



Prologis Park Centro Industrial, Ciudad Juarez

FIBRA PROLOGIS

Bank of America Merrill Lynch Global Real Estate Conference

September 11, 2019

Forward-Looking Statements / Non Solicitation

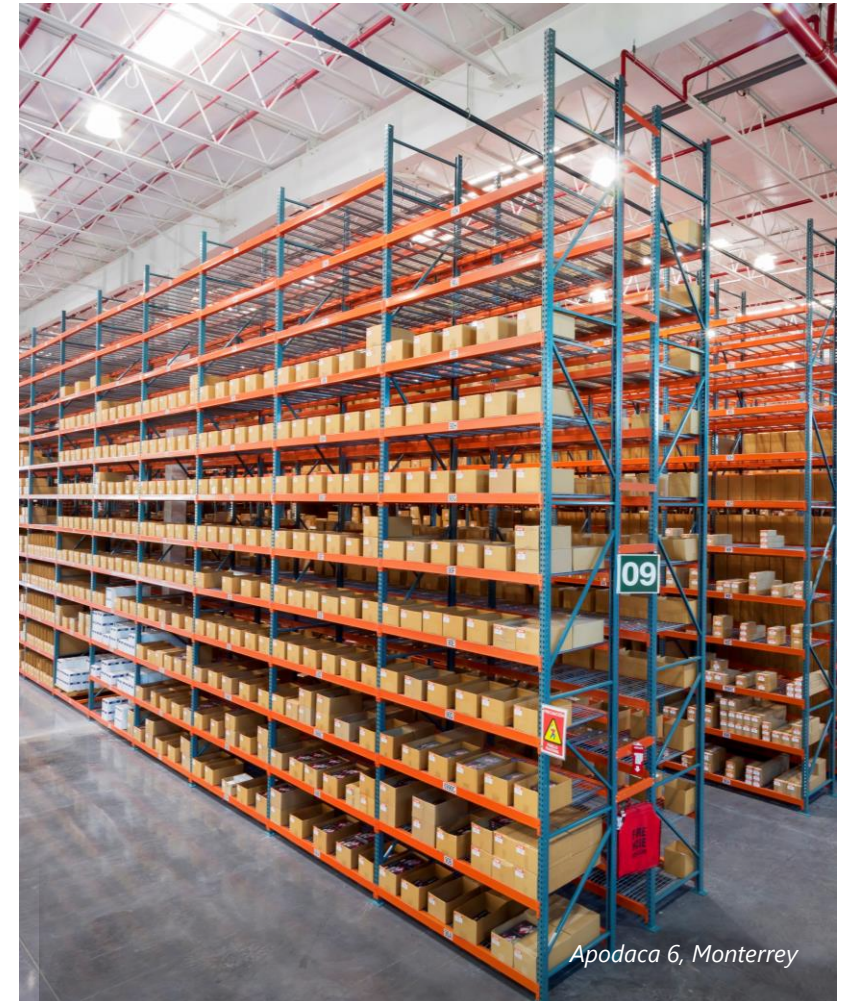
This presentation includes certain terms and non-IFRS financial measures that are not specifically defined herein. These terms and financial measures are defined and, in the case of the non-IFRS financial measures, reconciled to the most directly comparable IFRS measure, in our third quarter Earnings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

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

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Contents

- 04 FIBRA Prologis Key Differentiators
- 13 Why Industrial Real Estate
- 18 Why FIBRA Prologis
- 28 Appendix





FIBRA Prologis Key Differentiators

FIBRA Prologis Key Differentiators

FOCUSED INVESTMENT STRATEGY

- Own irreplaceable industrial real estate in Mexico
- Investing in the six most dynamic markets
- Consumption and e-commerce driving incremental growth
- Proprietary access to acquire Prologis development pipeline

IRREPLACEABLE PORTFOLIO⁽¹⁾

- Average age of 15 years
- 95% Class-A/A+ buildings
- 83% of buildings located in master-planned parks

SOLID TRACK RECORD

- Leadership team with over 28-years of experience
- ~102% total stock return since IPO⁽²⁾ or 14.3% CAGR⁽²⁾
- ~39% growth in FMV of total operating portfolio (including acquisitions) and ~17% growth in FMV of just the IPO portfolio⁽³⁾

STRONG BALANCE SHEET

- Conservative leverage
- Liquidity emphasis provides increased flexibility



Source: FIBRA Prologis, CBRE, Bloomberg

1. Data as of June 30, 2019

2. IPO was June 4, 2014; total return and CAGR calculated in Mexican Pesos on September 5, 2019

3. Comparison of fair market value of the portfolio between June 4, 2014 and June 30, 2019

Unmatched Portfolio Focused in the Top Consumption and Manufacturing Markets

96.6%

Occupancy

110 bps

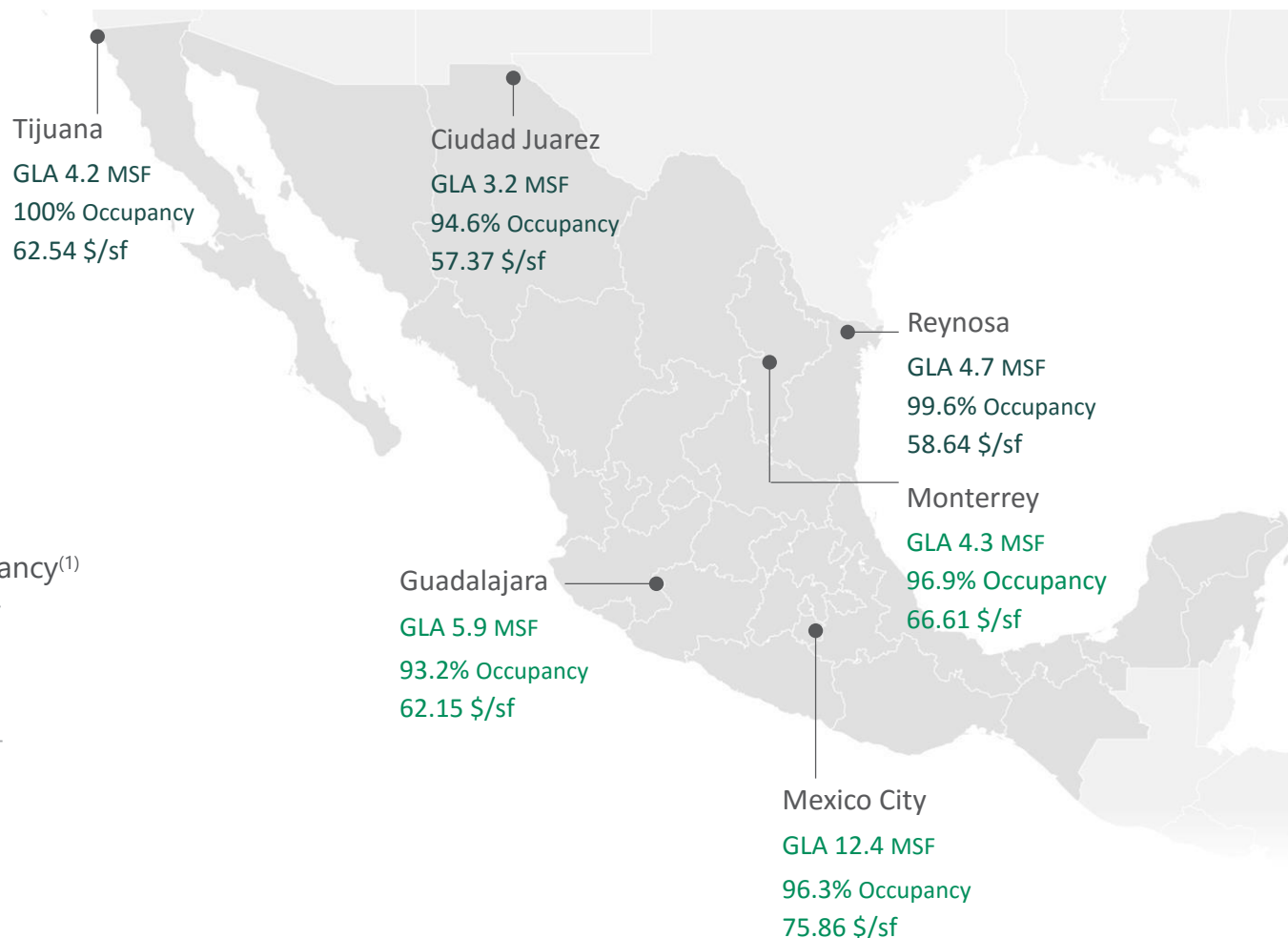
Outperformance vs Market Occupancy⁽¹⁾

34.8

Million Square Feet

190

Operating Properties



Diversified Customer Base

232

customers in Mexico
have

319 leases with FIBRA
Prologis

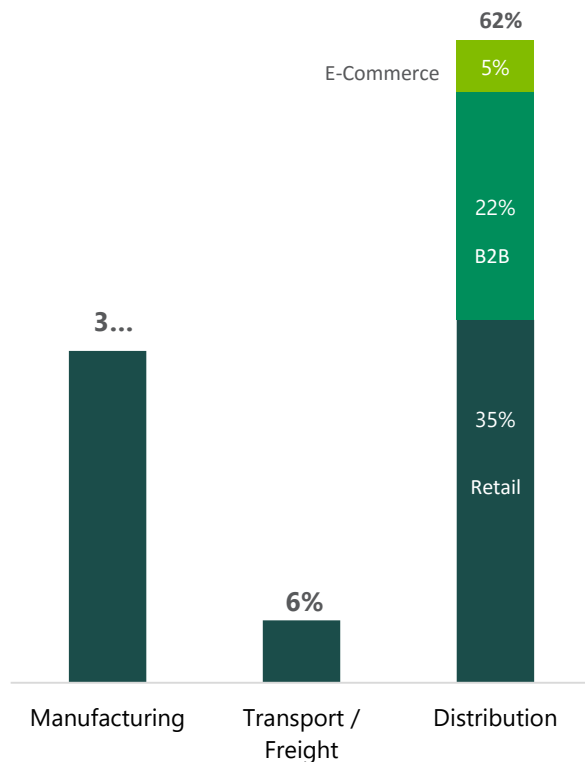
86% of FIBRA Prologis'
customers are multinational
companies⁽¹⁾

Our top 10 customers
represent just

19.4%
of net effective rent

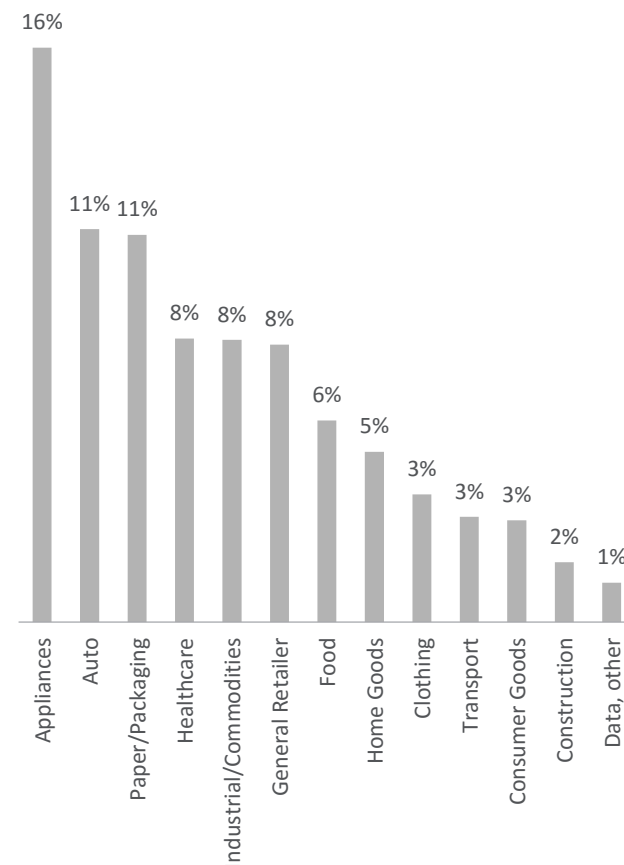
CUSTOMER ACTIVITY

%, NRA basis



CUSTOMER INDUSTRY

%, NRA basis



Source: Prologis Research. Data as of June 30, 2019

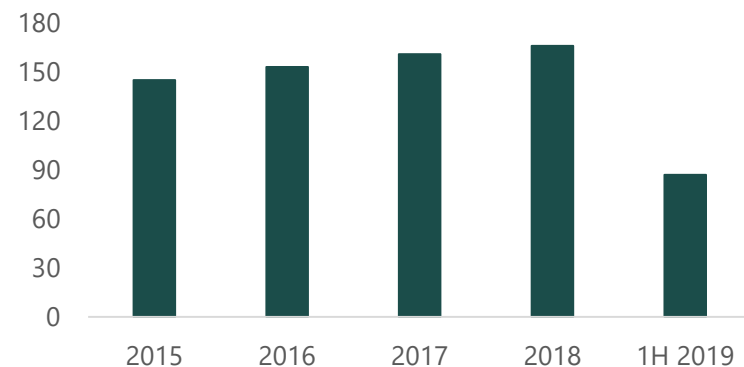
Note: Industry classifications do not sum to 100%; the balance (15%) is ascribable to units where 3PL customers have more than one industry type present

1. As a percentage of net effective rent

Consistent Growth

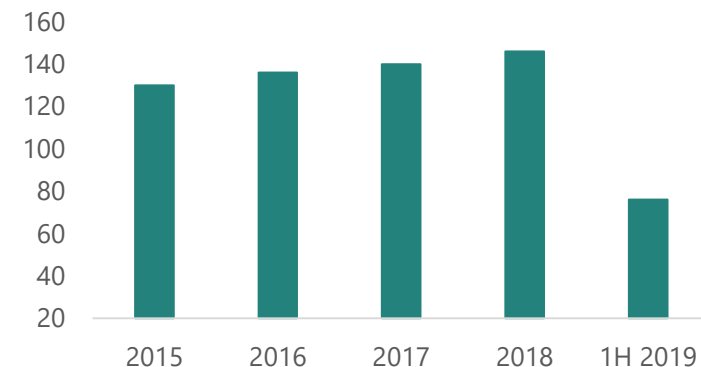
NOI GROWTH

Millions of USD



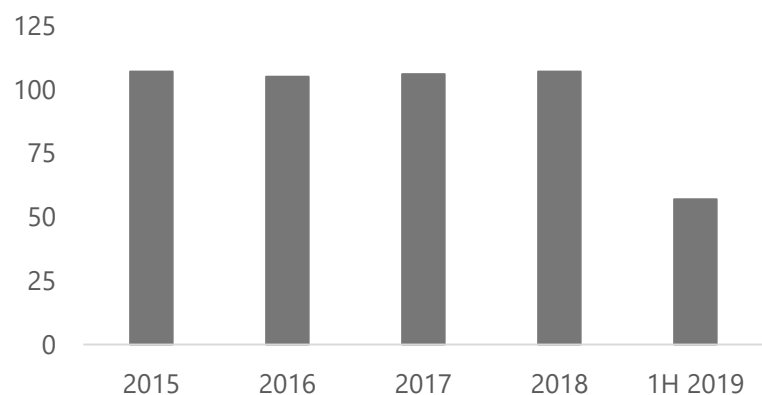
ADJUSTED EBITDA GROWTH

Millions of USD



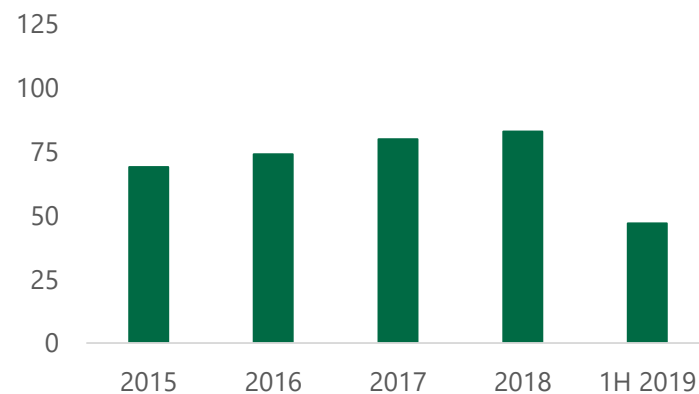
FFO GROWTH

Millions of USD



AFFO GROWTH

Millions of USD

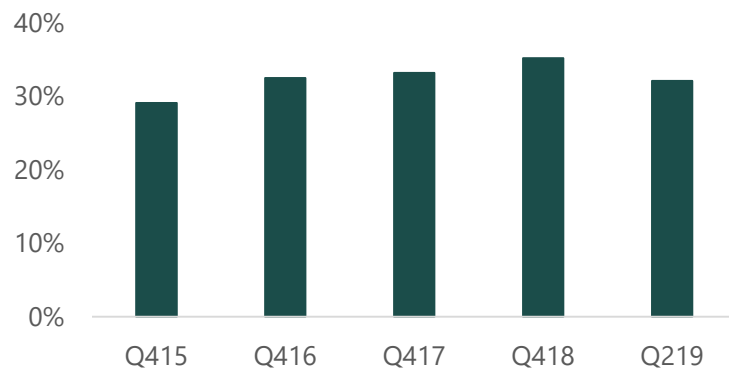


Data as of June 30, 2019

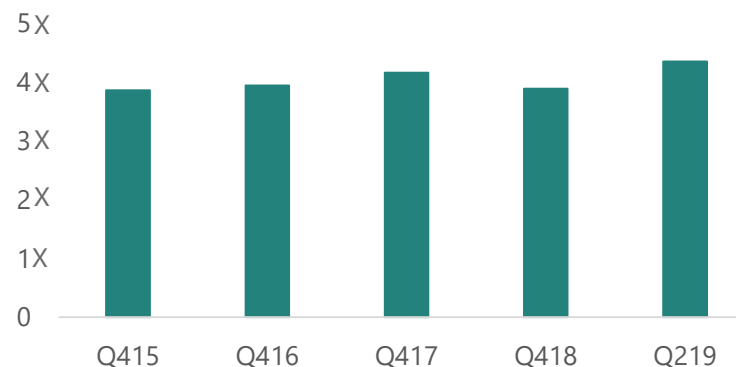
Note: For comparative purposes, incentive fees paid to FIBRAPL's sponsor in 2017 and 2018 have been excluded, as has the impact on realized exchange losses from VAT in 2015.

Strong Credit Metrics

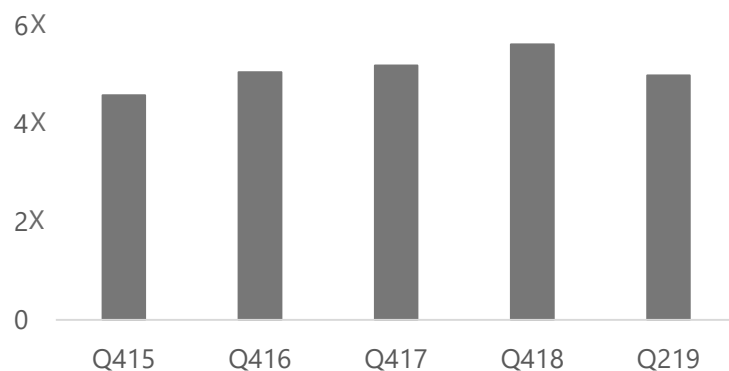
DEBT % OF INVESTMENT PROPERTIES



FIXED CHARGE COVERAGE RATIO

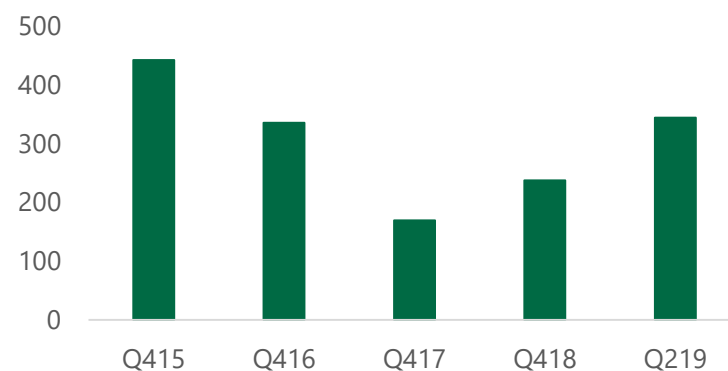


DEBT TO ADJUSTED EBITDA



LIQUIDITY

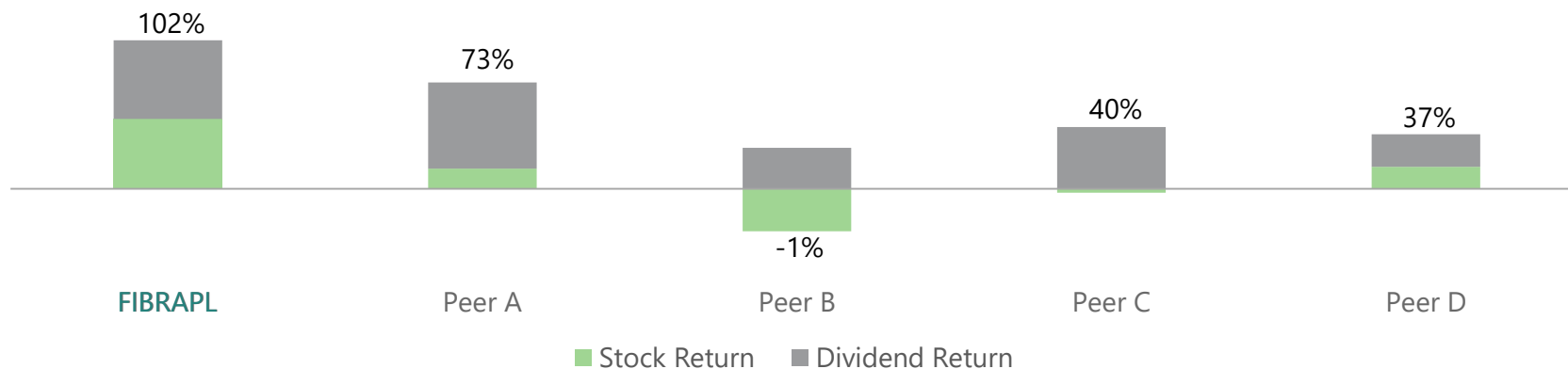
Millions of USD



Creating Value for Certificate Holders

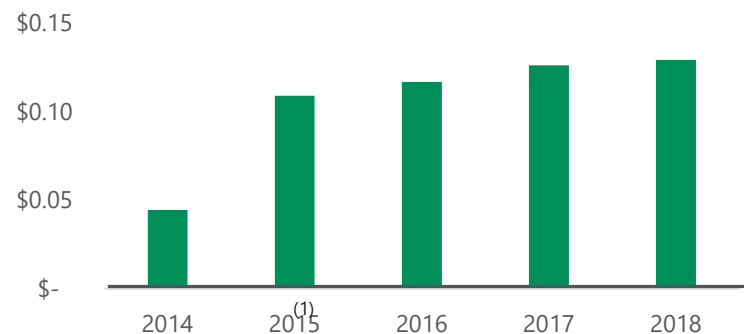
TOTAL RETURN OF CBFIS IN MEXICAN PESOS

June 4, 2014 – September 5, 2019



FIBRAPL AFFO PER CBFi

USD, millions

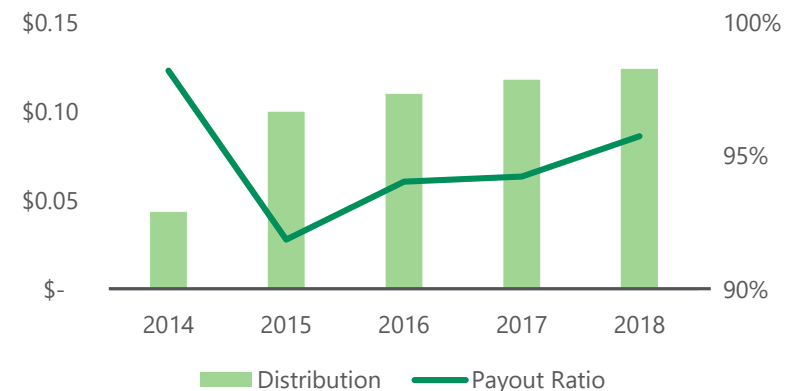


FIBRAPL DISTRIBUTIONS PER CBFi

USD, millions

PAYOUT RATIO

% of AFFO



Our Foundation Begins with ESG

FIBRA Prologis' ESG Highlights

Environmental

- 21 sustainable building certifications (5.7 million square feet / 16.3% of GLA)
- Smart LED systems are being installed to better understand energy use

Social

- Building relationships with communities
- Positive impact on local economies through labor
- Space for Good program: donating vacant space for volunteer work, non-profit organizations and emergencies
- Champion inclusion and diversity

Governance

- Foreign Corrupt Practices Act (FCPA) rules apply to all Prologis employees globally
- Technical Committee members are ratified annually by certificate holders
- 63% of Technical Committee members are independent

Recognized for Performance and Transparency

MEMBER OF

**Dow Jones
Sustainability Indices**

In Collaboration with RobecoSAM

Dow Jones Sustainability Indices

FIBRA Prologis through Prologis Property Mexico is a member since 2017 and one of only three members of DJSI MILA Pacific Alliance



Global Real Estate Sustainability Benchmark

Recognized for outstanding performance, FIBRA Prologis earned a Green Star, the highest distinction from GRESB.

Corporate Governance

Alignment with Certificate Holders

Philosophy

Our governance structure reflects a market-leading approach to corporate governance prioritizing the interests of our CBFH holders while leveraging our relationship with Prologis, consistently recognized for its best-in-class governance

Committees

- The following committees consist of at least three independent members
 - Audit Committee
 - Practices Committee
 - Indebtedness Committee

Shared Ownership

- Prologis' **47%** ownership of FIBRA Prologis, demonstrates alignment with certificate holders

Technical Committee Members

- Technical Committee members are ratified annually by certificate holders

5 Independent Members	3 Prologis Members
-----------------------------	--------------------------

- | | |
|----------------------------|---------------------|
| • Pablo Escandón Cusi | • Luis Gutiérrez |
| • Luis F. Cervantes | • Eugene F. Reilly |
| • Alberto Saavedra | • Edward S. Nekritz |
| • Armando Garza Sada | |
| • Xavier de Uriarte Berron | |

Related-Party Transactions

- **Only independent members** of the Technical Committee may vote for related-party transactions, such as purchasing stabilized assets from our sponsor, Prologis

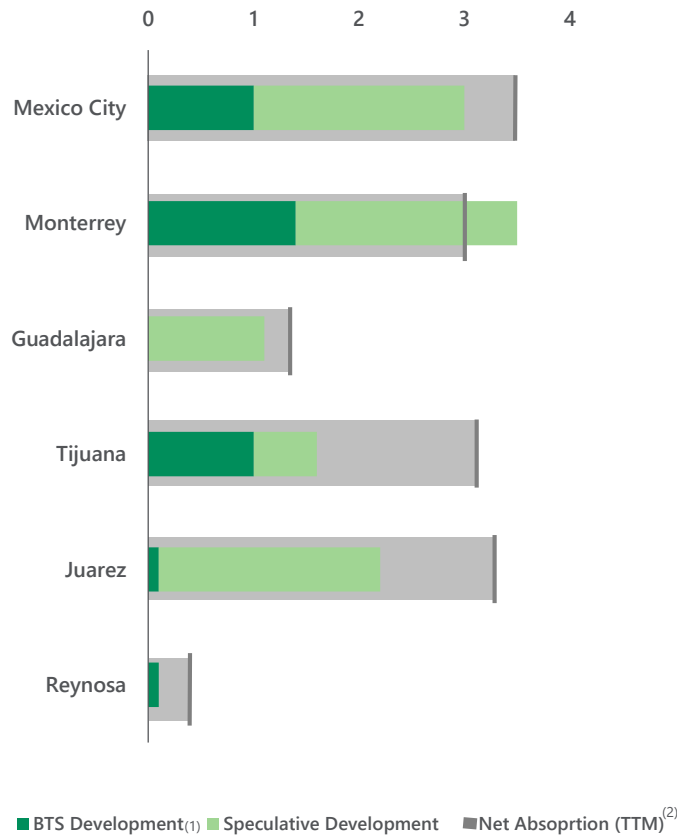


Prologis Park Izcalli, Mexico City

Why Industrial Real Estate

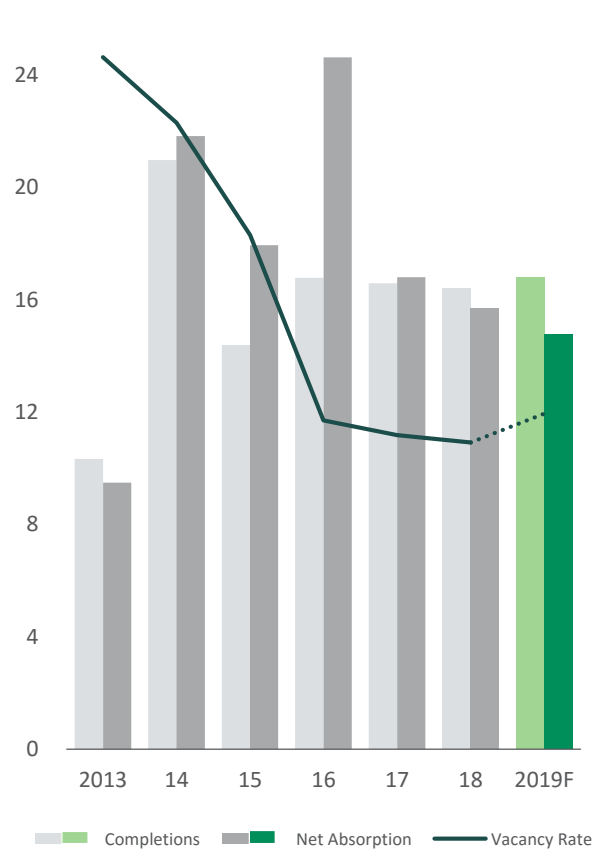
Real Estate Fundamentals

DEMAND (TTM) VS SUPPLY (PIPELINE)
(MSF)



Sources: CBRE, NAI, Prologis Research

DEMAND VS SUPPLY
(MSF)



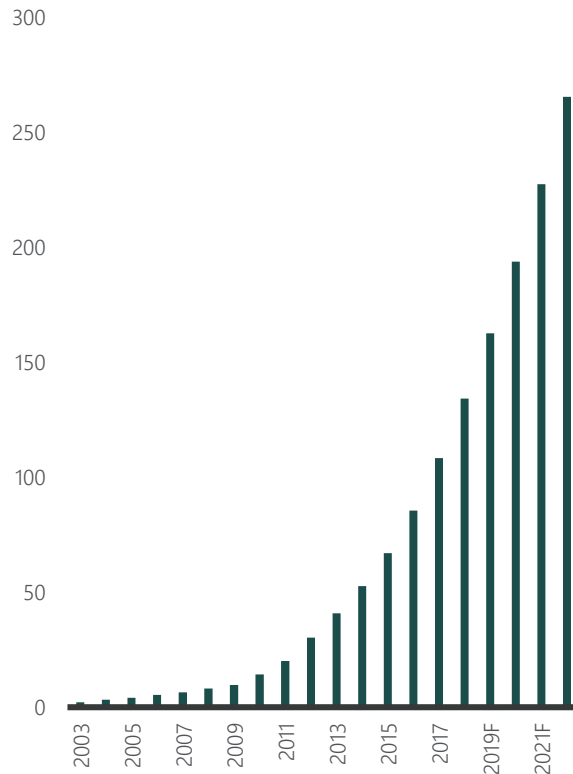
Sources: CBRE, Prologis Research

- Tempered supply and strong demand have kept market vacancies at or near historical lows
- Political uncertainty impacting development cycle more so than customer demand
- Mexico City's market vacancy for Class-A product below 2.0%
- Scarcity of available modern product is driving customers to sign pre-leases on speculative supply currently under construction in Mexico City

E-Commerce Becoming an Added Demand Driver

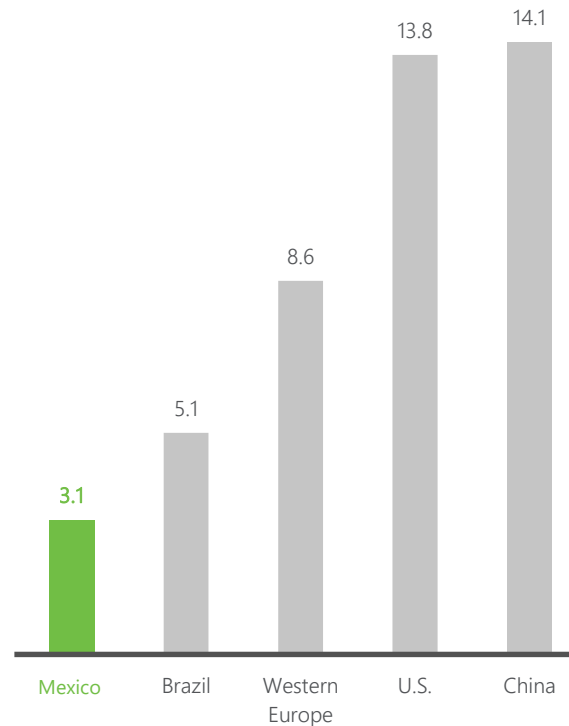
SIGNIFICANT E-COMMERCE SALES, MEXICO

Billions, MXN, Constant 2017 Prices



POSITIVE UPSIDE IN INTERNET PENETRATION

%, Internet Sales as a Share of Total Retail Sales



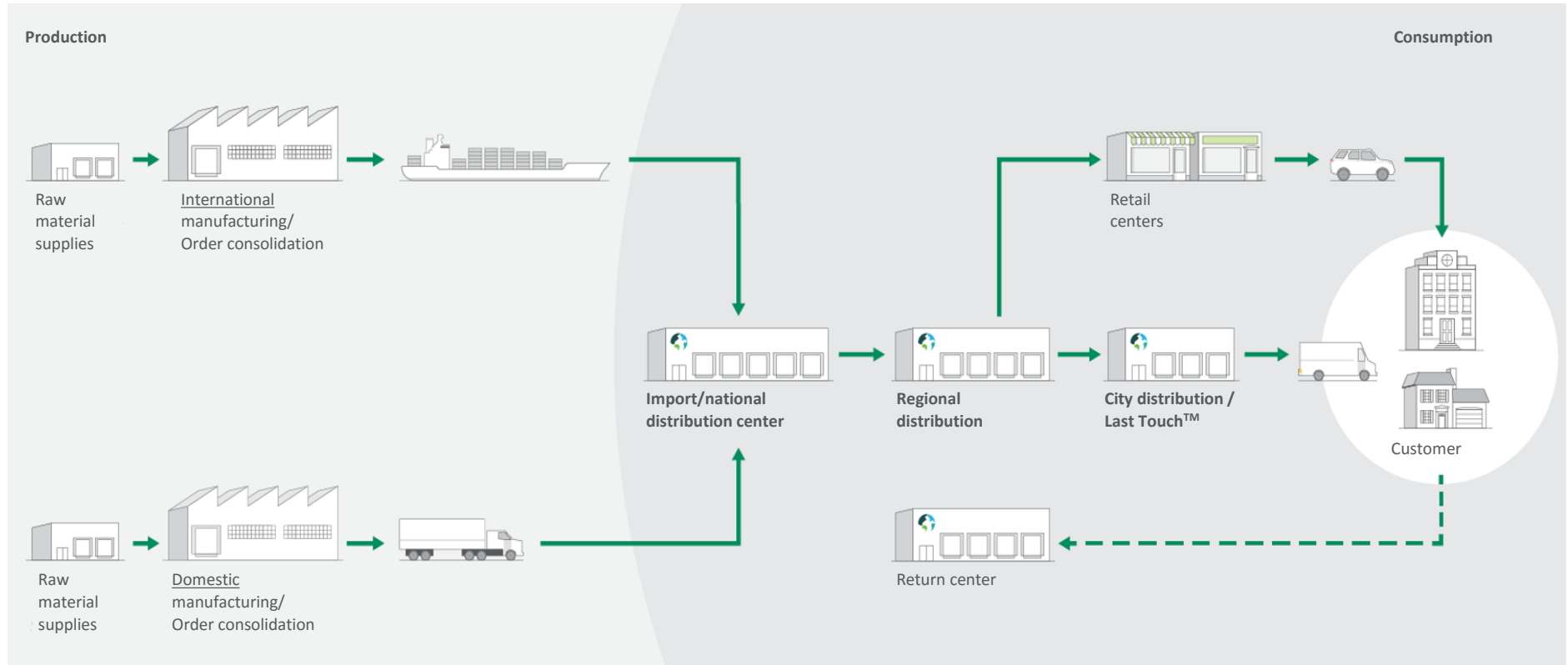
- E-commerce becoming an added tailwind for logistics real estate demand, especially in Mexico City
- Mexican e-commerce sales growing rapidly by >20% year-over-year
- E-commerce penetration in Mexico still in nascent development stage relative to global market peers
- Intensive users of logistics space; ~3X traditional brick & mortar
- Mexico projected to exceed USD\$20B in e-commerce sales, surpassing Argentina in 2019 and based on current trajectory, best the Latin American leader, Brazil, by 2022⁽¹⁾

E-Commerce Requires ~3X the Distribution Space of Traditional Retail

	Sales US\$, B	Facilities SF, M	Productivity US\$ / SF	Efficiency SF / \$1B	
 Online	\$228B	286	\$799	1,251 KSF	± 3x E-fulfillment requires 3X the logistics space used of brick-and-mortar retailers due to: - Shipping parcels versus pallets - High inventory level - Broader product variety (ie increased SKUs) - Reverse logistics
 Brick & Mortar	\$1,068B	510	\$2,091	478 KSF	

Location Matters

CONTINUUM OF LOGISTICS REAL ESTATE LOCATION REQUIREMENTS



- Creating more flexible and reactive supply chains has led to a decentralized distribution model, as opposed to centralized pooling of inventory as done in the past
- Emergent location requirements concentrate on the nodes nearest to consumers:
 - Regional distribution facilities
 - Last Touch® centers



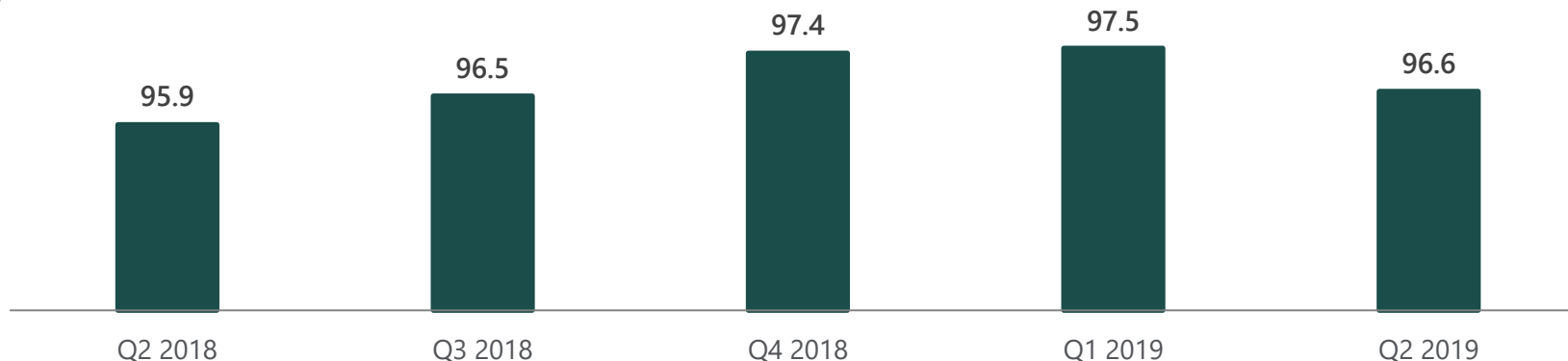
Prologis Pharr Bridge, Reynosa

Why FIBRA Prologis

Solid Operating Performance

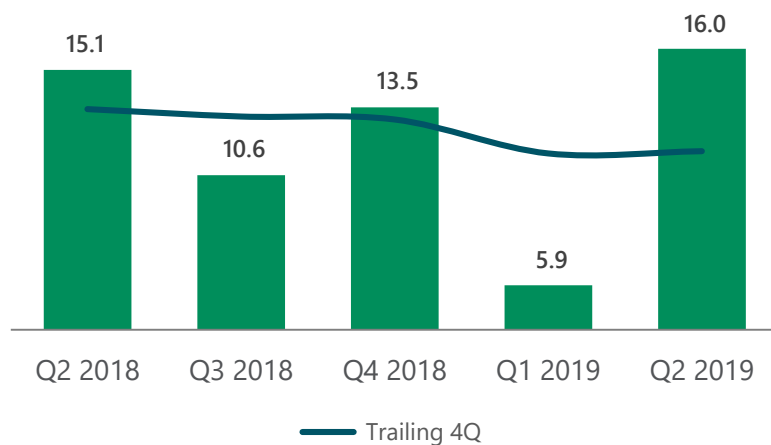
ELEVATED PERIOD-END OCCUPANCY

(%)



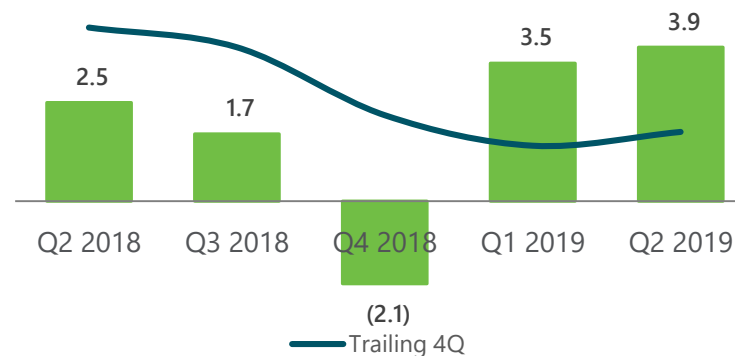
POSITIVE RENT CHANGE ON ROLLOVER EXPECTED TO CONTINUE

(%)



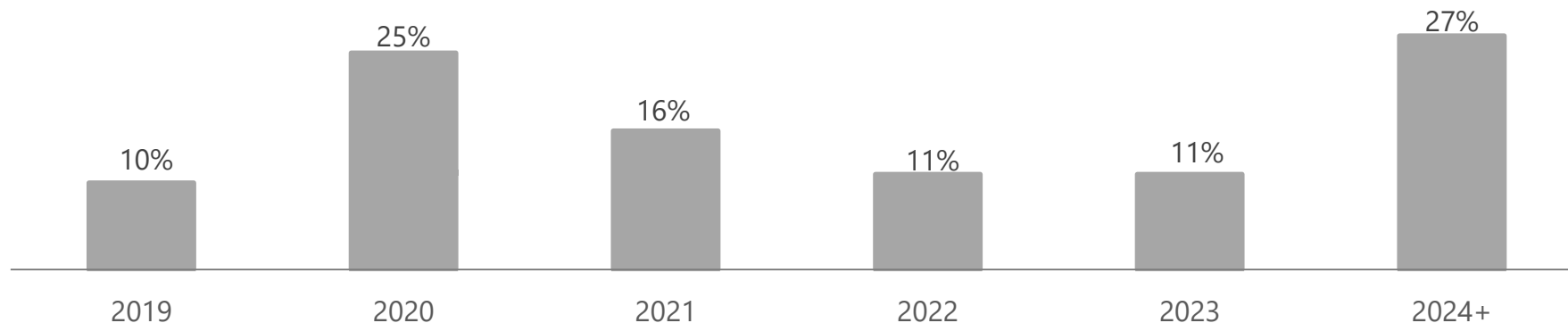
CASH SAME STORE NOI GROWTH DRIVEN BY OCCUPANCY AND RENT GROWTH

(%)



Embedded Earnings Potential from Harvesting the Gap between In-place Rents and Market Rents

LEASE EXPIRY PROFILE BY ANNUALIZED NER



AVERAGE IN-PLACE NER RATE OF LEASE EXPIRY PROFILE

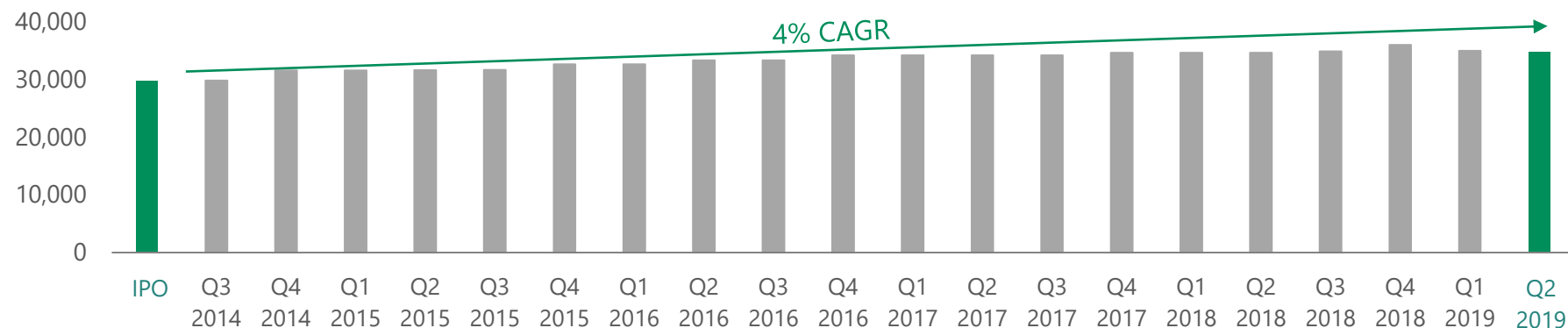
(Overall Portfolio Avg. in Place Rent of US\$5.24)
US\$/SF/Yr



Portfolio Expansion Since IPO

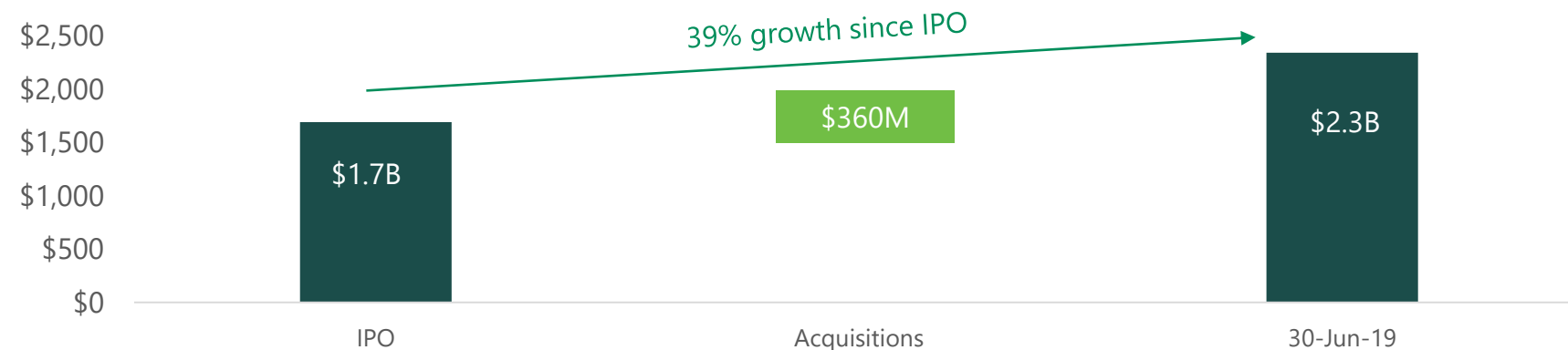
GROSS LEASABLE AREA

Thousands of SF, June 4, 2014 through June 30, 2019



TOTAL REAL ESTATE PORTFOLIO VALUE⁽¹⁾⁽²⁾⁽³⁾

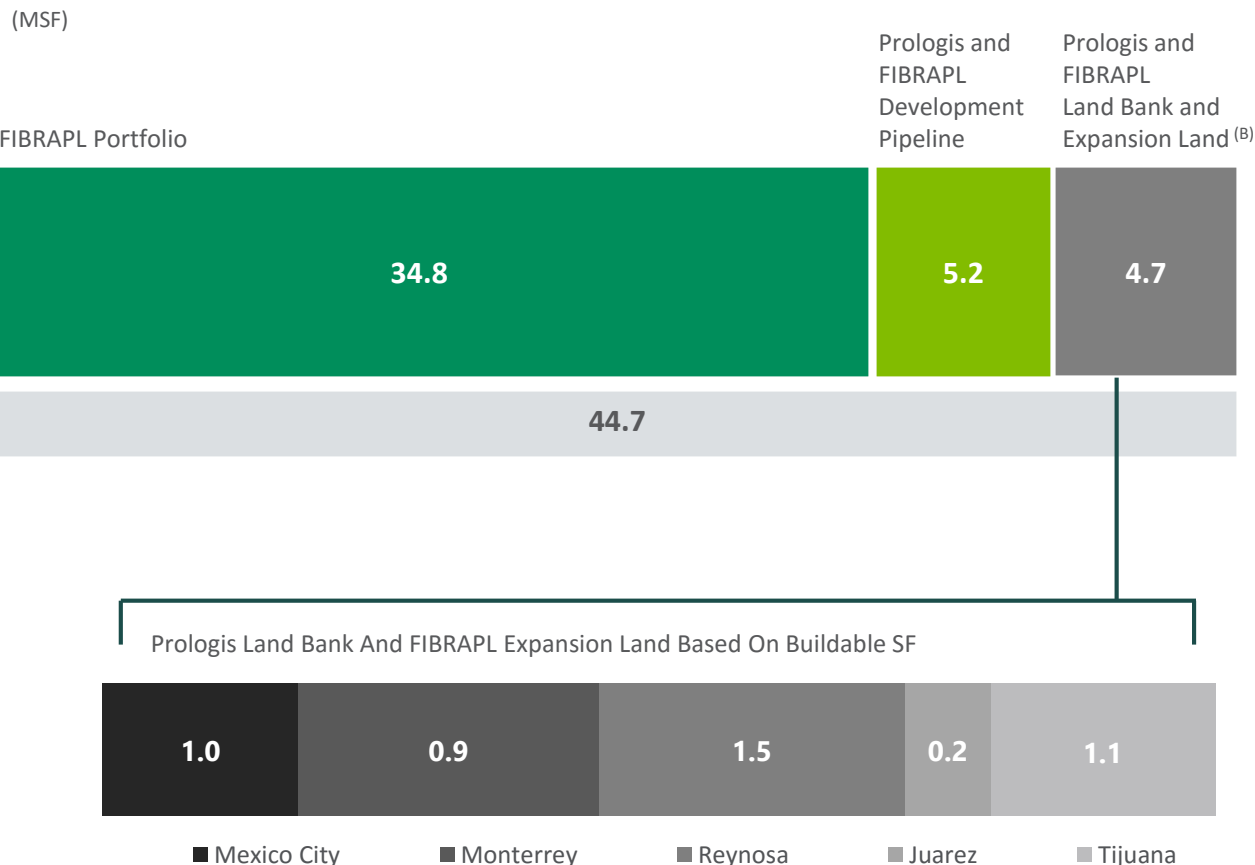
Thousands of USD, June 4, 2014 through June 30, 2019



1. Based on 3rd party appraisals
2. Includes acquisitions made since IPO
3. Excluding acquisitions the IPO portfolio has increased in value by ~17%

External Growth: Identified Future Growth Acquisitions

EXTERNAL GROWTH VIA PROLOGIS DEVELOPMENT PIPELINE



UNIQUE COMPETITIVE ADVANTAGE

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

PROLOGIS DEVELOPMENT PIPELINE

	GLA (MSF)	% Leased
Mexico City	4.0	97%
Monterrey	0.8	87%
Ciudad Juarez	0.4	46%
Total	5.2	91%

Data as of June 30, 2019

Note: 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. We can provide no assurance that these properties will be offered to FIBRA Prologis, or if offered, that FIBRA Prologis will acquire them.

Potential Future Investments

Prologis Park Grande

- Location: **Mexico City**
- Land Size: **212.3 acres, 9.3 MSF**
- Potential Build Out: **3.9 MSF**
- Fully leased: Buildings 1, 2, 3, 4, 5, 7 and 8 (**3.6 MSF**)
- Built: Buildings 1, 3, 4, 5, 6, 7 and 8 (**2.93 MSF**)
- Partially leased: Building 6 (**0.3 MSF**)
- Under construction: Building 2 (**1.0 MSF**).

Unique Competitive Advantage:

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



Disciplined Balance Sheet Management

\$772M

Total Debt

4.3%

Wtd Avg Rate⁽¹⁾

4.4X

Fixed Charge Coverage

32.1%

Loan-to-Value

100% USD

denominated

4.3 years

Wtd Avg Term

5.0X

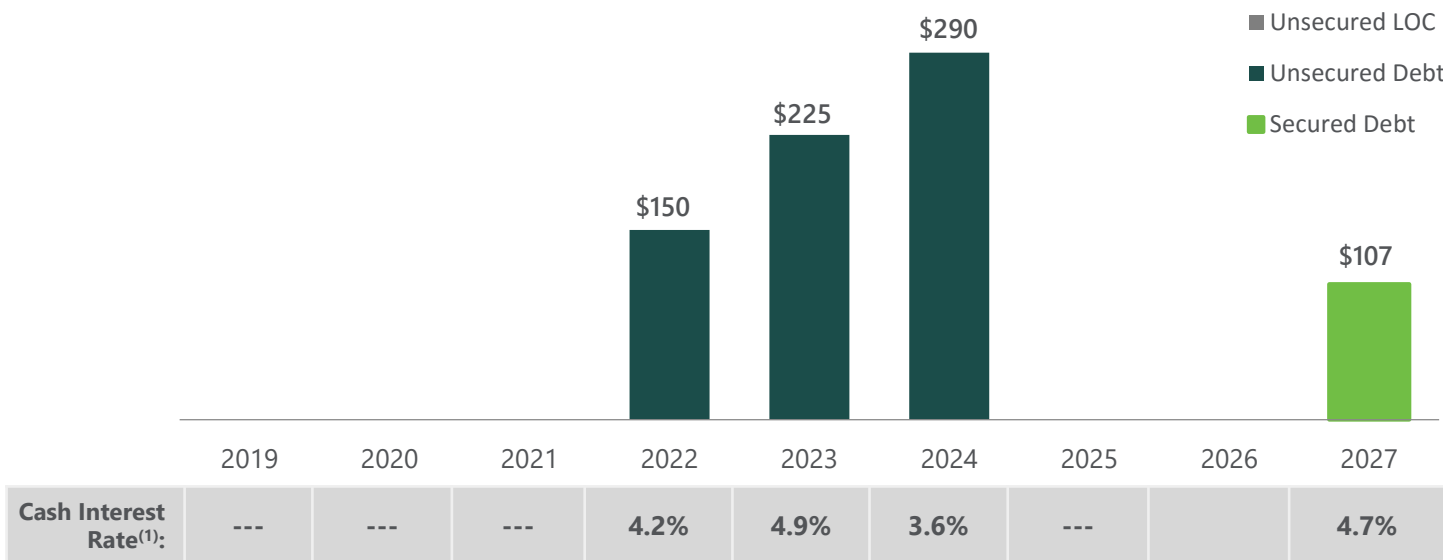
Debt-to-Adjusted EBITDA

\$494M

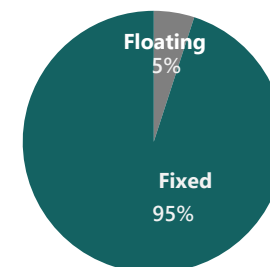
Available Liquidity in USD ⁽²⁾

DEBT MATURITY SCHEDULE

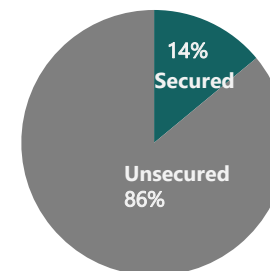
(US\$ in millions)



FIXED VS. FLOATING DEBT



SECURED VS. UNSECURED DEBT

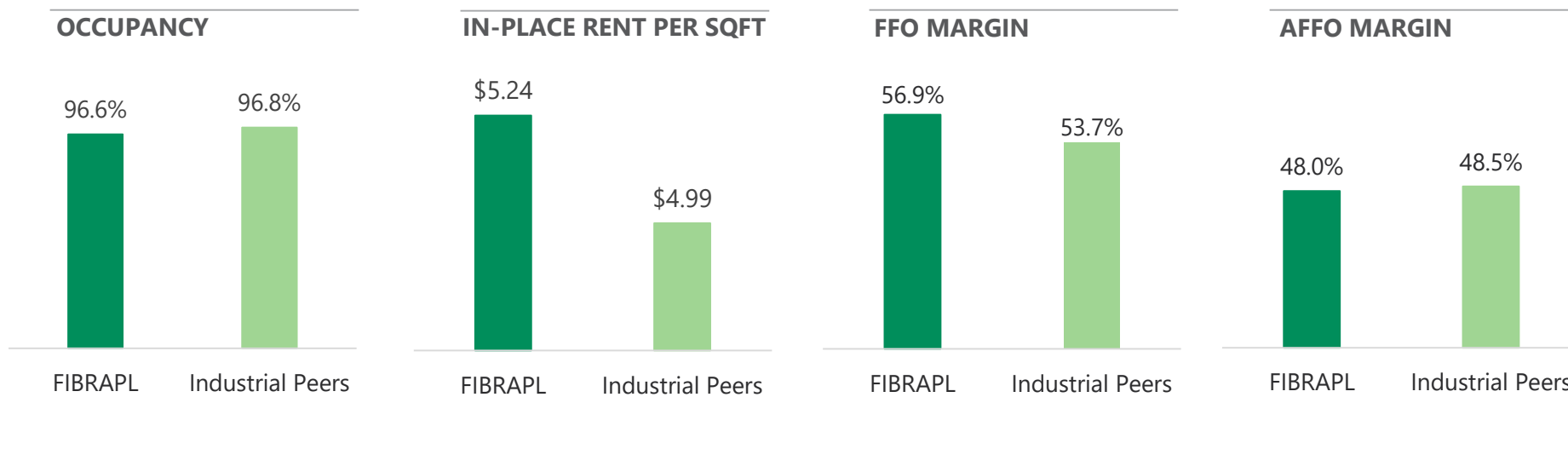


Data as of June 30, 2019

1. Weighted average rate and cash interest rate include the interest swap effective on April 16, 2018 and contracted for the term loan of US\$225M borrowed on March 15, 2018

2. Liquidity is comprised of US\$19M of cash, US\$325M undrawn from unsecured credit facility and US\$150M from the accordion feature

Compelling Valuation



FIBRA Prologis shares represent an **attractive entry point** trading at a:

- Discount to NAV
- FFO Multiple slightly below its peers

Certificates are undervalued despite our superior portfolio quality, desirable market concentrations, market leading performance (i.e. occupancy, in-place rent per sq ft and FFO margin), growth profile and total return since IPO

Distribution Growth Potential

INTERNAL GROWTH DRIVERS

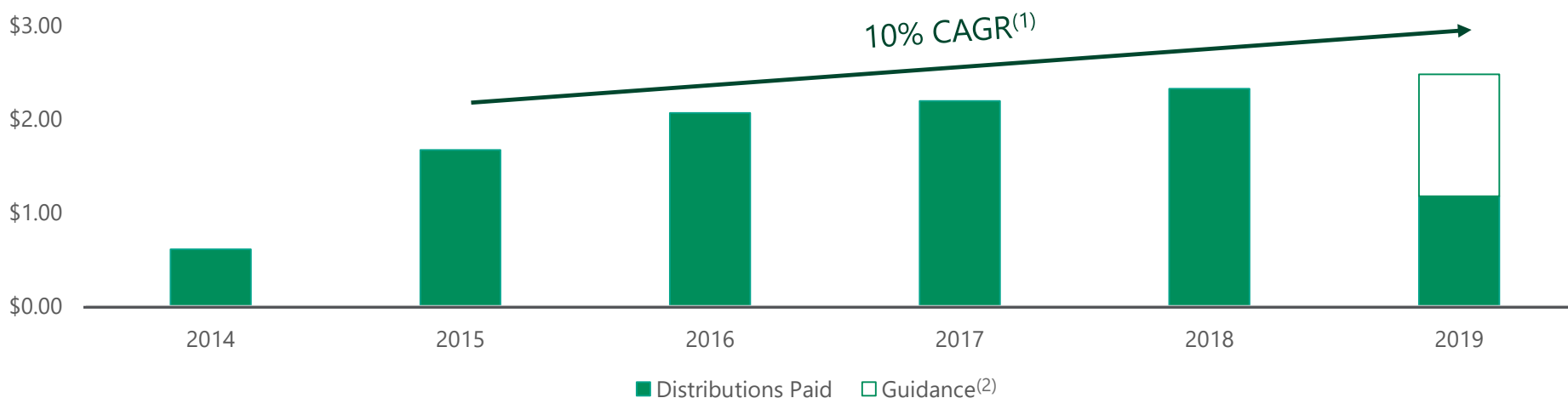
- Positive demand / supply imbalance and low vacancy of ~4.5%
- Market rents forecast to grow between 1% and 2% in 2019 and should continue to grow given favorable operating conditions
- Portfolio is ~5.5% under rented with ~20% expiring annually

EXTERNAL GROWTH DRIVERS

- Exclusive right to 5.2MSF of Prologis development, at appraised value, plus access to potential, incremental 4.7MSF upon completion of Prologis held land bank

DISTRIBUTIONS PER CBFI

Mexican Pesos



1. 10% CAGR from 2015 through 2018 as FIBRA Prologis was only a public company for seven months in 2014
2. Guidance introduced on January 25, 2019 for 2019 distributions of USD\$0.1240 per CBFI (at 20 pesos per USD) or Ps\$2.480 per CBFI. Guidance represents management's best estimate at a specific point in time and no assurances can be given that this distribution level can be attained



Location and Quality Matter

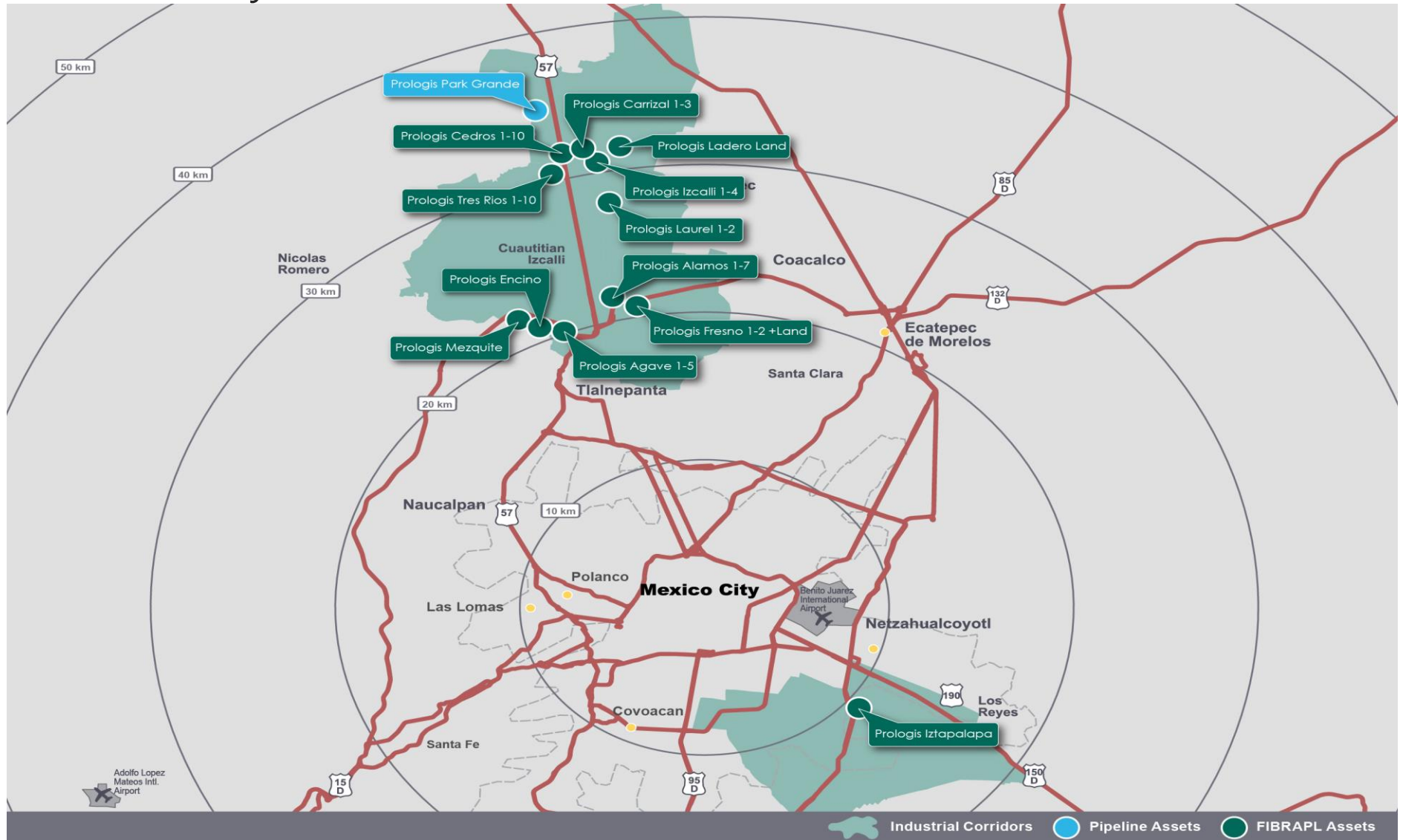
- 102% Total Return Since IPO⁽¹⁾
- Raised the distribution four consecutive years
- Superior organic growth
- Reliable and sustainable cash flow
- Access to Prologis development pipeline
- Disciplined balance sheet management
- Strong corporate governance



Alamar Industrial Center, Tijuana

Appendix

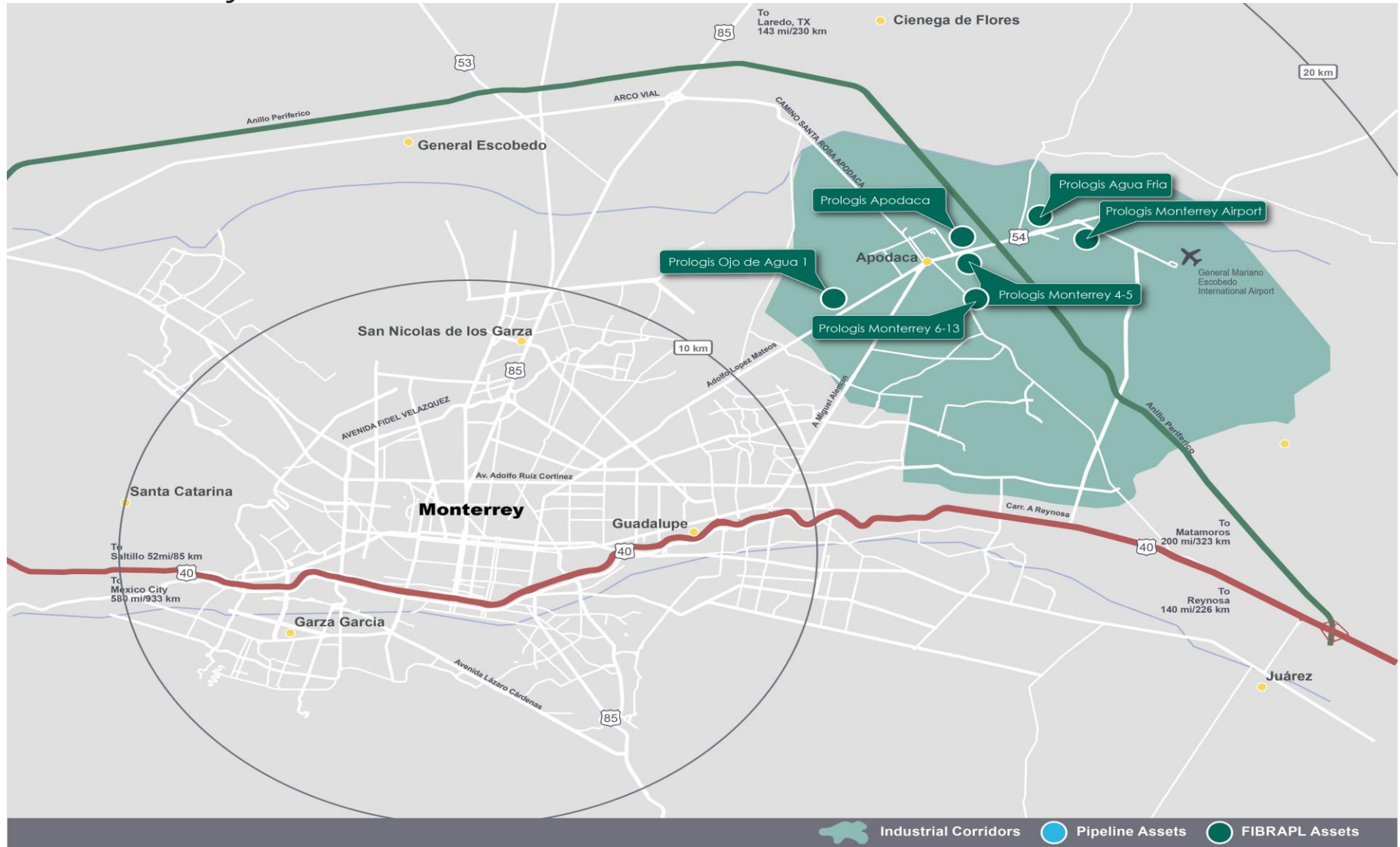
Mexico City



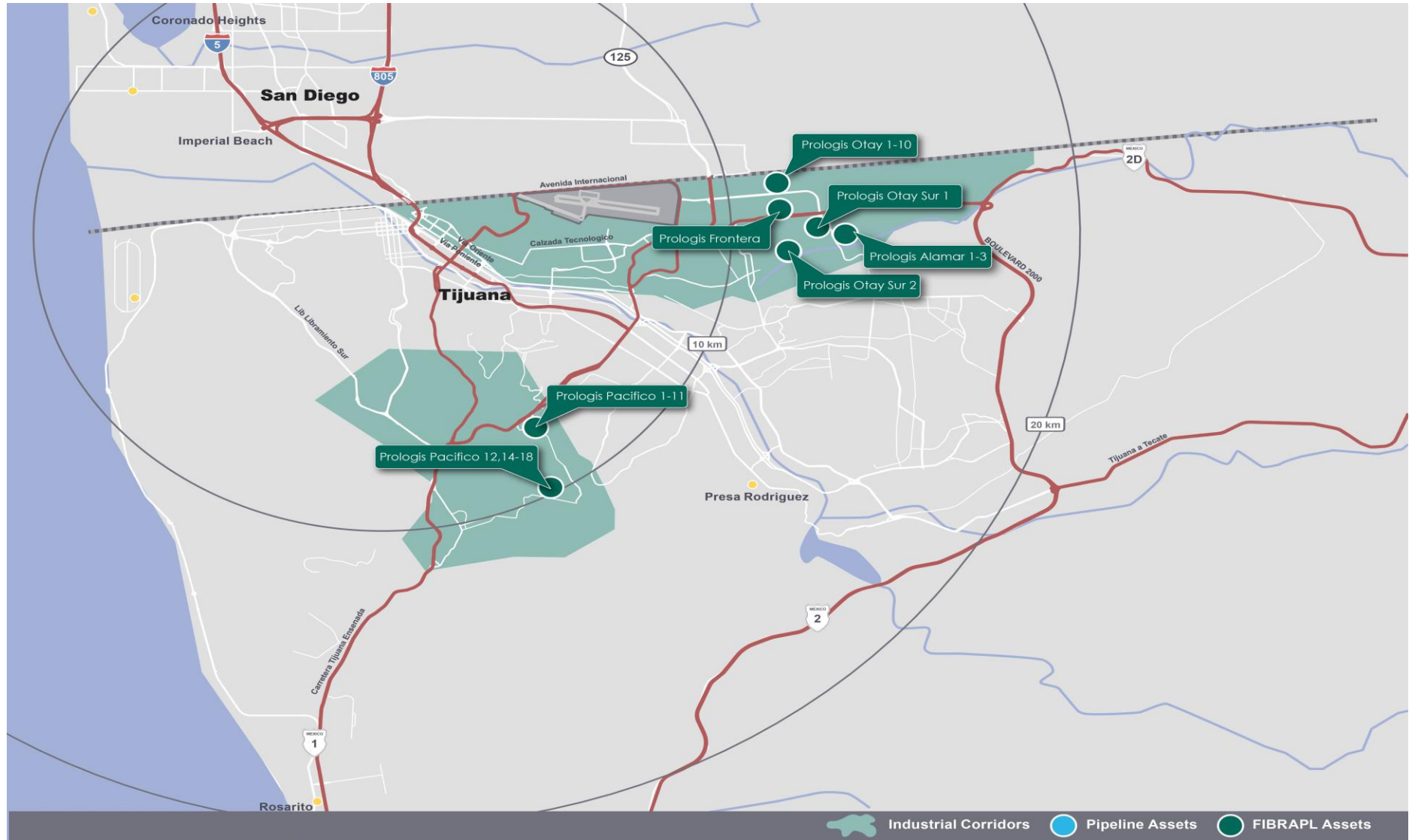
Guadalajara



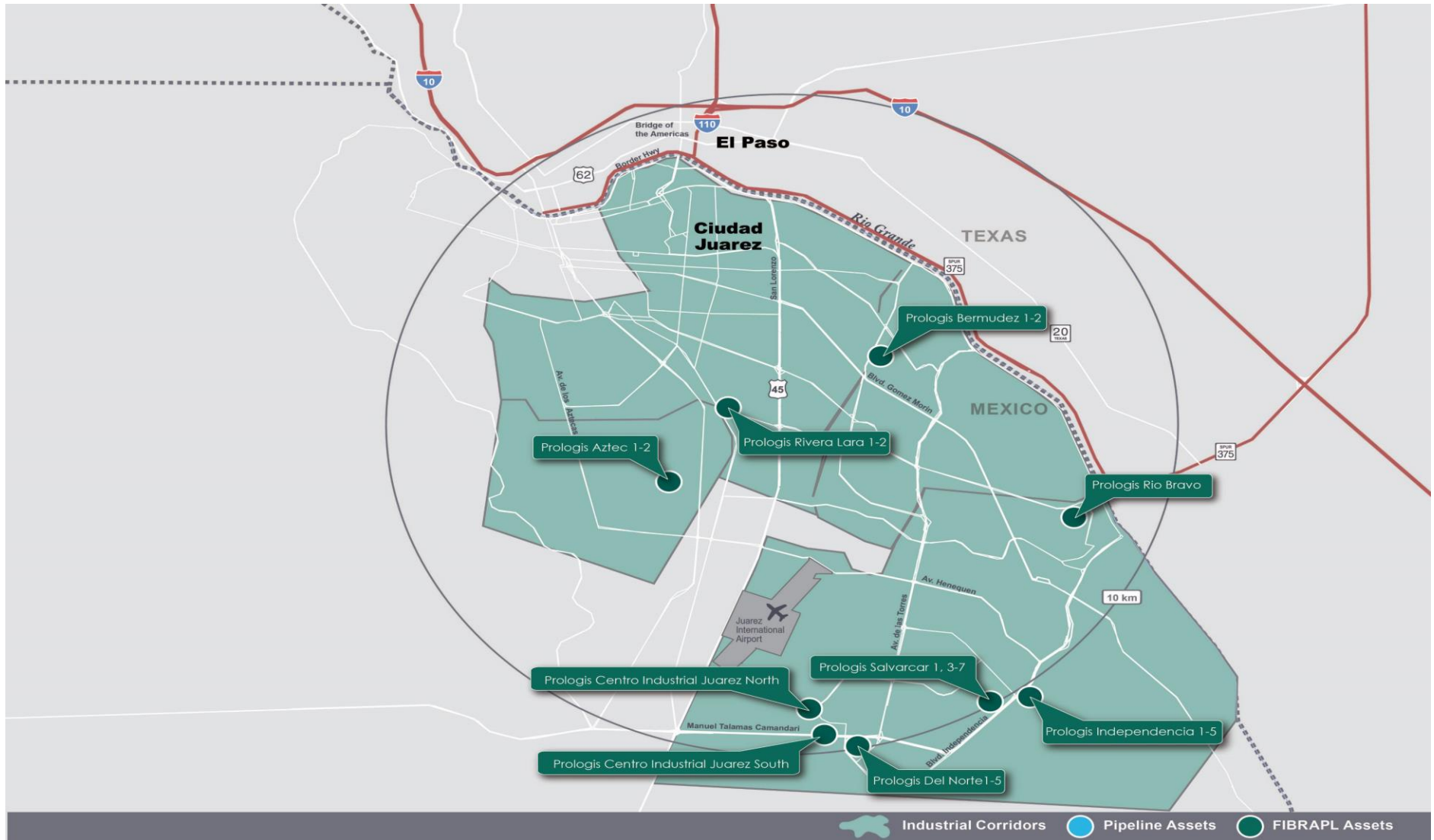
Monterrey



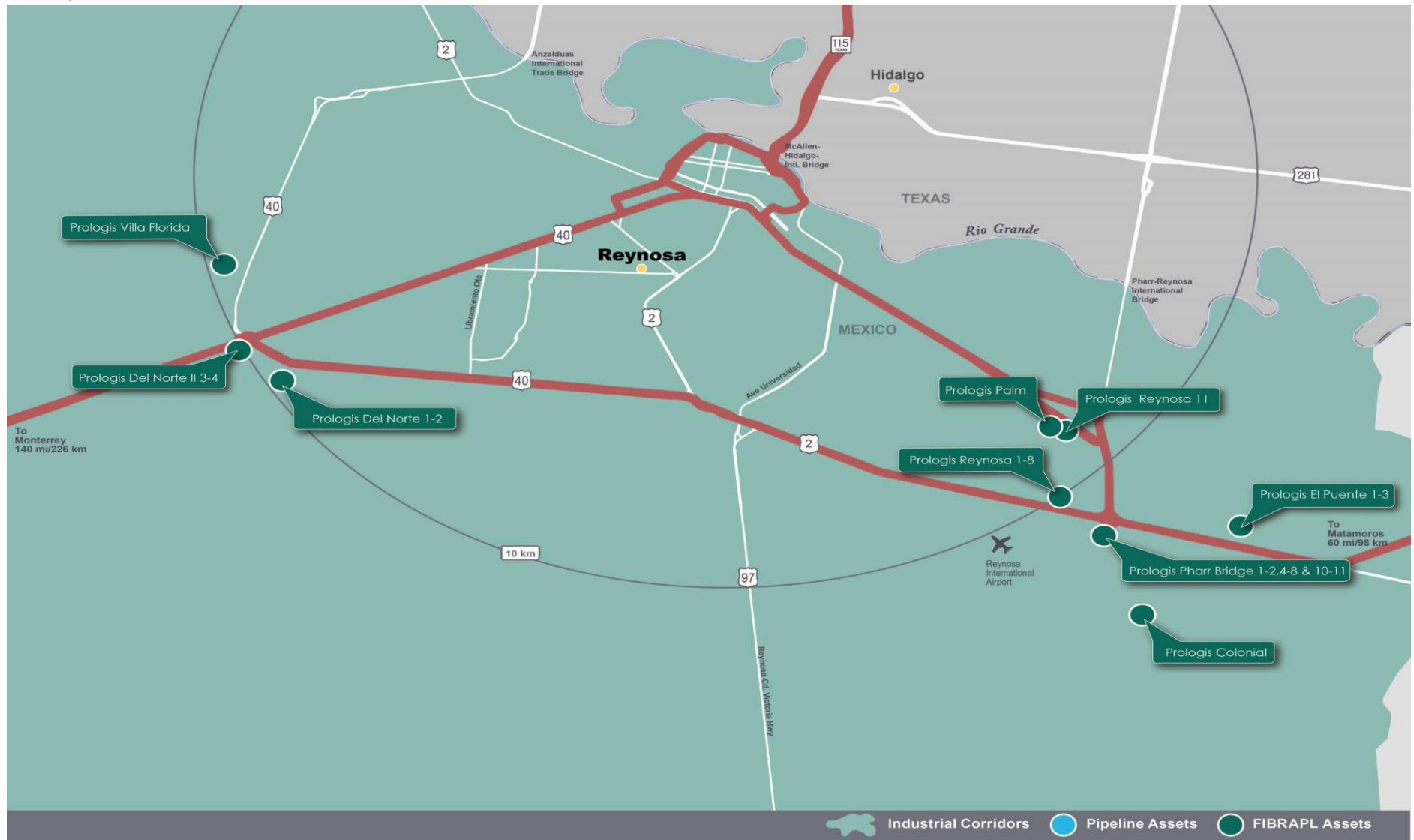
Tijuana



Ciudad Juarez



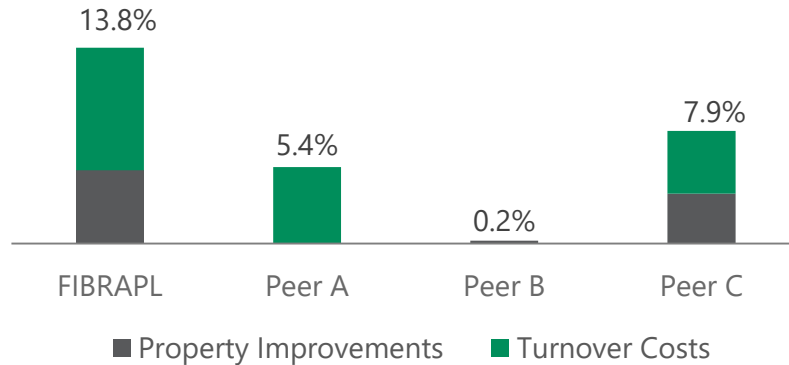
Reynosa



Capital Expenditure

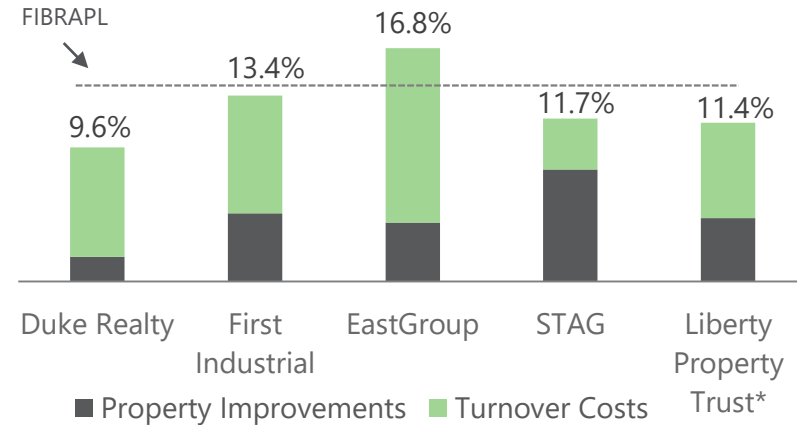
CAPEX AS PERCENTAGE OF NOI: MEXICAN FIBRAS

Full Year 2018



CAPEX AS PERCENTAGE OF NOI: US REITS

Full Year 2018



Leasing commissions and tenant improvements are turnover costs incurred every time a new lease is signed while property improvements occur periodically to refresh the building and extend its life.

- FIBRA Prologis' CAPEX is not capitalized
- Net Cash Flow, which we distribute 95%, is after expensing capital expenditures
- Resulting in sustainable and growing distribution per CBFI

Fee Structure

Transparent and Aligned

	Fee Type	Calculation	Payment Frequency
Operating Fees	Property Management	3% x collected revenues	Monthly
	Leasing Commission <i>Only when no broker is involved</i>	<i>New leases:</i> 5% x lease value for <5 yrs; 2.5% x lease value for 5-10 yrs; 1.25% x lease value for > 10 yrs <i>Renewals:</i> 50% of new lease schedule	1/2 at closing 1/2 at occupancy
	Construction Fee / Development Fee	4% x property and tenant improvements and construction cost	Project completion
Administration Fees	Asset Management	0.75% annual x appraised asset value	Quarterly
	Incentive	Hurdle rate	9%
		High watermark	Yes
		Fee	10%
		Currency	100% in CBFIs
		Lock up	6 months
			Annually at IPO anniversary

