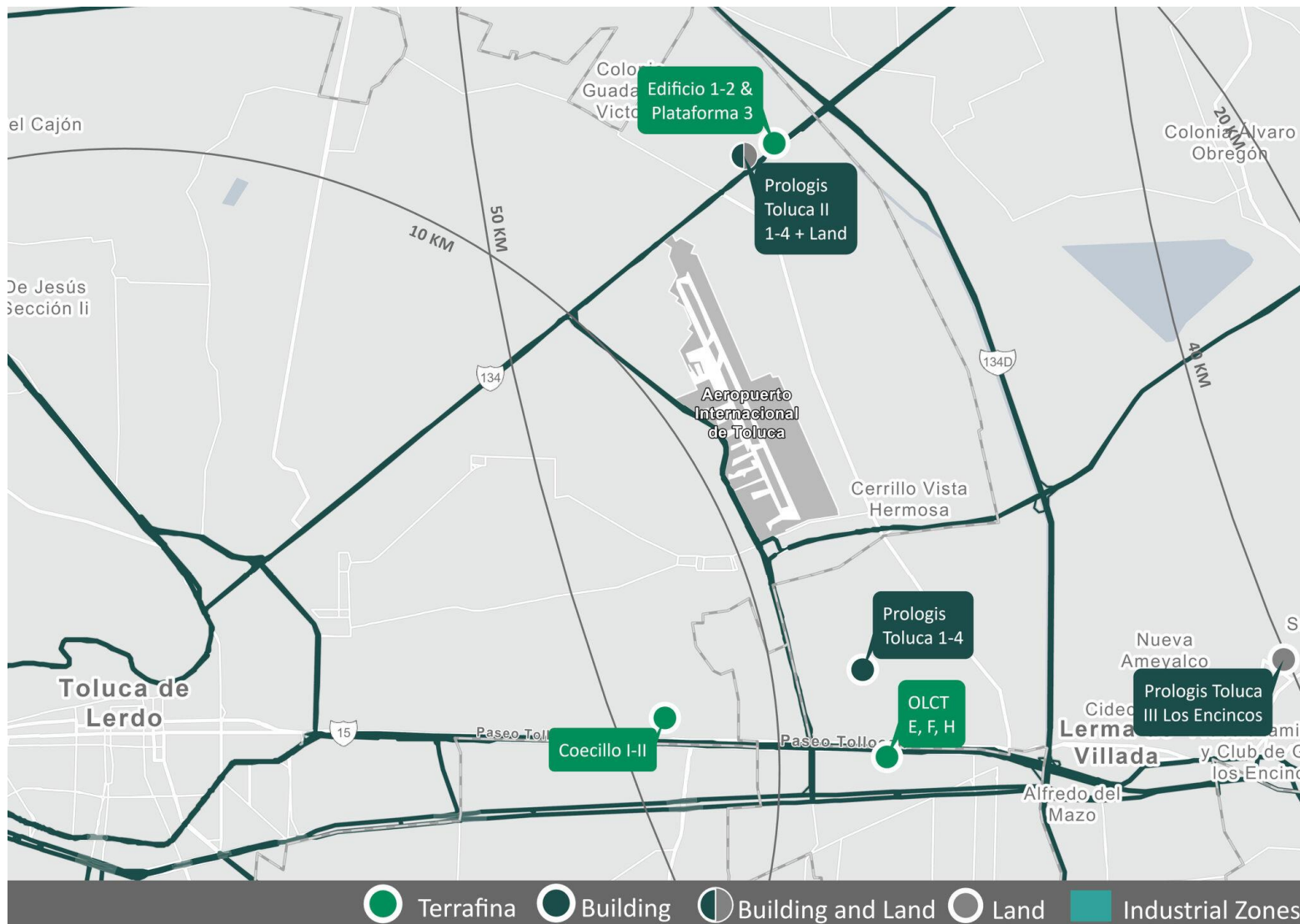


Note: On April 6, 2020, FIBRA Prologis acquired Prologis Park Grande for US\$353M, including closing costs but excluding VAT.

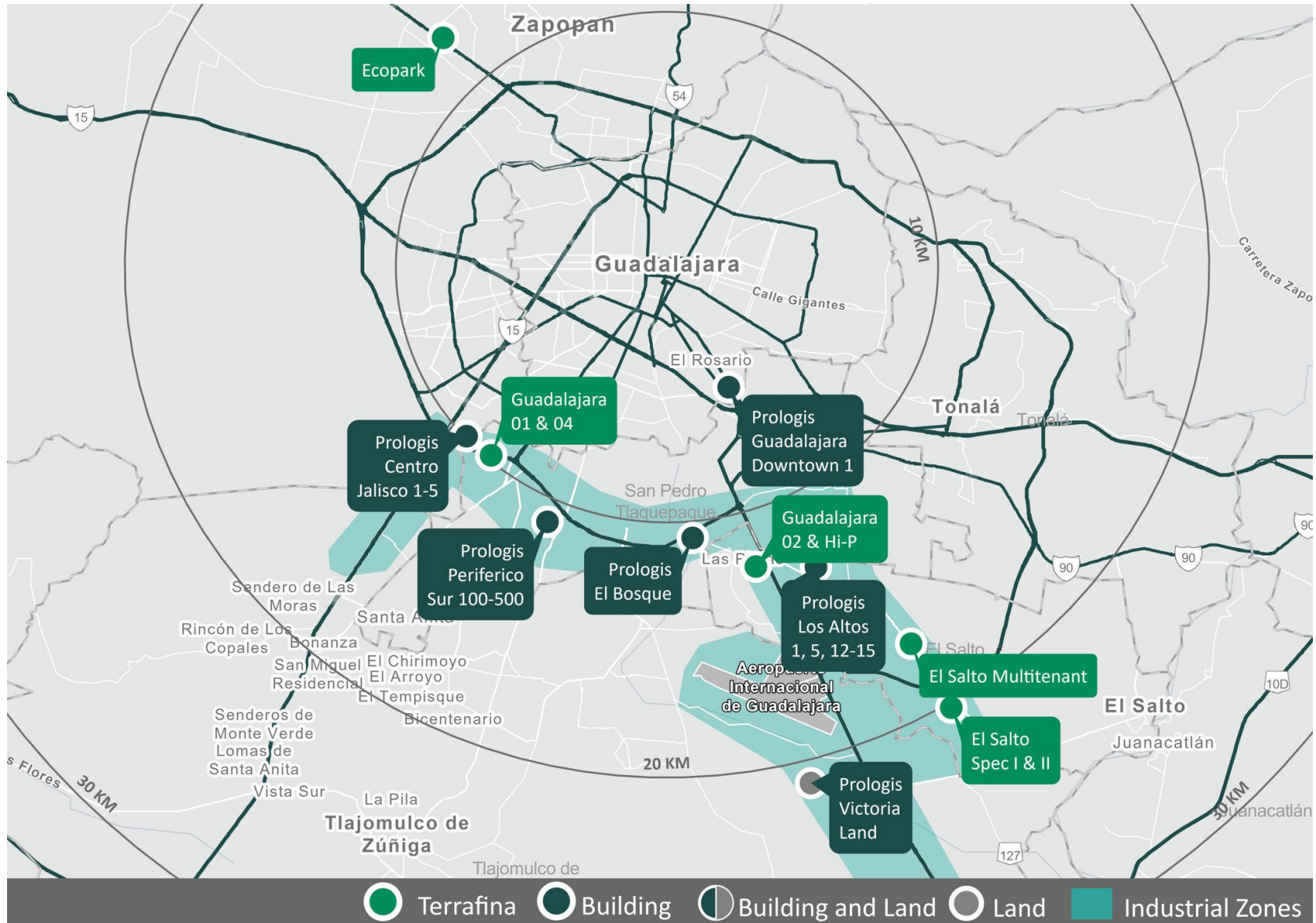
Mexico City



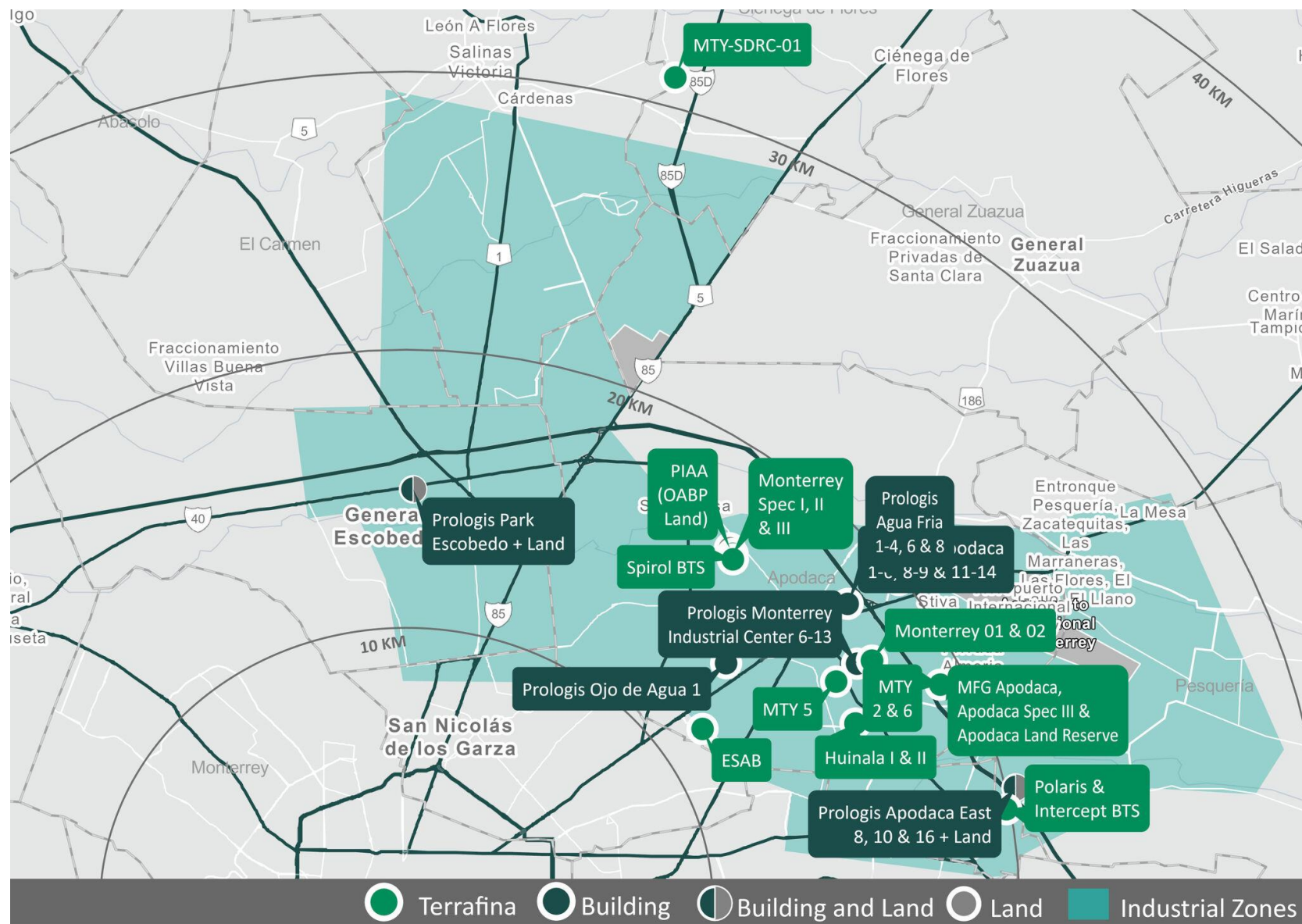
Toluca



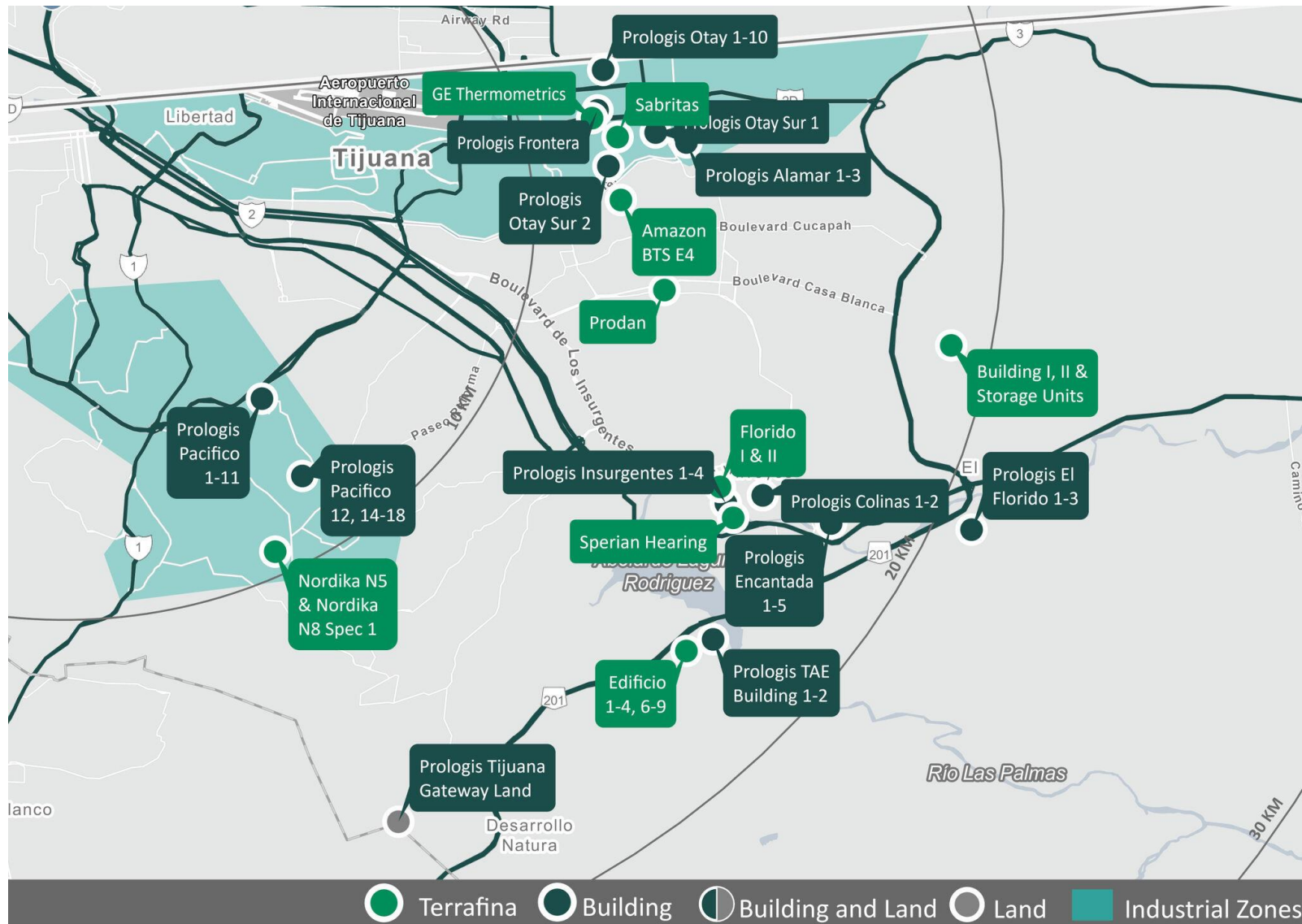
Guadalajara



Monterrey



Tijuana



Ciudad Juárez



Reynosa

