First Quarter 2020

FIBRA Prologis Financial Information

Tres Rios #8, Mexico City, Mexico

FIBRA PROLOGIS®

Table of Contents

Toluca Building #2, Mexico City, Mexico

Fideicomiso Irrevocable 1721 Banco Actinver, S. A., Institución de Banca Múltiple, Grupo Financiero Actinver, División Fiduciaria

Interim Condensed Financial Statements as of March 31, 2020 and for the three months then ended

Contents

First Quarter 2020 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.

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.

First Quarter 2020 Management Overview

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

2020 began very much like the previous five years, with strong momentum from operations resulting in excellent financial performance. Leasing volume was 2.6 million square feet with renewals accounting for 85 percent of the volume. Occupancy remained elevated at 96.8 percent and net effective rents on rollover increased 6.6 percent. However, late in the first quarter, Mexico, like much of the world, faced a global health pandemic.

Since mid-March, FIBRA Prologis and our teams have been working remotely. At the onset of this "new normal", we proactively reached out to all of our customers and we continue to communicate frequently. In March, we collected more than 94 percent of base rents due, in-line with expectations. Since then, we have received rent relief requests totaling 7 percent of annual revenues, and we have a plan in place review each request carefully. If evidence of financial distress exists, we will work to find a mutually beneficial solution. In addition, our property managers have continued to inspect and service our properties while strictly adhering to mandated social distancing guidelines and other safety measures.

During the first quarter, FIBRA Prologis completed a subscription rights offering issuing 200 million new CBFIs to our existing holders. I am very appreciative of the support received by our certificate holders as more than 90 percent participated. The program was oversubscribed and we successfully raised Ps. 8.3 billion. In early April, we used those proceeds to acquire eight Class-A properties totaling 4 million square feet, from our sponsor, Prologis. The properties, collectively known as Prologis Park Grande, are fully leased to customers across a diverse set of consumption-related industries. Importantly, this acquisition aligns with our investment strategy of expanding our concentration to Mexico City, consumption and e-commerce. Additional details of this acquisition will be discussed in our second quarter reporting.

The Mexican logistics real estate operating environment entered this period of uncertainty in a very different position than prior cycles. Market vacancy for modern product in our six markets is below 4 percent, led by the border markets with less than 2 percent.

Demand was healthy in the first quarter, at 4.6 million square feet of net absorption, and modestly higher than completions of 4.2 million square feet. Customer activity was led by e-commerce companies in the consumption oriented markets of Mexico City, Guadalajara and Monterrey and by nearshoring activity in our border markets of Tijuana, Ciudad Juarez and Reynosa. Since quarter end, and driven by, the COVID-19 pandemic, customer interest in short-term leases has picked up in Mexico City and at the border.

Supply risk is muted with build-to-suit projects comprising 40 percent of the properties under construction in Mexico. Of the speculative projects, one-third are in Monterrey, which historically has carried more supply. We expect speculative development projects to slow in the coming quarters as development activity adjusts in real-time to the economic uncertainty fueled by the pandemic.

While demand for logistics real estate is primarily driven by structural drivers, the market is not completely disconnected from the broader macroeconomic environment, which is expected to weaken further. Overall, we expect logistics demand and rental growth to slow but occupancy should remain stable. Despite near-term uncertainty, we remain optimistic about the long-term structural drivers of logistic real estate– especially from e-commerce– as well as the opportunity to see increased nearshoring of manufacturing operations just as we did after the Japanese tsunami in 2011. Taking a broad view, logistics real estate is well-positioned for the change in the cycle.

FIBRA Prologis is resilient. Our portfolio is able to function during all parts of the cycle due to our focus on consumption and light manufacturing across a broad array of industries in our six markets. Our balance sheet has never been in better shape, with no debt maturities until 2022 and significant liquidity before reaching our internal LTV target.

The people side of our business remains a priority. Even as we remain steadfast in our focus of creating value for certificate holders, our focus is trained on doing everything we can to help our employees, customers and communities through this difficult time.

On that note, I will close this quarter's letter by wishing you and your loved ones health and safety during these unprecedented times.

Thank you for your continued support.

Sincerely,

Luis Gutiérrez

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, 2020, 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 222 customers, including third-party logistics providers, transportation companies, retailers and manufacturers.

Approximately 66.0 percent of our net effective rents are in global logistics markets (Global Markets) and the remaining 34.0 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 Ciudad 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, 2020, through March 31, 2020. During the quarter ended March 31, 2020, and through the date of this report, the following activity supported our business priorities and strategy:

- Operating results:

Operating Portfolio	1Q 2020	1Q 2019	Notes
Period End Occupancy	96.8%	97.5%	*Four of six markets recorded occupancy above 96%*
Leases Commenced	2.6MSF	1.6MSF	*73% of leasing activity related to Mexico City; 38% of 2020 expirations addressed in Q1 2020*
Customer Retention	91.6%	86.9%	
Net Effective Rent Change	6.6%	5.9%	*All six markets recorded positive net effective rent change*
Same Store Cash NOI	-0.2%	3.5%	*Higher concessions related to a longer lease term along with a weaker peso partly offset by higher rents and average occupancy*
Turnover Cost on Leases Commenced (per square feet)	US$1.98	US$1.44	*Increase driven primarily by tenant improvements*

- Capital deployment activities:

US$ in millions	1Q 2020	1Q 2019	Notes
Dispositions			
Sale Price	US$0.0	US$62.0	*Portfolio comprises eight properties;*
Building GLA (thousand sf)	0	1,074	*sale price in line with appraised value*
Weighted avg. stabilized cap rate	0.0%	8.2%	

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 cash SSNOI of 370 basis points year-over-year is mainly due to higher concessions related to longer lease term and the weaker peso partly offset by higher rents and average occupancy.

Operational Outlook

Market vacancy for modern product in the six main logistics markets remains below 4.0 percent. Scarcity of available product is relatively broad-based and led by the border markets where market vacancy is below 2.0 percent.

Net absorption in the six main markets was 4.6 million square feet and modestly exceeded completions of 4.2 million square feet during the quarter. Customer activity has been led by e-commerce customers in the three main consumption markets and by nearshoring activity in the border markets. Despite healthy net absorption in the quarter, demand was constrained by lack of available modern product. Since the close of the quarter and driven by the COVID-19 pandemic, customer interest in short-term leases, particularly from third-party logistics providers, has picked up in Mexico City and the border.

Overall, supply risk is relatively muted. Less than 12 million square feet of modern stock is currently under construction in Mexico, with build-to-suits making up nearly 40 percent. Of the approximately 7 million square feet of speculative product currently under construction, more than 2.5 million square feet is concentrated in Monterrey and includes relatively non-competitive product for modern logistics customers. Given the inherent delay in deliveries related to construction stoppages as a result of the COVID-19 pandemic, we expect speculative development starts to slow in the coming quarters.

Although demand for logistics real estate is primarily driven by durable structural drivers which unfold gradually over time, such as nearshoring activity and, increasingly, e-commerce, the market is not completely decoupled from the broader macroeconomic environment, which has deteriorated in recent months. Auto-related demand, which is a smaller share in the six main markets and primarily concentrated in the Bajio region, where FIBRA Prologis does not operate, is expected to experience challenges along with the hobby and discretionary related manufactured goods industries. In Central Mexico, the peso sell-off has challenged U.S. dollar-denominated rental growth. Overall, we expect logistics demand and rental growth to slow over the near-term but occupancy should remain stable. Despite near-term uncertainty, we remain optimistic about the long-term structural drivers of logistics real estate especially from e-commerce– as well as the opportunity from nearshoring of manufacturing operations.

Covid-19

In December 2019, COVID-19 was reported to have surfaced in Wuhan, China and has continued to spread globally. The World Health Organization and certain national and local governments have characterized COVID-19 as a pandemic. The COVID-19 outbreak has disrupted financial markets and the ultimate impact on global, national and local economies is uncertain. Existing customers and potential customers of our logistics facilities may be adversely affected by the decrease in economic activity, which in turn could temporarily disrupt their business and have a negative impact on FIBRA Prologis. Given the ongoing and dynamic nature of these circumstances, we cannot predict the extent to which the COVID-19 outbreak may impact our business. Any prolonged economic downturn, escalation of the outbreak or disruption in the financial markets may adversely affect our financial condition and results of operations

As of March 31, 2020, 17.6 percent of our customers on a net rentable area basis had stopped operations at our facilities. Those customers that have stopped their operations are primarily from the appliance, automotive, construction and industrial industries. Our customers may also request, but not necessarily receive, relief from lease payments. As of March 31, 2020, we had received rent relief requests totaling 3.3 percent of our estimated annual revenue. We review all requests and if evidence of financial distress exists, we may provide relief that is mutually beneficial to the customer and to FIBRA Prologis.

Acquisitions

Our exclusivity agreement with Prologis gives us access to an important proprietary acquisition pipeline. As of March 31, 2020, Prologis had 5.7 million square feet under development or pre-stabilization, of which 93.7 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 64.9 percent of annualized net effective rents, resulting in peso exposure in the first quarter of approximately 35.1 percent. This increase in peso exposure was the result of renewal activity in Mexico City. In the near term, we expect peso-denominated revenues to be approximately 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. 8.2 billion (approximately US$338.3 million) as of March 31, 2020, the result of cash flow from operating properties
- borrowing capacity of Ps. 7.9 billion (US$325.0 million) under our unsecured credit facility

Debt

As of March 31, 2020, we had approximately Ps. 18.7 billion (US$772.0 million) of debt at par value with a weighted average effective interest rate of 4.5 percent (a weighted average coupon rate of 4.4 percent) and a weighted average maturity of 3.6 years.

According to the CNBV regulation for the calculation of debt ratios, our loan-to-value and debt service coverage ratios as of March 31, 2020, were 28.8 percent and 13.1 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, 2020 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, 2020;
- The condensed statements of comprehensive income for the three-month period ended March 31, 2020;
- The condensed statements of changes in equity for the three-month period ended March 31, 2020;
- The condensed statements of cash flows for the three-month period ended March 31, 2020; 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, 2020 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 21, 2020.

Interim condensed statements of financial position

As of March 31, 2020, and December 31, 2019

in thousands Mexican Pesos	Note		March 31, 2020		December 31, 2019
Assets					
Current assets:					
Cash		$	8,216,449	$	182,792
Trade receivables	7		94,808		56,870
Other receivables	8		8,384		10,301
Prepaid expenses	9		80,429		3,295
			8,400,070		253,258
Non-current assets:					
Investment properties	10		56,492,204		44,611,642
Other investment properties	11		13,376		10,778
Exchange rate options	15		72,563		7,338
Other assets			40,254		43,386
			56,618,397		44,673,144
Total assets		**$**	**65,018,467**	**$**	**44,926,402**
Liabilities and equity					
Current liabilities:					
Trade payables		$	139,228	$	69,159
Value added tax payable			11,894		356
Due to affiliates	14		11,218		49,161
Current portion of long term debt	12		36,788		29,298
			199,128		147,974
Non-current liabilities:					
Long term debt	12		18,701,237		14,522,030
Security deposits			354,549		280,342
Hedge instruments	15		244,714		61,683
			19,300,500		14,864,055
Total liabilities			19,499,628		15,012,029
Equity:					
CBFI holders' capital	13		22,369,174		14,124,954
Other equity accounts and retained earnings			23,149,665		15,789,419
Total equity			45,518,839		29,914,373
Total liabilities and equity		**$**	**65,018,467**	**$**	**44,926,402**

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, 2020 and 2019

in thousands Mexican Pesos, except per CBFI amounts	Note	For the three months ended March 31, 2020	2019
Revenues:			
Lease rental income		$ 848,876	$ 871,486
Rental recoveries		109,556	99,443
Other property income		20,194	20,989
		978,626	991,918
Costs and expenses:			
Operating expenses:			
Operating and maintenance		55,817	53,334
Utilities		8,810	13,429
Property management fees	14	30,977	28,003
Real estate taxes		18,163	17,932
Non-recoverable operating		27,846	17,719
		141,613	130,417
Gross profit		**837,013**	**861,501**
Loss (gain) on valuation of investment properties	10	915,970	(126,754)
Asset management fees	14	91,022	84,503
Professional fees		12,144	7,968
Finance cost		192,516	193,342
Net loss on early extinguishment of debt		-	15,732
Unused credit facility fee		10,503	7,238
Unrealized (gain) loss on exchange rate hedge instruments	15	(63,296)	6,585
Realized (gain) loss on exchange rate hedge instruments	15	(80,421)	419
Net exchange loss (gain)		85,125	(6,646)
Other general and administrative expenses		2,806	3,617
		1,166,369	186,004
Net (loss) income		**(329,356)**	**675,497**
Other comprehensive income:			
Items that are not reclassified subsequently to profit or loss:			
Translation (gain) loss from functional currency to reporting currency		(8,675,879)	463,562
Items that are or may be reclassified subsequently to profit or loss:			
Unrealized loss on interest rate swaps	15	165,340	51,802
		(8,510,539)	515,364
Total comprehensive income for the period		**$ 8,181,183**	**$ 160,133**
(Loss) earnings per CBFI	6	**$ (0.48)**	**$ 1.05**

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, 2020 and 2019

in thousands Mexican Pesos	CBFI holders' capital	Other equity accounts	Retained earnings	Total
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**
Balance as of January 1, 2020	$ 14,124,954	$ 7,632,670	$ 8,156,749	$ 29,914,373
Dividends	-	-	(820,937)	(820,937)
Rights offering	8,300,000	-	-	8,300,000
Issuance costs of CBFIs rights offering	(55,780)	-	-	(55,780)
Comprehensive income:				
Translation gain from functional currency to reporting currency	-	8,675,879	-	8,675,879
Unrealized loss on interest rate swaps	-	(165,340)	-	(165,340)
Net loss	-	-	(329,356)	(329,356)
Total comprehensive income (loss)	-	8,510,539	(329,356)	8,181,183
Balance as of March 31, 2020	**$ 22,369,174**	**$ 16,143,209**	**$ 7,006,456**	**$ 45,518,839**

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, 2020 and 2019

in thousands Mexican Pesos	For the three months ended March 31, 2020	2019
Operating activities:		
Net (loss) income	$ (329,356)	$ 675,497
Adjustments for:		
Loss (gain) on valuation of investment properties	915,970	(126,754)
Allowance for uncollectible trade receivables	21,743	8,165
Finance cost	192,516	193,342
Net loss on early extinguishment of debt	-	15,732
Realized (gain) loss on exchange rate hedge instruments	(80,421)	419
Unrealized gain on exchange rate hedge instruments	(63,296)	(9,071)
Net unrealized exchange loss	86,822	6,585
Rent leveling	(55,768)	(19,379)
Change in:		
Trade receivables	(81)	(4,394)
Other receivables	4,881	124,088
Prepaid expenses	(76,207)	(71,627)
Other assets	15,567	384
Trade payables	50,198	(13,703)
Value added tax payable	11,438	114,871
Due to affiliates	(52,043)	(43,006)
Security deposits	(6,193)	(9,024)
Net cash flow provided by operating activities	635,770	842,125
Investing activities:		
Funds for acquisition of investment properties	-	1,166,222
Cost related with disposition of investment properties	-	(15,310)
Capital expenditures on investment properties	(151,058)	(104,453)
Net cash flow (used in) provided by investing activities	(151,058)	1,046,459
Financing activities:		
Dividends paid	(820,937)	(384,499)
Long term debt borrowings	888,202	1,108,526
Long term debt payments	(1,101,727)	(2,325,634)
Interest paid	(165,007)	(184,434)
Rights Offering	8,300,000	-
Issuance costs of CBFIs rights offering	(55,780)	-
Net cash flow provided by (used in) financing activities	7,044,751	(1,786,041)
Net increase in cash	7,529,463	102,543
Effect of foreign currency exchange rate changes on cash	504,194	(13,762)
Cash at beginning of the period	182,792	339,276
Cash at the end of the period	**$ 8,216,449**	**$ 428,057**
Non-cash transactions:		
Credit facility borrowings in exchange for term loan paydown	**$ -**	**$ 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, 2020 and 2019 and for the three months then ended and December 31, 2019
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) with its address on 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
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 11, 2020	U. S. dollars	LIBOR +250bps	$	420.5	$	20.0
Citibank, NA Credit facility (Unsecured)	January 30, 2020	U. S. dollars	LIBOR +250bps		467.7		25.0
Total borrowings				**$**	**888.2**	**$**	**45.0**

** LIBOR (London Interbank Offered Rate)*

in millions	Date	Denomination	Interest rate(*)		Mexican pesos		U. S. dollars
Payments:							
Citibank, NA Credit facility (Unsecured)	March 25, 2020	U. S. dollars	LIBOR +250bps	$	1,004.7	$	40.0
Citibank, NA Credit facility (Unsecured)	February 28, 2020	U. S. dollars	LIBOR +250bps		97.0		5.0
Total payments				**$**	**1,101.7**	**$**	**45.0**

** LIBOR (London Interbank Offered Rate)*

ii. Distributions:

in millions, except per CBFI	Date		Mexican pesos		U. S. dollars	Mexican pesos per CBFI	U. S. dollars per CBFI
Distributions:							
Dividends	February 25, 2020	$	442.6		23.8	0.6818	0.0368
Dividends	January 23, 2020		378.3		20.1	0.5828	0.0310
Total distributions		**$**	**820.9**	**$**	**43.9**		

iii. Rights Offering:

On March 17, 2020, FIBRAPL issued an additional 200,000,000 CBFIs at $41.50 Mexican pesos per certificate through a subscription offering. Existing CBFI holders were granted a preferential right to subscribe and pay for the additional CBFIs. FIBRAPL received subscription requests in excess of the offering and allocated all 200,000,000 CBFIs to holders. Proceeds from the subscription offering were $8,300.0 million Mexican pesos.

in millions, except per CBFI	Date		Mexican pesos		U. S. dollars	Mexican pesos per CBFI	U. S. dollars per CBFI
Rights Offering:							
CBFIs Offering	March 17, 2020	$	8,300.0	$	378.5	41.5000	1.8925

2. Basis of presentation

a. **Interim financial reporting -** The accompanying interim condensed financial statements as of March 31, 2020 and 2019 and for the three months then ended and December 31, 2019, 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, 2019, 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 requires 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, 2020 and 2019 and for the three months then ended and December 31, 2019, 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, 2019.

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, 2020 exchange rate in Mexican pesos, are as follows:

in thousands Mexican Pesos	Amount
Rental revenues:	
2020 (nine months)	$ 3,087,209
2021	4,072,802
2022	3,040,174
2023	2,137,491
2024	1,612,570
Thereafter	3,545,425
	$ 17,495,671

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, 2020 and 2019, while assets and liabilities are included as of March 31, 2020 and as of December 31, 2019. 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, 2020						
in thousands Mexican Pesos	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Total
Revenues:							
Lease rental income	$ 322,489	$ 133,883	$ 99,567	$ 100,809	$ 120,043	$ 72,085	$ 848,876
Rental recoveries	13,508	18,285	15,402	16,489	26,508	19,364	109,556
Other property income	4,110	6,482	9,047	14	412	129	20,194
	340,107	158,650	124,016	117,312	146,963	91,578	978,626
Costs and expenses:							
Property operating expenses	47,237	17,582	26,577	14,987	19,420	15,810	141,613
Gross Profit	**$ 292,870**	**$ 141,068**	**$ 97,439**	**$ 102,325**	**$ 127,543**	**$ 75,768**	**$ 837,013**

	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
Costs 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**

	As of March 31, 2020							
in thousands Mexican Pesos	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Unsecured debt	Total
Investment properties:								
Land	$ 4,521,349	$ 1,755,034	$ 1,398,836	$ 1,277,222	$ 1,341,416	$ 891,112	$ -	$ 11,184,969
Buildings	18,085,395	7,020,137	5,595,344	5,108,890	5,365,662	3,564,449	-	44,739,877
	22,606,744	8,775,171	6,994,180	6,386,112	6,707,078	4,455,561	-	55,924,846
Rent leveling	171,635	82,892	87,171	115,063	57,592	53,005	-	567,358
Investment properties	**$ 22,778,379**	**$ 8,858,063**	**$ 7,081,351**	**$ 6,501,175**	**$ 6,764,670**	**$ 4,508,566**	**$ -**	**$ 56,492,204**
Other investment properties	**$ 13,376**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,376**
Long term debt	**$ 1,754,969**	**$ 960,543**	**$ 1,630,470**	**$ -**	**$ -**	**$ -**	**$ 14,392,043**	**$ 18,738,025**

	As of December 31, 2019							
in thousands Mexican Pesos	Mexico City	Guadalajara	Monterrey	Tijuana	Reynosa	Juarez	Unsecured debt	Total
Investment properties:								
Land	$ 3,618,893	$ 1,395,740	$ 1,108,507	$ 986,101	$ 1,037,064	$ 691,930	$ -	$ 8,838,235
Buildings	14,475,573	5,582,961	4,434,027	3,944,408	4,148,255	2,767,718	-	35,352,942
	18,094,466	6,978,701	5,542,534	4,930,509	5,185,319	3,459,648	-	44,191,177
Rent leveling	126,726	60,817	70,960	77,364	44,306	40,292	-	420,465
Investment properties	**$ 18,221,192**	**$ 7,039,518**	**$ 5,613,494**	**$ 5,007,873**	**$ 5,229,625**	**$ 3,499,940**	**$ -**	**$ 44,611,642**
Other investment properties	**$ 10,778**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,778**
Long term debt	**$ 1,363,829**	**$ 746,367**	**$ 1,266,918**	**$ -**	**$ -**	**$ -**	**$ 11,174,214**	**$ 14,551,328**

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 2020	2019
Basic and diluted earnings per CBFI (pesos)	$ (0.48)	$ 1.05
Net (loss) income	(329,356)	675,497
Weighted average number of CBFIs ('000)	**681,444**	**644,674**

As of March 31, 2020, FIBRAPL had 849,185,514 CBFIs outstanding, which includes 200,000,000 CBFIs from the rights offering on March 17, 2020. See note 13.

7. Trade receivables

As of March 31, 2020 and December 31, 2019, trade receivables of FIBRAPL were as follows:

in thousands Mexican Pesos	March 31, 2020	December 31, 2019
Trade receivables	$ 136,415	$ 80,614
Allowance for uncollectable trade receivables	(41,607)	(23,744)
	$ 94,808	**$ 56,870**

8. Other receivables

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, 2020 and December 31, 2019, prepaid expenses of FIBRAPL were as follows:

in thousands Mexican Pesos	March 31, 2020	December 31, 2019
Real estate tax	$ 55,149	$ -
Insurance	20,442	601
Other prepaid expenses	4,838	2,694
	$ 80,429	**$ 3,295**

10. Investment properties

FIBRAPL obtained a valuation from independent appraisers in order to determine the fair value of its investment properties which resulted in a loss of $915,970 and a gain of $126,754 for the three months ended March 31, 2020 and 2019, respectively.

a) As of March 31, 2020, investment properties were as follows:

Market	Fair value as of March 31, 2020	# of properties	Lease area in thousands of square feet
Mexico City	$ 22,778,379	54	13,530
Guadalajara	8,858,063	25	5,889
Monterrey	7,081,351	22	4,419
Tijuana	6,501,175	33	4,214
Reynosa	6,764,670	30	4,712
Juarez	4,508,566	28	3,234
Total	**$ 56,492,204**	**192**	**35,998**

The table above includes an Intermodal facility in the Mexico City market with a leasable area of 1,092 square feet and a fair value of $400,707.

As of March 31, 2020, the fair value of investment properties includes excess land in the Monterrey market of $144,012.

As of March 31, 2020, 20 of the properties from FIBRAPL are encumbered by certain bank loans as described in note 12.

As of March 31, 2020, and December 31, 2019, the balance of investment properties included rent leveling assets of $567,358 and $420,465, 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, 2020
Occupancy rate	96.8%
Risk adjusted discount rates	from 8.0% to 11.25% Weighted average 8.84%
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 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, 2020 and for the year ended December 31, 2019 are as follows:

in thousands Mexican Pesos	For the three months ended March 31, 2020	For the year ended December 31, 2019
Beginning balance	$ 44,611,642	$ 45,727,051
Assets held for sale realized	-	1,230,502
Translation effect from functional currency	12,498,581	(1,836,253)
Acquisition of investment properties	-	71,222
Acquisition costs	-	10,592
Disposition of investment properties	-	(1,363,020)
Capital expenditures, leasing commissions and tenant improvements	151,058	479,742
Rent leveling	146,893	15,971
(Loss) gain on valuation of investment properties	(915,970)	275,835
Ending balance of investment properties	**$ 56,492,204**	**$ 44,611,642**

c) During the three months ended March 31, 2020 and 2019, capital expenditures, leasing commissions and tenant improvements of FIBRAPL were as follows:

in thousands Mexican Pesos	For the three months ended March 31, 2020	2019
Capital expenditures	$ 56,859	$ 37,713
Leasing commissions	33,081	31,016
Tenant improvements	61,118	32,773
	$ 151,058	$ 101,502

11. Other investment properties

On December 20, 2019, FIBRAPL acquired an industrial property located in Mexico City Market with leasable area of 41,779 square feet including 5,673 office square feet. As of March 31, 2020, its fair value is of $13,376.

12. Long term debt

As of March 31, 2020 and December 31, 2019, FIBRAPL had long term debt comprised of loans from financial institutions denominated in U.S. dollars, except if described otherwise, as follows:

	Denomination	Maturity date	Rate	March 31, 2020 thousands U. S. Dollars	March 31, 2020 thousands Mexican Pesos	December 31, 2019 thousands U. S. Dollars	December 31, 2019 thousands Mexican Pesos
Citibank (Unsecured) #2	USD	July 18, 2022	LIBOR + 245bps	150,000	$ 3,642,795	150,000	$ 2,830,905
Citibank (Unsecured) #3	USD	March 15, 2023	LIBOR+ 245bps	225,000	5,464,193	225,000	4,246,358
Citibank (Unsecured) #4	USD	February 6, 2024	LIBOR+ 235bps	290,000	7,042,737	290,000	5,473,083
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 1st. Section (Secured)	USD	February 1, 2026	4.67%	53,500	1,299,264	53,500	1,009,689
Prudential Insurance Company and Metropolitan Life Insurance Co. (The Pru-Met Loan) 2nd. Section (Secured)	USD	February 1, 2026	4.67%	53,500	1,299,264	53,500	1,009,689
			Total	772,000	18,748,253	772,000	14,569,724
Long term debt interest accrued				1,514	36,788	1,552	29,298
Deferred financing cost				(1,936)	(47,016)	(2,527)	(47,694)
			Total debt	771,578	18,738,025	771,025	14,551,328
Less: Current portion of long term debt				1,514	36,788	1,552	29,298
Total long term debt				770,064	$ 18,701,237	769,473	$ 14,522,030

During the three months ended March 31, 2020 and 2019, FIBRAPL paid interest on long term debt of $165,007 and $184,434 respectively, and principal of $1,101,727 and $2,325,634, 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.

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, 2020, FIBRAPL does not have a balance under the Credit Facility.

FIBRAPL has an unsecured term loan with Citibank (“Citibank (Unsecured) #3”) of $225.0 million U.S. dollars ($5,464.2 million Mexican pesos), 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 lender’s Risk Committee. The borrowings were used to pay down the existing credit facility.

FIBRAPL has an unsecured term loan with Citibank (“Citibank (Unsecured) #2”) of $150.0 million U.S. dollars ($3,642.8 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 lender’s Risk Committee. The borrowings were used to pay down the existing credit facility.

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

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

As of March 31, 2020, 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.

On December 11, 2019, FIBRAPL recorded 4,511,692 CBFIs issued based on the annual incentive fee approved in the ordinary holders meeting on July 2, 2019.

On March 17, 2020, FIBRAPL recorded 200,000 CBFIs issued through the subscription rights offering. Qualified existing CBFI holders were granted a right to subscribe to the additional CBFIs. All 200,000 CBFIs were issued through subscriptions at a price of $41.50 Mexican Pesos. Proceeds from the subscription were $8,300 million Mexican Pesos. Issuance costs of $55.8 million Mexican Pesos were incurred for the issuance.

As of March 31, 2020, total CBFIs outstanding were 849,185,514.

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, must be approved at the ordinary holders meeting 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, 2020, 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 June 2020.

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, 2020 and December 31, 2019, the outstanding balances due to related parties were as follows:

in thousands Mexican Pesos		March 31, 2020		December 31, 2019
Property management fees	$	11,218	$	9,363
Leasing fee		-		39,798
	$	**11,218**	**$**	**49,161**

c. **Transactions with affiliates**

Transactions with affiliated companies for the three months ended March 31, 2020, and 2019, were as follows:

	For the three months ended March 31,			
in thousands Mexican Pesos		2020		2019
Dividends	$	386,661	$	179,681
Asset management fee	$	91,022	$	84,503
Property management fee	$	30,977	$	28,003
Leasing commissions	$	12,862	$	6,689
Development fee	$	2,722	$	3,973
Maintenance costs	$	2,636	$	2,018

15. Hedging activities

As of March 31, 2020, FIBRAPL has liability of $244.7 million Mexican pesos related to interest rate swap contracts and an asset of $72.6 million Mexican pesos related to currency option contracts.

Interest Rate Swaps

As of March 31, 2020, 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 1.7462% and receives a variable rate based on one month LIBOR. The swaps mature on August 6, 2021 and they hedge the exposure to $240 million of the variable interest rate payments on the $290.0 million U.S. dollar (each swap maintains a $120.0 million U.S. dollar notional amount) variable rate unsecured term loan with Citibank (Citibank (Unsecured) #4). See note 12.

As of March 31, 2020, 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 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, 2020, 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.

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, 2020, of ($244.7) 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.

in thousands Mexican Pesos

Counterparty	Effective date	Maturity date	Notional amount*	March 31, 2020	March 31, 2019
Bank of Nova Scotia	October 18, 2017	October 18, 2020	75.0	$ (13,517)	$ 8,573
HSBC Bank USA	October 18, 2017	October 18, 2020	75.0	(13,517)	12,840
Bank of Nova Scotia	April 16, 2018	March 15, 2021	112.5	(55,003)	12,131
HSBC Bank USA	April 16, 2018	March 15, 2021	112.5	(55,003)	12,133
Bank of Nova Scotia	June 23, 2016	August 6, 2021	120.0	(53,837)	(10,317)
HSBC Bank USA	June 23, 2016	August 6, 2021	120.0	(53,837)	(10,315)
				$ (244,714)	$ 25,045

** (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 December 20, 2019, FIBRAPL entered into a foreign currency rate option with HSBC Bank USA, National Association of $5.0 million U.S. dollars ($100.0 million Mexican pesos) to fix an option rate over its quarterly Mexican peso transactions.

						Fair value as of March 31, 2020	
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
	Assets						
April 1, 2020	June 30, 2020	July 2, 2020	19.5000 USD-MXN	Level 2	$ 100,000	$ 22,771	$ 938
July 1, 2020	September 30, 2020	October 2, 2020	19.5000 USD-MXN	Level 2	$ 100,000	$ 24,202	$ 997
October 1, 2020	December 31, 2020	January 5, 2021	19.5000 USD-MXN	Level 2	$ 100,000	$ 25,590	$ 1,054
			Total			$ 72,563	$ 2,989

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, 2020, the fair value of the currency rate options was $72.6 million Mexican pesos.

16. Commitments and contingencies

FIBRAPL had no significant commitments or contingencies other than those described in these notes as of March 31, 2020.

17. Subsequent events

On April 15, 2020 FIBRAPL entered into an interest rate swap contract with the Bank of Nova Scotia, whereby starting on May 6, 2020 FIBRAPL will pay a fixed rate of interest of 0.325%, and receive a variable rate based on one month LIBOR. The swaps mature on April 6, 2021 and it hedge the exposure to the variable interest rate payment on the $50.0 million U.S. dollar variable rate unsecured term loan with Citibank (Citibank (Unsecured) #4). See note 12.

On April 6, 2020, after the rights offering, FIBRAPL acquired eight Class-A logistic facilities located in Mexico City with a leasable area of 3,989,725 square feet from its sponsor, with a total investment of $353.0 million U.S. dollars ($8,717.0 million Mexican pesos) including closing costs.

On April 2, 2020, FIBRAPL borrowed $75.0 million U.S. dollars ($1,836.9 million Mexican pesos) from its credit facility with Citibank, N.A., with an interest rate of "LIBOR" (London Interbank Offered Rate) plus 250 basis points for the acquisition of the eight properties located in Mexico City.

In December 2019, COVID-19 was reported to have surfaced in Wuhan, China and has continued to spread globally. The World Health Organization and certain national and local governments have characterized COVID-19 as a pandemic. The COVID-19 outbreak has disrupted financial markets and the ultimate impact on global, national and local economies is uncertain. Existing customers and potential customers of our logistics facilities may be adversely affected by the decrease in economic activity, which in turn could temporarily disrupt their business and have a negative impact on FIBRAPL. Given the ongoing and dynamic nature of these circumstances, we cannot predict the extent to which the COVID-19 outbreak may impact our business. Any prolonged economic downturn, escalation of the outbreak or disruption in the financial markets may adversely affect our financial condition and results of operations.

18. Financial statements approval

On April 21, 2020, the issuance of these interim condensed financial statements was authorized by Jorge Roberto Girault Facha, Finance SVP.

* * * * * * * * * *

Tres Rios #8, Mexico City, Mexico

FIRST QUARTER 2020

FIBRA Prologis Supplemental Financial Information

Unaudited

FIBRA PROLOGIS

U.S. Dollar Presentation

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.

Toluca Building #2, Mexico City, Mexico

FIBRA PROLOGIS®

Table of Contents

Highlights

Financial Information

Operation Overview

Capitalization

Sponsor

Notes and Definitions


Agua Fria #8, Monterrey, Mexico

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, 2020, FIBRA Prologis was comprised of 191[A] 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

96.8%[B] Occupancy

TOTAL MARKETS

GLA	% Net Effective Rent
34.9 MSF	100%

REGIONAL MARKETS
(manufacturing-driven)
Ciudad Juarez, Reynosa, Tijuana

GLA	% Net Effective Rent	Occupancy
12.2 MSF	34.0%	98.1%

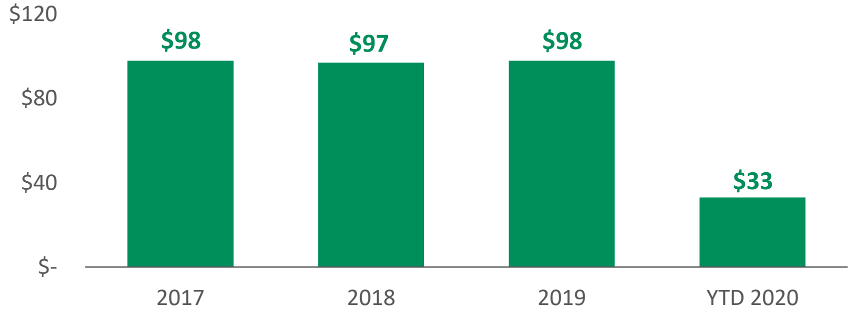
GLOBAL MARKETS
(consumption-driven)
Guadalajara, Mexico City, Monterrey

GLA	% Net Effective Rent	Occupancy
22.7 MSF	66.0%	96.1%

A. Include VAA property.
B. Operating portfolio property.

FFO, AS MODIFIED BY FIBRA PROLOGIS

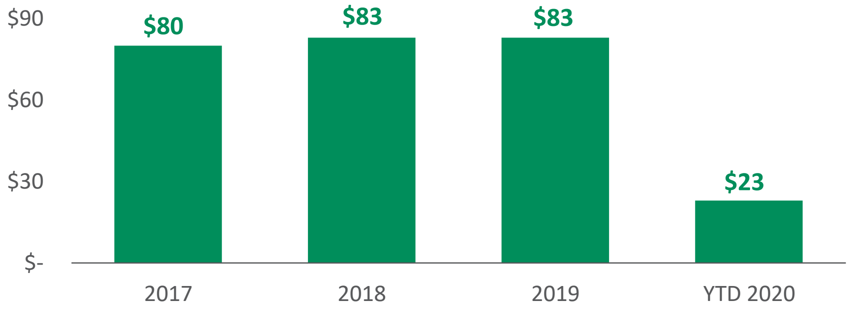
(in millions of US$)



*FFO, as modified by FIBRA Prologis including incentive fee

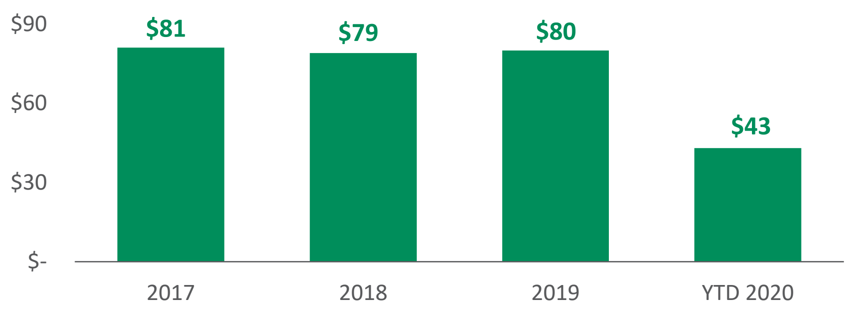
AFFO

(in millions of US$)



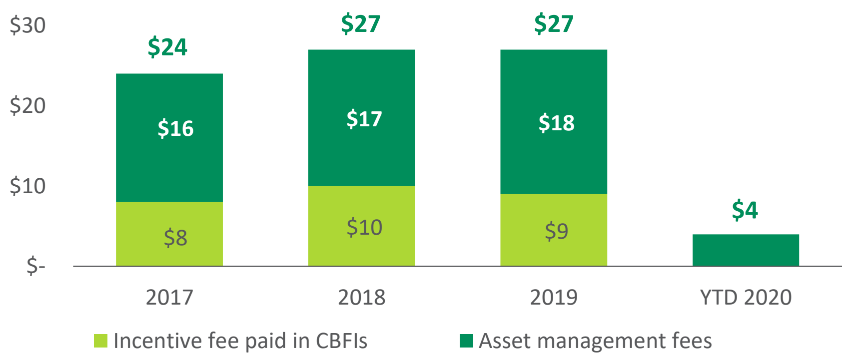
DISTRIBUTIONS

(in millions of US$)



ASSET MANAGEMENT FEES AND INCENTIVE FEE

(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, 2020		December 31, 2019		September 30, 2019		June 30, 2019		March 31, 2019	
	Ps.	US$ (A)	Ps.	US$ (A)	Ps.	US$ (A)	Ps.	US$ (A)	Ps.	US$ (A)
Revenues	978,626	51,201	950,553	48,914	943,481	48,551	938,813	49,128	991,918	51,236
Gross Profit	837,013	44,597	831,042	42,690	791,108	40,818	817,517	42,741	861,501	44,437
Net (Loss) Income	(329,356)	(15,015)	540,895	27,172	460,107	23,836	482,694	25,434	675,497	34,671
FFO, as modified by FIBRA Prologis	610,140	32,674	484,622	24,255	502,518	26,021	364,053	19,226	561,989	28,791
FFO, as modified by FIBRA Prologis excluding incentive fee	610,140	32,674	484,622	24,255	502,518	26,021	536,680	27,962	561,989	28,791
AFFO	403,369	23,279	285,764	13,977	428,785	22,232	455,026	23,580	456,058	23,304
Adjusted EBITDA	813,159	42,739	703,883	36,101	697,815	36,063	722,630	37,655	738,500	38,042
(Loss) earnings per CBFI	(0.4833)	(0.0220)	0.8332	0.0419	0.7087	0.0367	0.7487	0.0395	1.0478	0.0538
FFO per CBFI	0.8954	0.0479	0.7465	0.0374	0.7741	0.0401	0.5647	0.0298	0.8717	0.0447
FFO per CBFI excluding incentive fee	0.8954	0.0479	0.7465	0.0374	0.7741	0.0401	0.8325	0.0434	0.8717	0.0447

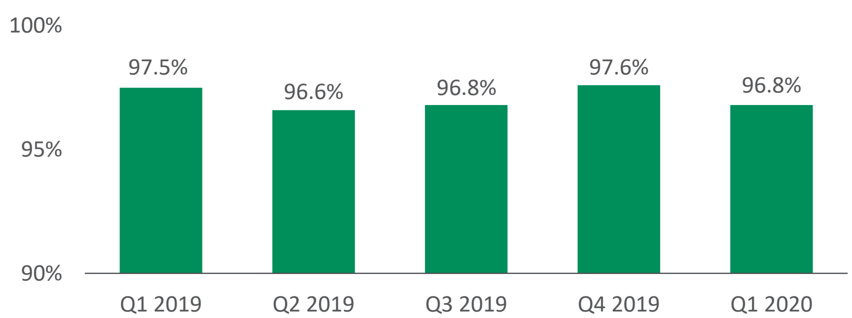
FIBRA PROLOGIS®

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

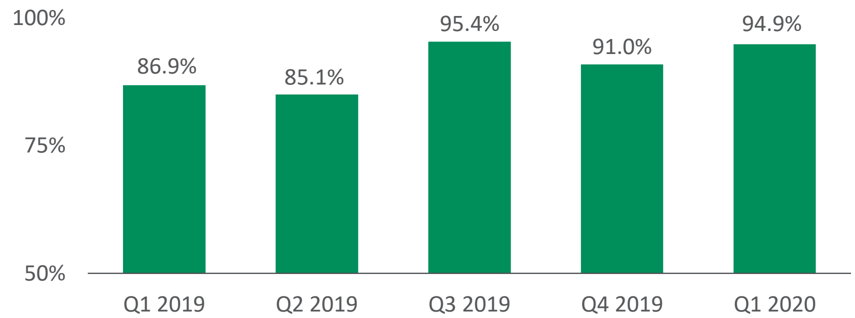
Highlights

Operating Performance

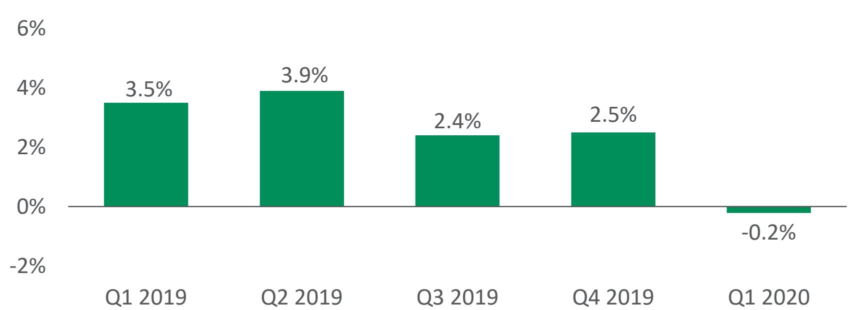
PERIOD END OCCUPANCY – OPERATING PORTFOLIO



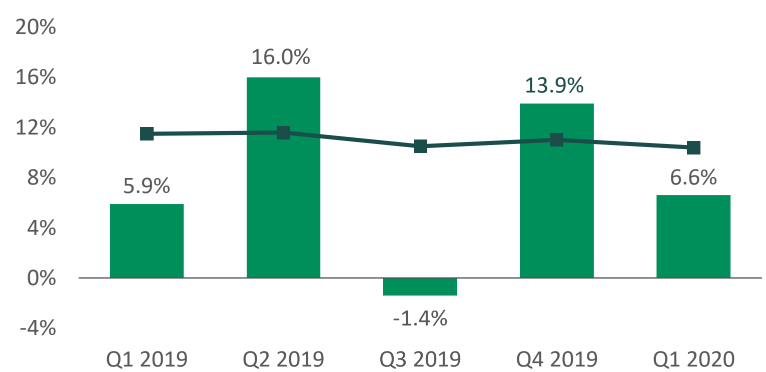
WEIGHTED AVERAGE CUSTOMER RETENTION



SAME STORE CASH NOI CHANGE OVER PRIOR YEAR (A)



NET EFFECTIVE RENT CHANGE



	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020
Quartely Actual	5.9%	16.0%	-1.4%	13.9%	6.6%
Trailing 4Q Average	11.5%	11.6%	10.5%	11.0%	10.4%

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

FIBRA PROLOGIS®

Highlights

2020 Guidance

US Dollars in thousands except per CBFI amounts

Financial Peformance		**Low**		**High**
Full year FFO per CBFI excluding incentive fee [(A)]	**$**	**0.1400**	**$**	**0.1600**
Operations				
Year-end occupancy		94.0%		96.0%
Same store cash NOI change		-4.0%		-1.0%
Annual capex as a percentage of NOI		13.0%		14.0%
Capital Deployment				
Building Acquisitions	$	350,000	$	400,000
Other Assumptions				
G&A (Asset management and professional fees) [(B)]	$	19,000	$	22,000
Full year 2020 distribution per CBFI (US Dollars)	$	0.0970	$	0.0970

(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 $23.75 pesos per $1.00 U.S Dollar.

Financial Information

Interim Condensed Statements of Financial Position

in thousands	March 31, 2020		December 31, 2019	
Assets:	**Ps.**	**US$**	**Ps.**	**US$**
Current assets:				
Cash	8,216,449	338,330	182,792	9,687
Trade receivables	94,808	3,904	56,870	3,012
Other receivables	8,384	345	10,301	546
Prepaid expenses	80,429	3,312	3,295	174
	8,400,070	**345,891**	**253,258**	**13,419**
Non-current assets:				
Investment properties	56,492,204	2,326,189	44,611,642	2,363,819
Other investment properties	13,376	551	10,778	571
Exchange rate options	72,563	2,988	7,338	389
Other assets	40,254	1,657	43,386	2,298
	56,618,397	**2,331,385**	**44,673,144**	**2,367,077**
Total assets	**65,018,467**	**2,677,276**	**44,926,402**	**2,380,496**
Liabilities and Equity:				
Current liabilities:				
Trade payables	139,228	5,733	69,159	3,666
Value added tax payables	11,894	490	356	19
Due to affiliates	11,218	462	49,161	2,605
Current portion of long term debt	36,788	1,514	29,298	1,552
	199,128	**8,199**	**147,974**	**7,842**
Non-current liabilities:				
Long term debt	18,701,237	770,064	14,522,030	769,473
Security deposits	354,549	14,599	280,342	14,854
Hedge Instruments	244,714	10,077	61,683	3,268
	19,300,500	**794,740**	**14,864,055**	**787,595**
Total liabilities	**19,499,628**	**802,939**	**15,012,029**	**795,437**
Equity:				
CBFI holders capital	22,369,174	1,064,069	14,124,954	1,025,477
Other equity accounts and retained earnings	23,149,665	810,268	15,789,419	866,968
Total equity	**45,518,839**	**1,874,337**	**29,914,373**	**1,585,059**
Total liabilities and equity	**65,018,467**	**2,677,276**	**44,926,402**	**2,380,496**

FIBRA PROLOGIS®

Interim Condensed Statements of Comprehensive Income

in thousands, except per CBFI amounts	For the three months ended March 31,			
	2020		2019	
	Ps.	US$	Ps.	US$
Revenues:				
Lease rental income	848,876	44,537	871,486	45,005
Rental recoveries	109,556	5,624	99,443	5,146
Other property income	20,194	1,040	20,989	1,085
	978,626	**51,201**	**991,918**	**51,236**
Cost and expenses:				
Property operating expenses:				
Operating and maintenance	55,817	2,841	53,334	2,771
Utilities	8,810	430	13,429	695
Property management fees	30,977	1,383	28,003	1,477
Real estate taxes	18,163	996	17,932	913
Non-recoverable operating	27,846	954	17,719	943
	141,613	**6,604**	**130,417**	**6,799**
Gross profit	**837,013**	**44,597**	**861,501**	**44,437**
Other expenses (income):				
Loss (gain) on valuation of investment properties	915,970	45,940	(126,754)	(6,565)
Asset management fees	91,022	4,421	84,503	4,405
Professional fees	12,144	610	7,968	415
Interest expense	180,303	9,014	178,392	9,327
Amortization of deferred financing cost	12,213	592	14,950	784
Net loss on early extinguishment of debt	-	-	15,732	817
Unused credit facility fee	10,503	459	7,238	382
Unrealized (gain) loss on exchange rate hedge instruments	(63,296)	(2,606)	6,585	340
Realized (gain) loss on exchange rate hedge instruments	(80,421)	(3,224)	419	22
Net Unrealized exchange loss (gain)	86,822	4,355	(9,071)	(472)
Net Realized exchange (gain) loss	(1,697)	(86)	2,425	126
Other general and administrative expenses	2,806	137	3,617	185
	1,166,369	**59,612**	**186,004**	**9,766**
Net (loss) income	**(329,356)**	**(15,015)**	**675,497**	**34,671**
Other comprehensive income:				
Items that are not reclassified subsequently to profit or loss:				
Translation (gain) loss from functional currency to reporting currency	(8,675,879)	22,181	463,562	1,341
Items that are or may be reclassified subsequently to profit or loss:				
Unrealized loss on interest rate swaps	165,340	6,808	51,802	2,635
	(8,510,539)	**28,989**	**515,364**	**3,976**
Total comprehensive income (loss) for the period	**8,181,183**	**(44,004)**	**160,133**	**30,695**
(Loss) earnings per CBFI (A)	**(0.4833)**	**(0.0220)**	**1.0478**	**0.0538**

(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, 2020 Ps.	2020 US$	2019 Ps.	2019 US$
Reconciliation of Net Income to FFO and AFFO				
Net (Loss) Income	**(329,356)**	**(15,015)**	**675,497**	**34,671**
Adjustments to arrive at FFO, as defined by FIBRA Prologis:				
Loss (Gain) on valuation of investment properties	915,970	45,940	(126,754)	(6,565)
Unrealized (gain) loss on exchange rate hedge instruments	(63,296)	(2,606)	6,585	340
Net Unrealized exchange loss (gain)	86,822	4,355	(9,071)	(472)
Net loss on early extinguishment of debt	-	-	15,732	817
FFO, as modified by FIBRA Prologis	**610,140**	**32,674**	**561,989**	**28,791**
Straight-lined rents	(67,926)	(2,797)	(19,379)	(973)
Property improvements	(56,859)	(2,498)	(37,713)	(1,970)
Tenant improvements	(61,118)	(3,068)	(32,773)	(1,710)
Leasing commissions	(33,081)	(1,624)	(31,016)	(1,618)
Amortization of deferred financing costs	12,213	592	14,950	784
AFFO	**403,369**	**23,279**	**456,058**	**23,304**

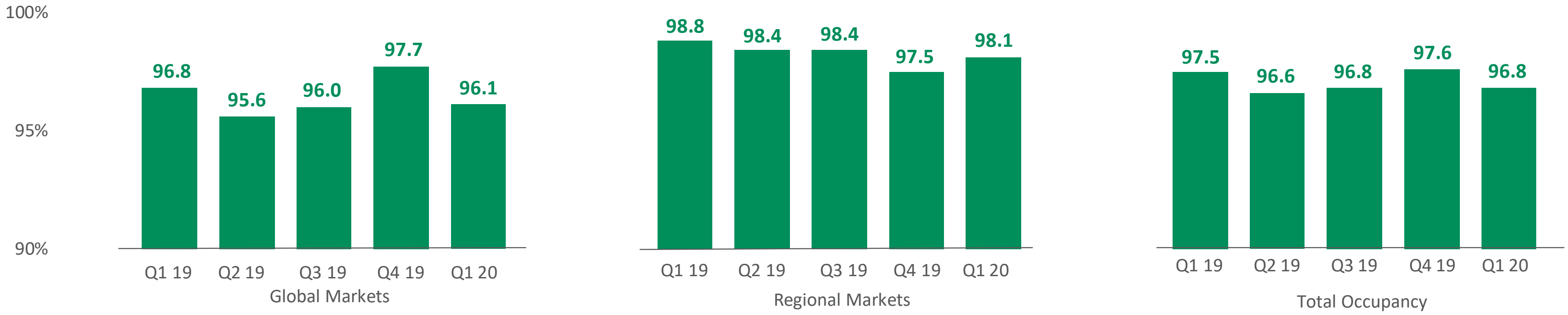
in thousands	For the three months ended March 31, 2020 Ps.	2020 US$	2019 Ps.	2019 US$
Reconciliation of Net Income to Adjusted EBITDA				
Net (Loss) income	(329,356)	(15,015)	675,497	34,671
Loss (gain) on valuation of investment properties	915,970	45,940	(126,754)	(6,565)
Interest expense	180,303	9,014	178,392	9,327
Amortization of deferred financing costs	12,213	592	14,950	784
Net loss on early extinguishment of debt	-	-	15,732	817
Unused credit facility fee	10,503	459	7,238	382
Unrealized (gain) loss on exchange rate hedge instruments	(63,296)	(2,606)	6,585	340
Net Unrealized exchange loss (gain)	86,822	4,355	(9,071)	(472)
Pro forma adjustments for dispositions	-	-	(24,069)	(1,242)
Adjusted EBITDA	**813,159**	**42,739**	**738,500**	**38,042**

FIBRA PROLOGIS

Operations Overview

Operating Metrics

PERIOD ENDING OCCUPANCY - OPERATING PORTFOLIO



square feet in thousands

LEASING ACTIVITY

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020
Square feet of leases commenced:					
Renewals	1,340	1,650	653	2,109	2,236
New leases	253	357	126	630	400
Total square feet of leases commenced	**1,593**	**2,007**	**779**	**2,739**	**2,636**
Average term of leases commenced (months)	54	69	37	75	60
Operating Portfolio:					
Trailing four quarters - leases commenced	8,654	8,374	6,182	7,118	8,161
Trailing four quarters - % of average portfolio	24.7%	23.8%	17.6%	20.3%	23.4%
Rent change - cash	**-5.2%**	**-3.6%**	**-0.7%**	**-2.4%**	**0.3%**
Rent change - net effective	**5.9%**	**16.0%**	**-1.4%**	**13.9%**	**6.6%**

FIBRA PROLOGIS®

Operations

Operating Metrics – Owned and Managed

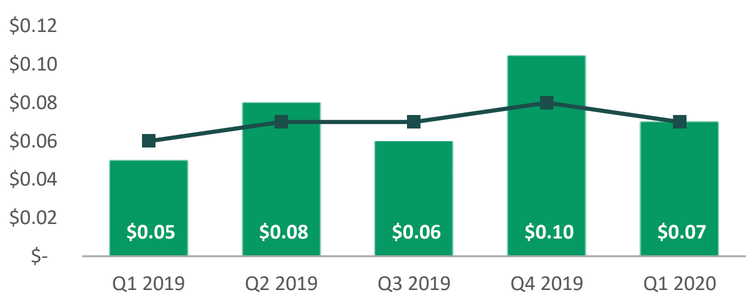
CAPITAL EXPENDITURES INCURRED [(A)] IN THOUSANDS

	Q1 2019		Q2 2019		Q3 2019		Q4 2019		Q1 2020	
	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$	Ps.	US$
Property improvements	37,713	1,970	52,734	2,764	40,019	2,068	70,647	3,644	56,859	2,498
Tenant improvements	32,773	1,710	20,311	1,066	34,456	1,775	48,998	2,546	61,118	3,068
Leasing commissions	31,016	1,618	20,085	1,051	19,904	1,014	71,087	3,668	33,081	1,624
Total turnover costs	63,789	3,328	40,396	2,117	54,360	2,789	120,085	6,214	94,199	4,692
Total capital expenditures	**101,502**	**5,298**	**93,130**	**4,881**	**94,379**	**4,857**	**190,732**	**9,858**	**151,058**	**7,190**
Trailing four quarters - % of gross NOI		13.6%		13.8%		13.7%		14.6%		15.6%

SAME STORE INFORMATION

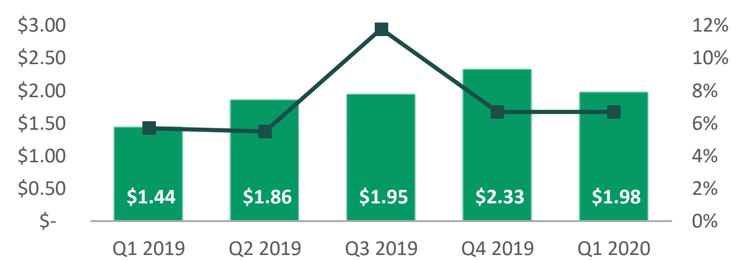
	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020
Square feet of population	33,362	33,030	33,030	33,024	34,508
Average occupancy	97.1%	100.0%	96.3%	96.6%	96.7%
Percentage change:					
Rental income- cash	7.3%	6.3%	4.2%	1.7%	1.4%
Rental expenses- cash	30.3%	19.7%	11.8%	(1.5%)	9.7%
NOI - Cash	3.5%	3.9%	2.4%	2.5%	(0.2%)
NOI - net effective	2.1%	0.9%	1.5%	3.3%	4.5%
Average occupancy	1.2%	(1.4%)	0.4%	0.1%	(5.0%)

PROPERTY IMPROVEMENTS PER SQUARE FOOT (USD)



	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020
Quarterly total	$ 0.05	$ 0.08	$ 0.06	$ 0.10	$ 0.07
Trailing first quarter average	$ 0.060	$ 0.070	$ 0.070	$ 0.080	$ 0.070

ESTIMATED TURNOVER COSTS ON LEASES COMMENCED (A)



	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020
USD per square foot	$ 1.44	$ 1.86	$ 1.95	$ 2.33	$ 1.98
As a % of lease value	5.7%	5.5%	11.8%	6.7%	6.7%

A. The U.S. Dollar amount has been translated at the date of the transaction based on the exchange rate then in effect, Incurred turnover costs do not necessarily coincide with leases that commenced during the quarter.

FIBRA PROLOGIS®

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	12,399	35.5	97.0	97.7	286,357	15,257	1,670,949	68,805	38.0	139	5.72	22,292,693	917,950	39.4
Guadalajara	25	5,889	16.9	96.0	96.0	141,068	7,516	702,258	28,917	15.9	124	5.11	8,858,063	364,750	15.7
Monterrey	22	4,419	12.7	93.6	93.6	97,439	5,192	532,698	21,935	12.1	129	5.30	6,937,339	285,660	12.3
Total global markets	**99**	**22,707**	**65.1**	**96.1**	**96.4**	**524,864**	**27,965**	**2,905,905**	**119,657**	**66.0**	**133**	**5.48**	**38,088,095**	**1,568,360**	**67.4**
Regional markets															
Reynosa	30	4,712	13.5	98.7	98.7	127,543	6,796	614,637	25,309	13.9	132	5.44	6,764,670	278,550	11.9
Tijuana	33	4,208	12.1	100.0	100.0	102,325	5,452	517,787	21,321	11.7	123	5.07	6,501,175	267,700	11.5
Ciudad Juarez	28	3,235	9.3	94.6	94.6	75,768	4,037	370,302	15,248	8.4	121	4.98	4,508,566	185,650	8.0
Total regional markets	**91**	**12,155**	**34.8**	**98.1**	**98.1**	**305,636**	**16,285**	**1,502,726**	**61,878**	**34.0**	**126**	**5.19**	**17,774,411**	**731,900**	**31.4**
Total operating portfolio	**190**	**34,862**	**99.9**	**96.8**	**97.0**	**830,500**	**44,250**	**4,408,627**	**181,535**	**100**	**131**	**5.38**	**55,862,506**	**2,300,260**	**98.8**
VAA Mexico City	1	36	0.1	-	-								84,979	3,499	0.2
Total operating properties	**191**	**34,898**	**100.0**	**96.8**	**97.0**	**830,500**	**44,250**	**4,408,627**	**181,535**	**100**	**131**	**5.38**	**55,947,485**	**2,303,759**	**99.0**
Intermodal facility (A)						6,513	347						400,707	16,500	0.7
Excess land (B)													144,012	5,930	0.3
Other investment properties (C)													13,376	551	0.0
Total investment properties		**34,898**	**100.0**			**837,013**	**44,597**						**56,505,580**	**2,326,740**	**100.0**

A. 100% occupied as of March 31, 2020.
B. Fibra Prologis have 20.75 acres of land in Monterrey that has an estimated build out of 305,948 square feet and an expansion project of 99,400 square feet under development as of March 31, 2020
C. Office property located in Mexico City Market with an area of 5,673 square feet.

FIBRA PROLOGIS

Operations Overview

Customer Information

Top 10 Customers as % of Net Effective Rent

	% of Net Effective Rent	Total Square Feet
1 IBM de México, S. de R.L	3.6%	1,301
2 DHL	2.8%	976
3 Geodis	2.7%	796
4 LG, Inc.	2.3%	770
5 Kuehne + Nagel	1.7%	574
6 Uline	1.4%	501
7 Amazon	1.4%	374
8 DSV Panalpina A/S	1.4%	405
9 Celestica, Inc.	1.3%	396
10 Kintetsu World Express	1.3%	387
Top 10 Customers	**20.0%**	**6,476**

square feet and currency in thousands

Lease Expirations - Operating Portfolio

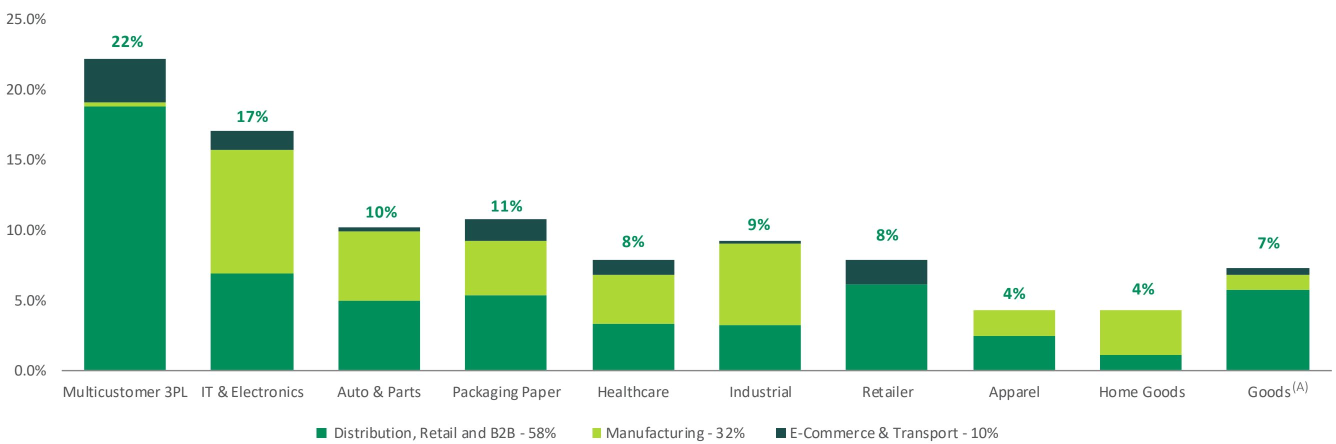
Year	Occupied Sq Ft	Net Effective Rent						
		Total		% of Total	Per Sq Ft		% Currency	
		Ps.	US$		Ps.	US$	%Ps.	%US$
2020	3,617	440,677	18,146	10%	121.82	5.02	21%	79%
2021	5,218	700,150	28,830	16%	134.19	5.53	48%	52%
2022	5,443	706,499	29,092	16%	129.79	5.34	50%	50%
2023	4,869	611,595	25,184	14%	125.62	5.17	32%	68%
2024	3,201	416,535	17,152	9%	130.14	5.36	23%	77%
Month to month	418	51,220	2,109	1%	122.58	5.05	42%	58%
Thereafter	10,973	1,481,951	61,023	34%	135.06	5.56	31%	69%
	33,739	**4,408,627**	**181,535**	**100%**	**130.7**	**5.38**	**35%**	**65%**

Lease Currency - Operating Portfolio

	Annualized Net Effective Rent USD	% of Total	Occupied Sq Ft	% of Total
Leases denominated in Ps.	63,771	35.1	11,627	34.5
Leases denominated in US$	117,764	64.9	22,113	65.5
Total	**181,535**	**100**	**33,739**	**100**

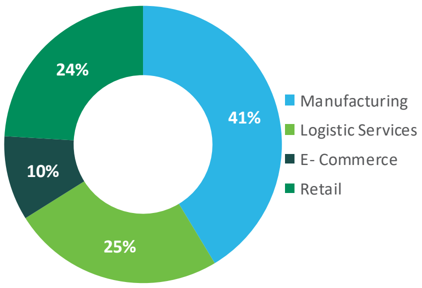
USE OF SPACE BY CUSTOMER INDUSTRY

% of Portfolio NER



CUSTOMER TYPE

% of Portfolio NER



A. Include food, beverage & consumer goods.

Capitalization

Debt Summary and Metrics

currency in millions

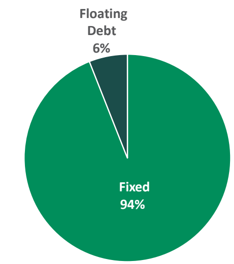
Maturity	Unsecured Credit Facility Ps.	Unsecured Credit Facility US$	Unsecured Senior Ps.	Unsecured Senior US$	Secured Mortgage Debt Ps.	Secured Mortgage Debt US$	Total Ps.	Total US$	Wtd Avg. Cash Interest Rate (A)	Wtd Avg. Effective Interest Rate (B)
2020	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-
2022	-	-	3,643	150	-	-	3,643	150	4.2%	4.3%
2023	-	-	5,464	225	-	-	5,464	225	4.9%	5.1%
2024			7,043	290	-	-	7,043	290	4.0%	4.1%
Thereafter	-	-	-	-	2,598	107	2,598	107	4.7%	4.7%
Subtotal- debt par value	**-**	**-**	**16,150**	**665**	**2,598**	**107**	**18,748**	**772**		
Interest payable and deferred financing cost	-	-	(10)	-	-	-	(24)	(1)		
Total debt	**-**	**-**	**16,140**	**665**	**2,598**	**107**	**18,724**	**771**	**4.4%**	**4.5%**
Weighted average cash interest rate (A)		-		4.3%		4.7%		4.4%		
Weighted average effective interest rate (B)		-		4.5%		4.7%		4.5%		
Weighted average remaining maturity in years		-		3.2		5.8		3.6		

currency in millions

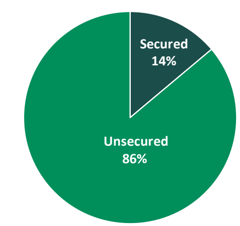
Liquidity	Ps.	US$
Aggregate lender commitments	7,893	325
Less:	-	-
Borrowings outstanding	-	-
Outstanding letters of credit	-	-
Current availability	7,893	325
Unrestricted cash	8,216	338
Total liquidity	**16,109**	**663**

Debt Metrics (C)	2020 First Quarter	2019 Fourth Quarter
Debt, less cash and VAT, as % of investment properties	**18.6%**	**32.2%**
Fixed charge coverage ratio	**4.74x**	**3.36x**
Debt to Adjusted EBITDA	**2.54x**	**5.28x**

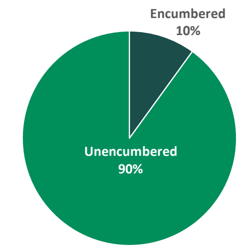
FIXED VS. FLOATING DEBT (D)



SECURED VS. UNSECURED DEBT



ENCUMBERED VS. UNENCUMBERED ASSETS POOL (E)



A. Interest rates are based on the cash rates associated with the respective weighted average debt amounts outstanding.
B. Interest rate is based on the effective rate, which includes the amortization of related premiums (discounts) and finance costs. The net premiums (discounts) and finance costs associated with the respective debt were included in the maturities by year.
C. These calculations are based on actual U.S. Dollars as described in the Notes and Definitions section and are not calculated in accordance with the applicable regulatory rules.
D. Includes the interest rate swap contract.
E. Based on fair market value as of March 31, 2020.

FIBRA PROLOGIS®

Sponsor

Prologis Unmatched Global Platform

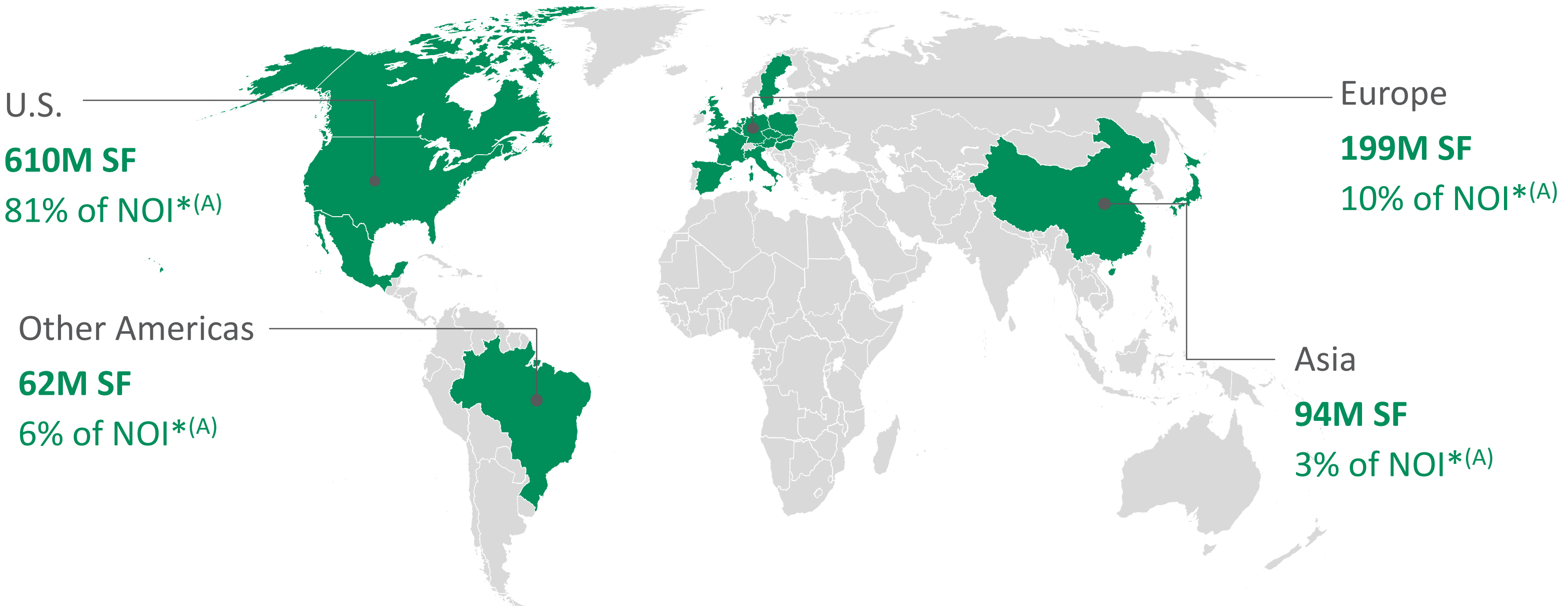
Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of March 31, 2020, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 965 million square feet (90 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 5,500 customers principally across two major categories: business-to-business and retail/online fulfillment.

On January 8, 2020, Prologis U.S. Logistics Venture (consolidated co-investment venture) and Prologis Targeted U.S. Logistics Fund (unconsolidated co-investment venture) completed the acquisition of Industrial Property Trust (IPT) for $2.0 billion each. On February 4, 2020, Prologis completed the acquisition of Liberty Property Trust (LPT) for approximately $13.0 billion, through the issuance of equity and the assumption of debt. Therefore, these results include the operations of both acquisitions from these dates forward.

4,660 Buildings

965M Square Feet

5,500 Customers



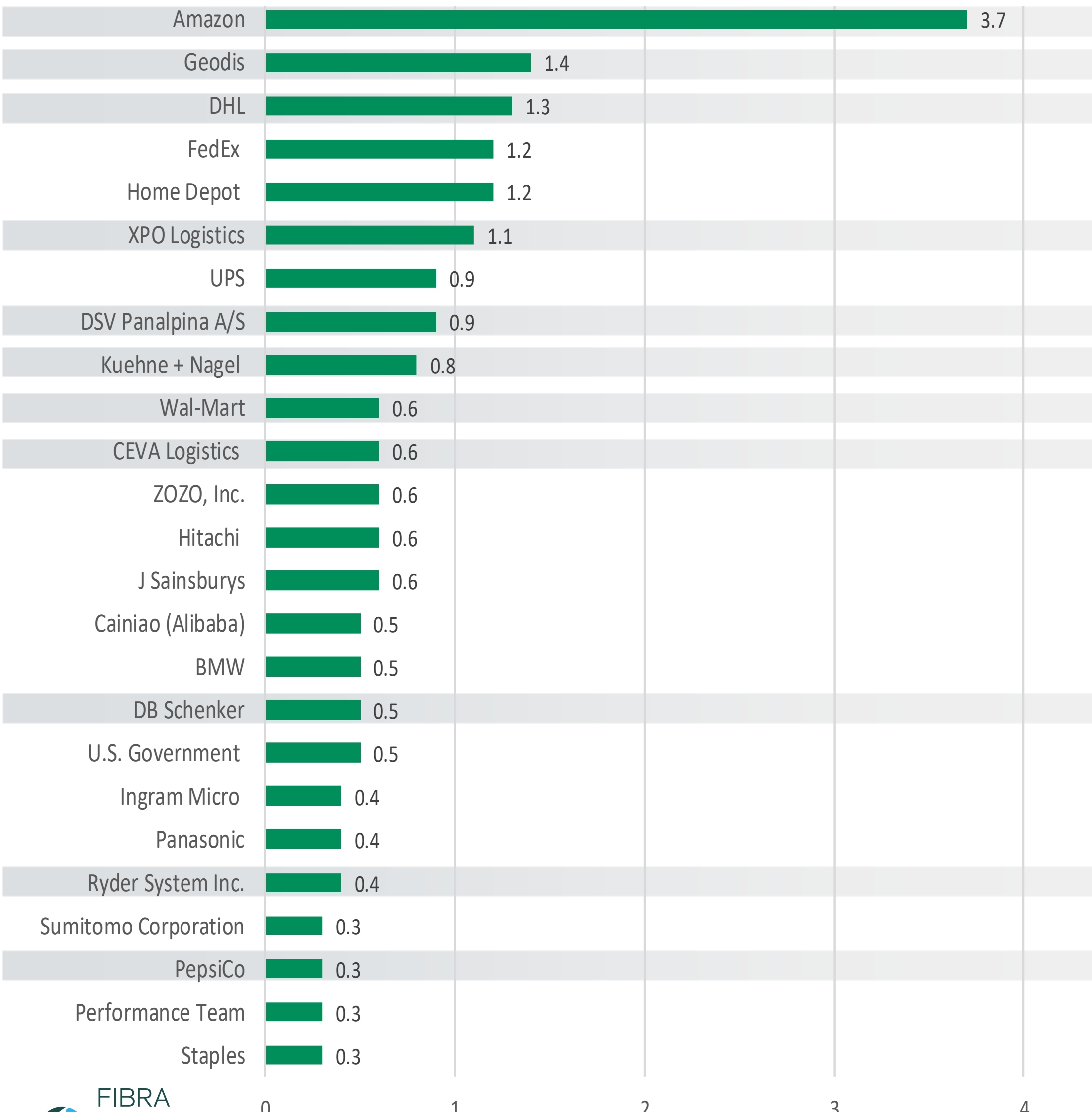
- For a definition of Prologis' NOI please refer to the Supplemental Financial Report available at the Investor Relations section of www.prologis.com.

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

Sponsor

Prologis Global Customer Relationships [(A)]

(% Net Effective Rent)

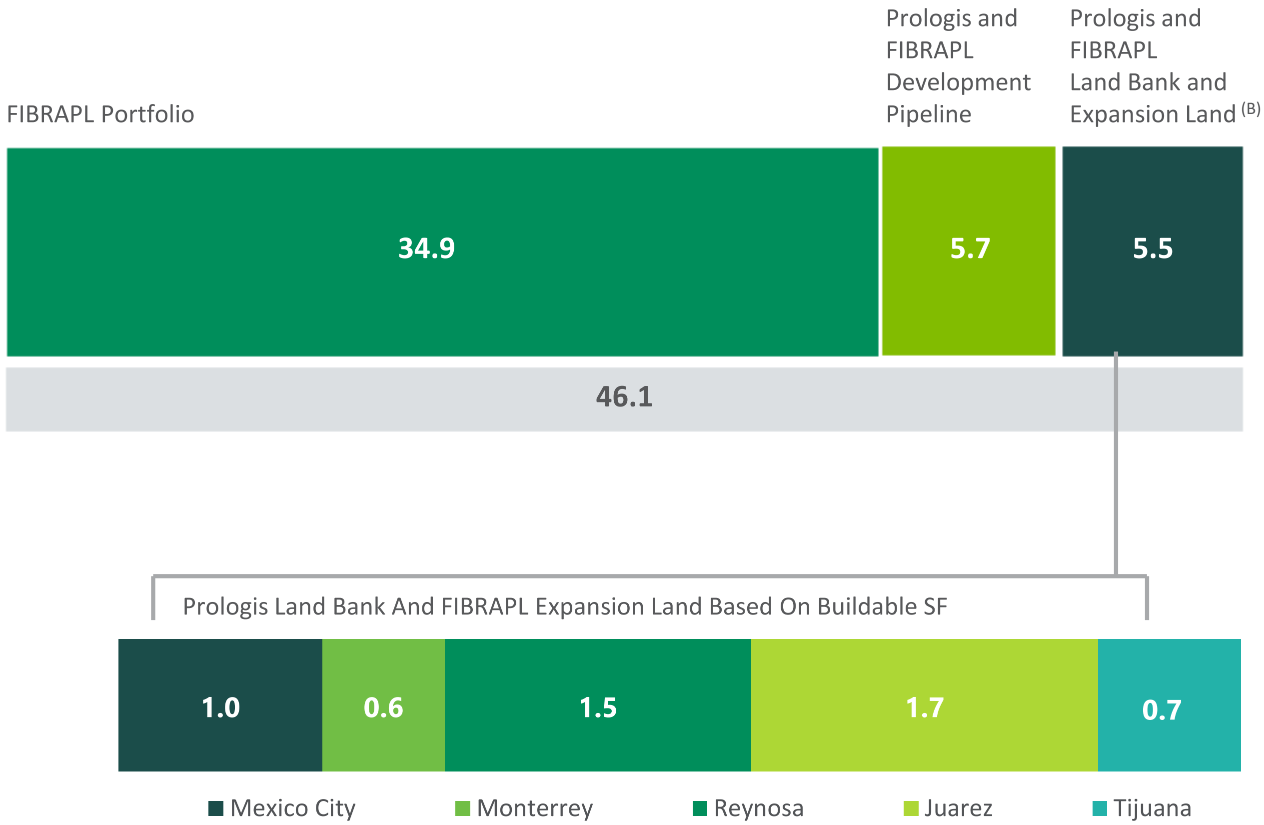


(A) Data as of March 31, 2020. The shading represents customers who are also customers of FIBRA Prologis.

FIBRA PROLOGIS®

EXTERNAL GROWTH VIA PROLOGIS DEVELOPMENT PIPELINE

(MSF) [A]



- 32% 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	4.0	98.6%
Monterrey	0.9	89.1%
Ciudad Juárez	0.4	57.8%
Tijuana	0.4	100.0%
Total	**5.7**	**93.9%**

A. Million square feet as of March 31, 2020.
B. Based on buildable square feet

Notes and Definitions

Notes and Definitions

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

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

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

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

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

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

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

Calculation Per CBFI Amounts is as follows:

in thousands, except per share amounts	For the three months ended March 31, 2020 Ps.	March 31, 2020 US$	March 31, 2019 Ps.	March 31, 2019 US$
Earnings				
Net (loss) income	(329,356)	(15,015)	675,497	34,671
Weighted average CBFIs outstanding - Basic and Diluted	681,444	681,444	644,674	644,674
(Loss) earnings per CBFI- Basic and Diluted	**(0.4833)**	**(0.0220)**	**1.0478**	**0.0538**
FFO				
FFO, as modified by FIBRA Prologis	610,140	32,674	561,989	28,791
Weighted average CBFIs outstanding - Basic and Diluted	681,444	681,444	644,674	644,674
FFO per CBFI – Basic and Diluted	**0.8954**	**0.0479**	**0.8717**	**0.0447**

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

in thousands	For the three months ended March 31, 2020 Ps.	March 31, 2020 US$	December 31, 2019 Ps.	December 31, 2019 US$
Debt, less cash and VAT, as a % of investment properties				
Total debt - at par	18,748,253	772,000	14,569,724	772,000
Less: cash	(8,216,449)	(338,330)	(182,792)	(9,687)
Total debt, net of adjustments	**10,531,804**	**433,670**	**14,386,932**	**762,313**
Investment properties	56,505,580	2,326,740	44,622,420	2,364,390
Debt, less of cash and VAT, as a % of investment properties	**18.6%**	**18.6%**	**32.2%**	**32.2%**
Fixed Charge Coverage ratio:				
Adjusted EBITDA	813,159	42,739	703,883	36,101
Interest expense	180,303	9,014	159,216	8,739
Witholding tax non recoverable	-	-	39,264	2,014
Fixed charge coverage ratio	**4.51x**	**4.74x**	**3.55x**	**3.36x**
Debt to Adjusted EBITDA:				
Total debt, net of adjustments	10,531,804	433,670	14,386,932	762,313
Adjusted EBITDA annualized	3,252,636	170,956	2,815,532	144,404
Debt to Adjusted EBITDA ratio	**3.24x**	**2.54x**	**5.11x**	**5.28x**

Notes and Definitions (continued)

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.

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

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

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

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

Market Classification

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

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

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

Operating Portfolio includes stabilized industrial properties.

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

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

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

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

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

We have defined the same store portfolio, for the three months ended December 31, 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:

in thousands of U.S. Dollars	2020	2019	Change (%)
Rental income			
Per the statements of comprehensive income	51,201	51,236	
Properties not included in same store and other adjustments (a)	(1,026)	(3,689)	
Direct Billables Revenues from Properties included same store pool	2,048	1,826	
Straight-lined rent from properties included in the same store	(2,799)	(815)	
Other Adjustments for Properties in Same Store Pool	544	701	
Same Store - Rental income - cash	**49,968**	**49,259**	**1.4%**
Rental expense			
Per the statements of comprehensive income	6,604	6,799	
Properties not included in same store and other adjustments	323	(446)	
Direct Billables Expenses from Properties included same store pool	2,048	1,826	
Same Store - Rental expense - cash	**8,975**	**8,179**	**9.7%**
NOI			
Per the statements of comprehensive income	44,597	44,437	
Properties not included in same store	(1,349)	(3,243)	
Straight-lined rent from properties included in the same store	(2,799)	(815)	
Other Adjustments for Properties in Same Store Pool	544	701	
Same Store - NOI - cash	**40,993**	**41,080**	**-0.2%**
Straight-lined rent from properties included in same store	2,799	815	
Same Store NOI - Net Effective	**43,792**	**41,895**	**4.5%**

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).

Value-Added Acquisitions ("VAA") are properties we acquire for which we believe the discount in pricing attributed to the operating challenges could provide greater returns post-stabilization than the returns of stabilized properties that are not Value-Added Acquisitions. Value Added Acquisitions must have one or more of the following characteristics: (i) existing vacancy in excess of 20%; (ii) short term lease roll-over, typically during the first two years of ownership; (iii) significant capital improvement requirements in excess of 10% of the purchase price and must be invested within the first two years of ownership. These properties are not included in the operating portfolio.

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).

FIBRA PROLOGIS®

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 (191 Assets)	**For the Three months ended March 31, 2020**
Capitalization Rates (%)	From 6.75% to 9.75% Weight Avg. 7.46%
Discount Rates (%)	From 8.00% to 11.25% Weight Avg. 8.84%
Term Cap Rates (%)	From 7.00% to 10.00% Weight Avg. 7.70%
Market Rents (US $/ Sq ft/ Yr)	From $4.00 to $10.00 Weight Avg. $5.17

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