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FIBRA Prologis Refinances US\$290 Million of its Unsecured Senior Term Loan Facilities

MEXICO CITY, March 7, 2019 /PRNewswire/ -- FIBRA Prologis (BMV: FIBRAPL 14), is a leading owner and operator of Class-A industrial real estate in Mexico, today announced it has refinanced US\$290.0 million of its unsecured senior term loan facilities.

The new unsecured senior term loan facility is scheduled to mature in February 2023 and can be extended to 2024 with a 12-month extension at the borrower's option. Interest is at LIBOR plus 235, a 10 bps reduction if compared to the previous financing.

The new unsecured term loan was used to repay the senior term loan of US\$255.0 million maturing in December 2020 and US\$35 million toward the line of credit.

"We are pleased to close this syndicated senior term loan facility," said Jorge Girault, senior vice president, Finance, Prologis Property Mexico. "This financing improves our balance sheet risk profile further laddering out our debt maturities, increasing the weighted average term to 5 years."

ABOUT FIBRA PROLOGIS

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

FORWARD-LOOKING STATEMENTS

The statements in this release that are not historical facts are forward-looking statements. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which FIBRA Prologis operates, management's beliefs and assumptions made by management. Such statements involve uncertainties that could significantly impact FIBRA Prologis financial results. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates," variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that we expect or anticipate will occur in the future — including statements relating to rent and occupancy growth, acquisition activity, development activity, disposition activity, general conditions in the geographic areas where we operate, our debt and financial position, are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward-looking

statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained and therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Some of the factors that may affect outcomes and results include, but are not limited to: (i) national, international, regional and local economic climates, (ii) changes in financial markets, interest rates and foreign currency exchange rates, (iii) increased or unanticipated competition for our properties, (iv) risks associated with acquisitions, dispositions and development of properties, (v) maintenance of real estate investment trust ("FIBRA") status and tax structuring, (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings, (vii) risks related to our investments (viii) environmental uncertainties, including risks of natural disasters, and (ix) those additional factors discussed in reports filed with the "Comisión Nacional Bancaria y de Valores" and the Mexican Stock Exchange by FIBRA Prologis under the heading "Risk Factors." FIBRA Prologis undertakes no duty to update any forward-looking statements appearing in this release.

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