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FIBRA Prologis Acquires 634,800 Square Feet of Logistics Space

MEXICO CITY, Dec. 1, 2014 /PRNewswire/ -- FIBRA Prologis (BMV: FIBRAPL14), the leading owner and operator of Class-A industrial real estate in Mexico, today announced the acquisition of approximately 634,800 square feet of logistics space in Mexico City and Guadalajara from Prologis Mexico Fondo Logistico.

The portfolio was acquired with a combination of cash and through the issuance of Certificados Bursatiles Fiduciarios Inmobiliarios (CBFIs), recently approved at the certificate holders meeting held on Nov. 19, 2014. The acquisition consists of the remaining buildings owned by Prologis Mexico Fondo Logistico.

The portfolio includes:

- a 159,600 square foot facility in Guadalajara's South Periferico submarket;
- a 296,000 square foot facility in Mexico City's Iztapalapa submarket; and
- a 179,200 square foot facility at Prologis Park Toluca in Mexico City's Toluca submarket.

"We are pleased to announce the acquisition of our first portfolio following our June IPO," said Luis Gutierrez, chief executive officer, FIBRA Prologis. "The FIBRA Prologis exclusivity provision on properties developed by Prologis provides proprietary organic growth opportunities in properties adjacent to our existing portfolio. Our investment strategy is focused on owning assets in the most active markets in Mexico."

With this acquisition, the FIBRA Prologis portfolio comprises 181 high-quality logistics facilities totaling 30.4 million square feet (2.8 million square meters) of gross leasable area.

ABOUT FIBRA PROLOGIS

FIBRA Prologis is the leading owner and operator of Class-A industrial real estate in Mexico. As of September 30, 2014, FIBRA Prologis was comprised of 178 logistics and manufacturing facilities in six industrial markets in Mexico totaling 29.8 million square feet (2.8 million square meters) of gross leasable area.

The statements in this report 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 "*Comision Nacional Bancaria y de Valores*" and the Mexican Stock Exchange by FIBRA Prologis under the heading "Risk Factors." FIBRA Prologis undertakes no duty to update any forward-looking statements appearing in this release.

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FIBRA PROLOGIS

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