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FIBRA Prologis Refinances US\$370 million through a Green Private Placement in the US and a Green Bond in the Local Market

MEXICO CITY, May 4, 2021 /PRNewswire/ -- FIBRA Prologis (BMV: FIBRAPL 14), a leading owner and operator of Class-A industrial real estate in Mexico, announced today that it raised US\$370 million dollars through a US\$300 million green US Private Placement of senior unsecured notes ("USPP") and a US\$70 million dollars equivalent green bond offering of Long Term Trust Certificates "Certificados Bursátiles Fiduciarios de Largo Plazo" (BMV: FIBRAPL 21DV) (the "Notes").

- The USPP have a weighted average interest expense, including the estimated corresponding withholding tax, of approximately 3.65% per annum and are senior, unsecured obligations of FIBRAPL.
- The Notes bear interest of approximately 3.73% per annum, and are senior, unsecured obligations of FIBRAPL.

Net proceeds from both transactions will be used to fund the repayment of term loans that are due in 2023 and 2024, and paydown outstanding borrowings on FIBRAPL's line of credit, that were used to finance in whole or in part our "Eligible Green Project Portfolio" as defined in the CEBURES offering's prospectus supplement.

"We are very pleased to continue increasing FIBRAPL's green financings through various efficient and flexible types of debt, resulting in an even stronger balance sheet," said Jorge Girault, Senior Vice-President, Fund Asset Management Prologis Property Mexico. "I am grateful for the trust put in us by our Mexican and international investors in both transactions. This refinancing opens new possibilities for us in the capital markets, with new, international investors coming into Mexico and improving the execution of all our financing options."

ABOUT FIBRA PROLOGIS

FIBRA Prologis is a leading owner and operator of Class-A industrial real estate in Mexico. As of March 31, 2021, FIBRA Prologis was comprised of 205 logistics and manufacturing facilities in six industrial markets in Mexico totaling 40.1 million square feet (3.7 million square meters) of gross leasable area.

FORWARD-LOOKING STATEMENTS

The statements in this release that are not historical facts are forward-looking statements. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which FIBRA Prologis operates, management's beliefs and assumptions made by management. Such statements involve uncertainties that could significantly impact FIBRA Prologis financial results. Words such as "expects,"

"anticipates," "intends," "plans," "believes," "seeks," "estimates," variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that we expect or anticipate will occur in the future — including statements relating to rent and occupancy growth, acquisition activity, development activity, disposition activity, general conditions in the geographic areas where we operate, our debt and financial position, are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained and therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Some of the factors that may affect outcomes and results include, but are not limited to: (i) national, international, regional and local economic climates, (ii) changes in financial markets, interest rates and foreign currency exchange rates, (iii) increased or unanticipated competition for our properties, (iv) risks associated with acquisitions, dispositions and development of properties, (v) maintenance of real estate investment trust ("FIBRA") status and tax structuring, (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings, (vii) risks related to our investments (viii) environmental uncertainties, including risks of natural disasters, (ix) risks related to the 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 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.



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