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

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

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 other jurisdiction and may not be offered or sold in the United States or other jurisdiction absent registration or an applicable exemption from the registration requirements or in any such jurisdiction. 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.
Resilient Investment Strategy
Why invest in FIBRA Prologis?

US$4.1B  Assets under management
US$239M  2022 Annual Net Operating Income
US$0.13  2023E Distribution per CBFI

BBB/BBB+  Credit Ratings
43.6 M  Square Feet
225  Buildings\(^{(1)}\)
242  Customers

World class Sponsor: PLD

Note: Information as of December 31, 2022.
1. Includes two value-added acquisition properties that are not in the operating pool.
FIBRA Prologis at a Glance

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

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

Strong Balance Sheet

Reliable and sustainable cash flow

235.2% Total Return Since IPO\(^{(1)}\)

Supported by Prologis and access to its development pipeline

Strong organic growth

Main growth drivers:
  • Manufacturing and nearshoring
  • Consumption and e-commerce
  • Supply chain constrains and Labor Shortages

---

1. IPO was June 4, 2014; total return calculated in Mexican Pesos on December 31, 2022. Source: Bloomberg.
2. 2015 column numbers are as of December 31, 2015, including the stock price. Today column numbers are as of December 31, 2022.
Unmatched Portfolio Focused on the Top Consumption and Manufacturing Markets

6 Markets

98.9% Period End Occupancy (1)

98.4% Average Occupancy (1)

43.6 Million Square Feet

225 Operating Properties (2)

17.6 years Average Age

Tijuana
GLA 6.3 MSF
100.0% Occupancy

Ciudad Juarez
GLA 3.5 MSF
100% Occupancy

Reynosa
GLA 4.6 MSF
99.8% Occupancy

Monterrey
GLA 6.1 MSF
98.5% Occupancy

Guadalajara
GLA 5.9 MSF
99.3% Occupancy

Mexico City
GLA 17.0 MSF
98.0% Occupancy

Note: GLA is defined as gross leasable area.
1. Operating properties only.
2. Includes value-added acquisition properties that are not in the operating pool.
Logistic Real Estate Fundamentals

- Market vacancy of 1.0%, historical lows
- Increasing demand due to supply chain reconfigurations and limited supply caused by enhanced supply barriers are expected to continue driving high occupancies and rent growth
- Rent Growth in 2022 was 16% and is expected to reach mid-teens in 2023, outperforming developed logistic markets
- Nearshoring in Northern Mexico and e-commerce adoption are the main drivers of demand

Sources: Prologis Research
Note: Completions equate to supply while net absorption is equivalent to demand
Nearshoring is the Main Structural Shift
Mexican logistics real estate gain momentum due to manufacturing activity

- Nearshoring is the main driver of demand, accelerating since the pandemic due to global supply chain disruptions, tensions in U.S.-China relations, and the USMCA.
- Monterrey and border markets are the main beneficiaries, but regional markets are becoming more attractive as other markets saturate.
- Auto-related companies are the main player, yet demand is diversified.
- ~75% of total demand in 2022 was related to Nearshoring, including Tier 1 & 2.
- We expect nearshoring to continue as the U.S. interest in regionalization and cooperation intensifies, and clusterization surges.

**Nearshoring Demand by Country of Origin**

- China: Tier 1 nearshoring
- USA: Tier 1 nearshoring
- Germany: Tier 1 nearshoring
- Japan: Tier 1 nearshoring

Chinese companies have generated 40% of the total Tier 1 nearshoring.

**Nearshoring Gross Absorption**, Tier 1 (MSF)

- Tier 1 represented ~50% of total demand in 9M22.

**Regions and Sectors Expected to Drive Future Demand Due to Nearshoring**

- Monterrey
- Coahuila
- Juarez
- Tijuana
- Mexico City
- Other

Motor Vehicles & Parts: 32.4
Electronics & Home Appliances: 26.1
Machines & Tools: 13.9
High-Tech: 13.8
Health & Pharma: 8.8

- We expect nearshoring to continue as the U.S. interest in regionalization and cooperation intensifies, and clusterization surges.
E-commerce is a Resilient Driver of Expansion

By 2026, E-commerce penetration\(^1\) in Mexico is expected to have doubled vs 2021

**E-COMMERCE SALES AND PENETRATION RATE IN MEXICO\(^1\)**

<table>
<thead>
<tr>
<th>Year</th>
<th>USD$ B</th>
<th>Penetration Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>10</td>
<td>0%</td>
</tr>
<tr>
<td>2019</td>
<td>20</td>
<td>5%</td>
</tr>
<tr>
<td>2021</td>
<td>40</td>
<td>10%</td>
</tr>
<tr>
<td>2023F</td>
<td>80</td>
<td>15%</td>
</tr>
<tr>
<td>2025F</td>
<td>100</td>
<td>20%</td>
</tr>
</tbody>
</table>

**E-COMMERCE GLOBAL PENETRATION RATE\(^1\)**

- E-commerce is tailwind for logistics real estate demand, especially in Mexico City
- Nascent e-commerce penetration relative to global market peers: penetration in Mexico is expected to double in the next 5 years
- E-commerce companies are more intense users of space versus brick-and-mortar retailers (+3x), due to:
  - High inventory turn levels
  - Broader product variety
  - Reverse logistics
- Last-Touch® facilities ensures customers to have well-located facilities in large, dense, constrained urban areas

**TOP E-COMMERCE COMPANIES IN MEXICO\(^2\)**

<table>
<thead>
<tr>
<th>Retailer</th>
<th>Market Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mercado Libre</td>
<td>15%</td>
</tr>
<tr>
<td>Amazon.com Inc</td>
<td>13%</td>
</tr>
<tr>
<td>Walmart Inc</td>
<td>10%</td>
</tr>
<tr>
<td>El Puerto de Liverpool</td>
<td>7%</td>
</tr>
</tbody>
</table>

---

1. Source: Euromonitor. Penetration rate defined as % of retail sales made online vs total retail sales.
2. Source: Prologis Research with sales data and forecasts with information from Euromonitor.
Low Risk Business Model
Potential Market Rental Growth

**LEASE EXPIRY PROFILE BY ANNUALIZED NER & AVERAGE IN-PLACE RENT**

<table>
<thead>
<tr>
<th>Year</th>
<th>Roll Over</th>
<th>Avg in-place rent</th>
<th>Avg YE Estimated Market Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2023</td>
<td>$5.43</td>
<td>$7.45</td>
<td>$8.96</td>
</tr>
<tr>
<td>2024</td>
<td>$5.48</td>
<td>$7.86</td>
<td>$8.77</td>
</tr>
<tr>
<td>2025</td>
<td>$5.87</td>
<td>$8.20</td>
<td>$8.58</td>
</tr>
<tr>
<td>2026</td>
<td>$5.88</td>
<td>$8.39</td>
<td>$8.13</td>
</tr>
<tr>
<td>2027</td>
<td>$6.06</td>
<td>$8.58</td>
<td>$8.20</td>
</tr>
<tr>
<td>2028</td>
<td>$6.13</td>
<td>$8.77</td>
<td>$8.39</td>
</tr>
<tr>
<td>2029+</td>
<td>$6.70</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PORTFOLIO STATISTICS**

- Avg in Place Rent per Sq Ft: $5.99
- Avg Market Rent per Sq Ft: $7.22
- Avg Contractual Rent Escalator\(^{(2)}\): \(\sim 3.0\%\)
- WARLT\(^{(3)}\): \(\sim 42\) months

**CURRENCY OF LEASES, % OF NET EFFECTIVE RENT**

- **MXN**: 33%
- **USD**: 67%

Source: Prologis. Data as of December 31, 2022

1. Estimated Market rent based on latest growth rates. Assumptions might defer, as market conditions change.
2. For USD denominated leases only. Leases in Mexican pesos are tied to Mexican inflation.
3. Weighted Average Remaining Lease Term.
Diversified Customer Base

242 customers in Mexico have

352 leases with FIBRA Prologis

85.5% of FIBRA Prologis’ customers are multinational companies\(^1\)

Our top 10 customers represent

24.2% of net effective rent

Source: Prologis Research. Data as of December 31, 2022
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
External Growth: Identified Future Growth Acquisitions

EXTERNAL GROWTH VIA PROLOGIS DEVELOPMENT PIPELINE

Prologis & FIBRAPL Land Bank & Expansion Land (1)

<table>
<thead>
<tr>
<th>City</th>
<th>GLA  (MSF)</th>
<th>% Leased</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mexico City</td>
<td>1.2</td>
<td>14.4%</td>
</tr>
<tr>
<td>Monterrey</td>
<td>0.8</td>
<td>92.7%</td>
</tr>
<tr>
<td>Ciudad Juarez</td>
<td>1.5</td>
<td>53.4%</td>
</tr>
<tr>
<td>Tijuana</td>
<td>0.7</td>
<td>56.9%</td>
</tr>
<tr>
<td>Reynosa</td>
<td>1.1</td>
<td>75.5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5.3</strong></td>
<td><strong>55.8%</strong></td>
</tr>
</tbody>
</table>

Data as of December 31, 2022, except where noted.
1. Based on buildable square feet.

UNIQUE COMPETITIVE ADVANTAGE

- Proprietary access to Prologis development pipeline at market values
- Exclusive right to third-party acquisitions sourced by Prologis
- 38% growth potential in the next 3 to 4 years, subject to market conditions and financial availability

PROLOGIS AND FIBRAPL DEVELOPMENT PIPELINE

Data as of December 31, 2022, except where noted.
1. Based on buildable square feet.
Strong Financial Position
BBB/BBB+ rated by Fitch/HR Ratings

**DEBT METRICS**

<table>
<thead>
<tr>
<th></th>
<th>4Q2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total debt</td>
<td>$921M</td>
</tr>
<tr>
<td>Wtd avg rate</td>
<td>4.0%</td>
</tr>
<tr>
<td>USD denominated</td>
<td>100%</td>
</tr>
<tr>
<td>Wtd avg term</td>
<td>7.5 yrs</td>
</tr>
<tr>
<td>Available liquidity USD²</td>
<td>$640 M</td>
</tr>
<tr>
<td>Fixed debt</td>
<td>100%</td>
</tr>
</tbody>
</table>

**DEBT MATURITY SCHEDULE**

(USD$ in millions)

<table>
<thead>
<tr>
<th>Year</th>
<th>Unsecured Debt</th>
<th>Secured Debt</th>
</tr>
</thead>
<tbody>
<tr>
<td>2023</td>
<td>$176</td>
<td></td>
</tr>
<tr>
<td>2026</td>
<td>$125</td>
<td>$100</td>
</tr>
<tr>
<td>2028</td>
<td>$125</td>
<td>$150</td>
</tr>
<tr>
<td>2030</td>
<td>$125</td>
<td>$80</td>
</tr>
<tr>
<td>2032</td>
<td>$25</td>
<td>$15</td>
</tr>
</tbody>
</table>

**Bond Metrics (I & II)**

<table>
<thead>
<tr>
<th>Metric</th>
<th>4Q22</th>
<th>Internal limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>LTV FMV</td>
<td>19.6%</td>
<td>35%</td>
</tr>
<tr>
<td>LTV GAV</td>
<td>26.0%</td>
<td>40%</td>
</tr>
</tbody>
</table>

**BOND DEBT COVENANTS (RATIOS)**

<table>
<thead>
<tr>
<th>Metric</th>
<th>4Q22</th>
<th>Internal limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leverage ratio</td>
<td>23.7%</td>
<td>&lt;60%</td>
</tr>
<tr>
<td>Secured debt leverage</td>
<td>4.5%</td>
<td>&lt;40%</td>
</tr>
<tr>
<td>Fixed charge coverage</td>
<td>5.2x</td>
<td>&gt;1.5x</td>
</tr>
<tr>
<td>Leverage according CNBV</td>
<td>22.7%</td>
<td>&lt;50%</td>
</tr>
</tbody>
</table>

Data as of December 31, 2022.

1. A securities rating is not a recommendation to buy, sell or hold securities and is subject to revision or withdrawal at any time by the rating agency.
2. Liquidity is comprised of US$140M of cash, US$400M undrawn from unsecured credit facility including accordion feature for additional US$100M.
Best Practices Oriented to Create Value
**Strong Sustainability Focus**

### GOALS

<table>
<thead>
<tr>
<th>GOAL</th>
<th>PROGRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>13 CLIMATE ACTION</strong>&lt;br&gt;Net zero and GHG Emissions. Achieve net zero by 2040 for Scope 1, 2 and 3 emissions.</td>
<td>In June 2022, net zero goal established.</td>
</tr>
<tr>
<td><strong>9 INDUSTRY INNOVATION AND INFRASTRUCTURE</strong>&lt;br&gt;Building Certifications. Achieve sustainable certification for 100% of operating portfolio (by area) (2021 baseline).</td>
<td>~54% of the portfolio certified (2021 baseline).</td>
</tr>
<tr>
<td><strong>9 INDUSTRY INNOVATION AND INFRASTRUCTURE</strong>&lt;br&gt;LED Lighting. Install 100% LED lighting across our portfolio by 2025.</td>
<td>Installed LED lighting in 77% of the warehouse and office space across our portfolio.</td>
</tr>
<tr>
<td><strong>1 NO POVERTY</strong>&lt;br&gt;Community Engagement. Achieve 1,400 hours of volunteer annually.</td>
<td>Achieved 409 hours of volunteer time</td>
</tr>
<tr>
<td><strong>8 DECENT WORK AND ECONOMIC GROWTH</strong>&lt;br&gt;Logistics Workforce Training. Train +700 people in logistics by 2025 (2022 baseline).</td>
<td>Partnership signed with Forge Foundation.</td>
</tr>
<tr>
<td><strong>17 PARTNERSHIPS FOR THE GOALS</strong>&lt;br&gt;Ethics. Ensure 100% of employees complete ethics training each year</td>
<td>100% of employees completed ethics training</td>
</tr>
</tbody>
</table>

### RECOGNITIONS AND RATINGS

- Industrial Regional Sector Leader for 3rd year in a row
- S&P/BMV Total Mexico ESG Index
- Dow Jones Sustainability Index (MILA Pacific)

**MSCI ESG RATINGS**

- ESG Risk Rating: **13.2** Low Risk

**LAST UPDATE: July 15, 2021**
World Class Corporate Governance

Alignment with Certificate Holders

DIVERSE AND EXPERIENCED TECHNICAL COMMITTEE

Luis Gutiérrez
President for Latin America
Prologis Inc

Eugene F. Reilly
Chief Investment Officer
Prologis Inc

Edward S. Nekritz
Chief Legal Officer,
Prologis Inc

Carlos Elizondo Mayer-Serra
Dr. Political Science
Oxford University

Alberto Saavedra
Partner
Santa Marina y Steta

Gimena Peña Malcampo
CEO and Co-Founder
Pier2 Marketing

Miguel Álvarez del Río
CEO
Finaccess Mexico

Mónica Flores Barragán
President for Latin America,
ManpowerGroup

DIVERSE AND EXPERIENCED TECHNICAL COMMITTEE

Knowledge, Skills and Experience Qualifications

<table>
<thead>
<tr>
<th>KNOWLEDGE, SKILLS AND EXPERIENCE QUALIFICATIONS</th>
<th>LG</th>
<th>ER</th>
<th>EN</th>
<th>CE</th>
<th>AS</th>
<th>GP</th>
<th>MA</th>
<th>MF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate/Logistics</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CEO/Executive Management</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Strategic Planning</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Finance/Accounting</td>
<td>•</td>
<td></td>
<td></td>
<td></td>
<td>•</td>
<td>•</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulatory</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Risk Management</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
<td>•</td>
</tr>
</tbody>
</table>

COMPOSITION

INDEPENDENCY

Independent 62%

TENURE

0-5 years 6+ years

GENDER

Men 75%

Women 25%

MANAGING CONFLICT OF INTEREST

- Only independent members may vote for related-party transactions, such as purchasing stabilized assets from our sponsor, Prologis
- Prologis’ 47.9% ownership of FIBRA Prologis, demonstrates alignment with certificate holders
- Three committees: Audit Committee (100% independence), Practices Committee (100% independence), Indebtedness Committee (67% independence)
Strong Sponsor
Strong Sponsor

US$196B
Assets under management

US$5.0B
Annual Net Operating Income

A/A3
Credit Ratings

19
Countries

1.2B
Square Feet

5,495
Buildings

6,600
Customers
Appendix
## 2023 Guidance

### US Dollars in thousands except per CBFI amounts

<table>
<thead>
<tr>
<th>Financial Performance</th>
<th>Low</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full year FFO, as modified by FIBRA Prologis, per CBFI (excludes incentive fees) (^{(A)})</td>
<td>$0.1750</td>
<td>$0.1850</td>
</tr>
</tbody>
</table>

### Operations

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year-end occupancy</td>
<td>97.0%</td>
<td>98.0%</td>
</tr>
<tr>
<td>Same store cash NOI change</td>
<td>3.0%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Annual capex as a percentage of NOI</td>
<td>13.0%</td>
<td>14.0%</td>
</tr>
</tbody>
</table>

### Capital Deployment

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Acquisitions</td>
<td>$100,000</td>
<td>$300,000</td>
</tr>
<tr>
<td>Building Dispositions</td>
<td>$</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

### Other Assumptions

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>G&amp;A (Asset management and professional fees) (^{(B)})</td>
<td>$31,000</td>
<td>$34,000</td>
</tr>
<tr>
<td>Full year 2023 distribution per CBFI (US Dollars)</td>
<td>$0.1300</td>
<td>$0.1300</td>
</tr>
</tbody>
</table>

---

\(A\) FFO (as modified by FIBRA Prologis) guidance excludes the impact of Mexican Peso movements as U.S. Dollar is the functional currency of FIBRA Prologis.

\(B\) G&A excludes any potential incentive fee.
Creating Value for Certificate Holders

**TOTAL RETURN OF CBFIS IN MEXICAN PESOS**
June 4, 2014 – December 31, 2022

Peer A: 235%
Peer B: 185%
Peer C: 216%
Peer D: 143%
FIBRA Index: 69%

**FIBRAPL DISTRIBUTIONS PER CBFI (USD$) & AFFO PAYOUT RATIO (%)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Distribution</th>
<th>AFFO Payout Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>0.0756</td>
<td>101%</td>
</tr>
<tr>
<td>2015</td>
<td>0.1000</td>
<td>91%</td>
</tr>
<tr>
<td>2016</td>
<td>0.1100</td>
<td>94%</td>
</tr>
<tr>
<td>2017</td>
<td>0.1182</td>
<td>94%</td>
</tr>
<tr>
<td>2018</td>
<td>0.1240</td>
<td>95%</td>
</tr>
<tr>
<td>2019</td>
<td>0.1240</td>
<td>97%</td>
</tr>
<tr>
<td>2020</td>
<td>0.0990</td>
<td>81%</td>
</tr>
<tr>
<td>2021</td>
<td>0.1075</td>
<td>80%</td>
</tr>
<tr>
<td>2022</td>
<td>0.1200</td>
<td>85%</td>
</tr>
<tr>
<td>2023E</td>
<td>0.1300</td>
<td></td>
</tr>
</tbody>
</table>

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

1. 8-year CAGR based on annualized 2014 figures.
2. Represents annualized distributions for 2014 based on period from June 4, 2014 through December 31, 2014. FIBRAPL at IPO price. Since IPO the distribution was US$0.0435, this was used for the AFFO payout ratio.
Historical Growth

Data as of December 31, 2022

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

DEBT % OF INVESTMENT PROPERTIES

DEBT TO ADJUSTED EBITDA

FIXED CHARGE COVERAGE RATIO

LIQUIDITY¹
Millions of USD

Data as of December 31, 2022
Note: On April 6, 2020, FIBRA Prologis acquired Prologis Park Grande for US$353M, including closing costs but excluding VAT. The information displayed on this page does not reflect that acquisition.

¹) Liquidity for the 4Q22 is comprised of US$140M of cash, US$400M undrawn from unsecured credit facility. Includes accordion feature for additional US$100M.
PORTFOLIO GROWTH SINCE IPO

GROSS LEASABLE AREA
Thousands of SF, June 4, 2014 through December 31, 2022

- 2014: 25,000 SF
- 2015: 29,000 SF
- 2016: 33,000 SF
- 2017: 37,000 SF
- 2018: 41,000 SF

4.5% CAGR

REAL ESTATE PORTFOLIO
1. Based on 3rd party appraisals.
2. IPO was June 4, 2014.
3. Post-IPO acquisitions were completed between 2014 and 4Q22, including growth in appraised value.
## Fee Structure

**Transparent and Aligned**

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Calculation</th>
<th>Payment Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Operating Fees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Management</td>
<td>3% x collected revenues</td>
<td>Monthly</td>
</tr>
</tbody>
</table>
| Leasing Commission                            | *New leases:* 5% x lease value for <6 yrs; 2.5% x lease value for 6-10 yrs; 1.25% x lease value for > 10 yrs  
  *Renewals:* 50% of new lease schedule        | ½ at closing  
  ½ at occupancy                               |                   |
| Construction Fee / Development Fee            | 4% x property and tenant improvements and construction cost                  | Project completion|
| **Administration Fees**                       |                                                                             |                   |
| Asset Management                              | 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                                                            |                   |
Prologis Park Grande

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

Unique Competitive Advantage:

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

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