

Fourth Quarter and Full Year 2020 Activity

Operating Performance

Total portfolio	18,7 million sqm*
Fourth quarter total leasing activity	730,500 sqm: <ul style="list-style-type: none"> • 289,500 sqm of new leases • 441,000 sqm of lease renewals
Full year occupancy	96.7%
Full year 2020 leasing activity was 3,36 million sqm	<ul style="list-style-type: none"> • 903,000 sqm of new leases • 2,46 million sqm of lease renewals

*includes operating, development, held for sale, other and VAA/VAC

"The continual wellbeing of our employees has been our top focus in 2020 while also rolling out as-a-service innovations for our customers - priorities we will continue to expand upon."



Ben Bannatyne
President, Prologis Europe

Further questions and interview requests?

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Capital Deployment

Development starts

- **Total development activity** 202,000 sqm, of which 39% was build-to-suit
- **21 new development starts** Totalling 520,000 sqm, of which 73.1% was build-to-suit

Capital Deployment (cont.)

Acquisitions & dispositions

- **In the fourth quarter**
 - 5 building acquisitions – 85,500 sqm
 - 4 land parcel acquisitions – 103,500 sqm
 - 31 building dispositions – 608,500 sqm
 - 2 land parcel dispositions – 131,000 sqm
- **Over the full year**
 - 25 building acquisitions – 410,500 sqm
 - 14 land parcel acquisitions – 1,02 million sqm
 - 34 building dispositions – 703,500 sqm
 - 4 land parcel dispositions – 900 ha

Customer Focus

We continuously strive for solutions that uniquely address our customers' needs. Our long-term partnership approach to solving pain points has led to an unsurpassed level of service and flexibility. Especially in these challenging times, innovations such as the **Prologis Essentials Marketplace** and **PARKLife** are helping to create healthier environments where our customers' businesses can thrive.

COVID-19

Our key focus continues to be the well-being of our employees and customers. Throughout 2020, we delivered a steady cadence of market insight and research related to the effects of the pandemic on logistics real estate and the supply chain. Tailored innovations and park safety measures meant that buildings could safely remain open in compliance with government regulations, which limited operational impacts for our customers. Prologis' employee assistance is ongoing as our global workforce continues to adapt. Free stimulus programmes cover broad-ranging support, from help with creating remote workstations to mental and physical fitness, health and well-being, and coaching and counselling.

Sustainable Development and Innovations

Prologis has demonstrated a decades-long commitment to environmental stewardship, social responsibility and governance (ESG). We implement innovations from our **Prologis Labs** directly into our buildings, raise environmental standards, ensure protection of site biodiversity and develop parks with lasting community benefits. Working with climate change charity Cool Earth and sustainability certification company The Planet Mark, we also mitigate whole-life carbon emissions in all new developments across Europe.

Additional 2020 Highlights:

- Research: **COVID-19 special report series**
- Research: Automation and Logistics Real Estate – **part one, part two**
- Launch of **Prologis Essentials Marketplace**
- WELL-gold certification for **Prologis Park Datteln**, Germany
- Prologis Park Waalwijk DC3, the Netherlands: **First Circular Distribution Center**
- Partnership CoolEarth: **Mitigating whole-life carbon emissions in all new developments**
- Fourth quarter and full year 2020 global press release