



**PRESSEMELDUNG**

## **PROLOGIS ERWIRBT 41.000 QUADRATMETER IM RHEINLAND**

DÜSSELDORF, 19. Dezember 2011 – Prologis, Inc., der führende globale Eigentümer, Betreiber und Entwickler von Logistikimmobilien, hat zwei Logistikanlagen in Nordrhein-Westfalen erworben. Die Immobilien in Duisburg und Düsseldorf umfassen insgesamt mehr als 41.000 Quadratmeter und sind voll vermietet.

„Beide Akquisitionen sind eine erstklassige Ergänzung zum bestehenden Prologis Portfolio in Deutschland“, sagt Sander Breugelmans, Director Transactions Officer bei Prologis. „Rhein-Ruhr zählt zu Europas wichtigsten Wirtschafts- und Logistikregionen. Wir nutzen diese gute Gelegenheit, um die Position von Prologis in diesem Gebiet weiter zu stärken.“

Die Logistikimmobilie im LogPort Duisburg umfasst zirka 27.100 Quadratmeter Lager- und Bürofläche. Sie wurde 2006 nach höchsten Qualitätsstandards errichtet und bietet Mietern flexible Distributionslösungen und eine optimale Verkehrsanbindung. Der LogPort Duisburg liegt in unmittelbarer Nähe zu den Autobahnen A40 und A57 und verfügt über eine Anbindung an das Schienennetz.

Rund 13.970 Quadratmeter umfasst die Logistikanlage in Düsseldorf. Das Gebäude von 2007 ist ebenfalls nach höchsten Qualitätsstandards konzipiert und liegt in der Nähe des Düsseldorfer Flughafens sowie einer weiteren Prologis Immobilie.

Prologis hat die Logistikanlagen für seinen Immobilienfonds Prologis Europe Logistics Venture 1 übernommen. Dem Verkäufer, Dexus Fund Management Ltd., standen DTZ und Linklaters unterstützend zur Seite. Prologis wurde beraten von Hogan Lovells.

### **Über Prologis, Inc.**

Prologis, Inc. ist der führende globale Eigentümer, Betreiber und Entwickler von Logistikimmobilien und als solcher insbesondere in globalen und regionalen Märkten in Nord-, Mittel- und Südamerika sowie Europa und Asien tätig. Zum 30. September 2011 besaß bzw. verfügte Prologis, auf konsolidierter Basis oder durch nicht konsolidierte Joint Ventures, über Anteile an Immobilien und Entwicklungsprojekte mit einer erwarteten Fläche von insgesamt über 55,7 Millionen Quadratmetern in 22 Ländern. Das Unternehmen vermietet moderne Distributionsanlagen an über 4.500 Kunden, darunter Unternehmen aus Produktion, Einzelhandel, Transportwesen sowie Kontraktlogistiker und andere Unternehmen.



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You can also identify forward-looking statements by discussions of strategy, plans or intentions. Forward-looking statements are necessarily dependent on assumptions, data or methods that may be incorrect or imprecise and we may not be able to realize them. We caution you not to place undue reliance on forward-looking statements, which reflect our analysis only and speak only as of the date of this report or the dates indicated in the statements. We assume no obligation to update or supplement forward-looking statements. The following factors, among others, could cause actual results and future events to differ materially from those set forth or contemplated in the forward-looking statements: changes in general economic conditions in California, the U.S. or globally (including financial market fluctuations), global trade or in the real estate sector (including risks relating to decreasing real estate valuations and impairment charges); risks associated with using debt to fund the company’s business activities, including refinancing and interest rate risks; the company’s failure to obtain, renew, or extend necessary financing or access the debt or equity markets; the company’s failure to maintain its current credit agency ratings or comply with its debt covenants; risks related to the merger transaction with ProLogis, the risk that the merger may not achieve its intended results; risks related to the company’s obligations in the event of certain defaults under co-investment venture and other debt; defaults on or non-renewal of leases by customers, lease renewals at lower than expected rent or failure to lease properties at all or on favorable rents and terms; difficulties in identifying properties, portfolios of properties, or interests in real-estate related entities or platforms to acquire and in effecting acquisitions on advantageous terms and the failure of acquisitions to perform as the company expects; unknown liabilities acquired in connection with the acquired properties, portfolios of properties, or interests in real-estate related entities; the company’s failure to successfully integrate acquired properties and operations; risks and uncertainties affecting property development, redevelopment and value-added conversion (including construction delays, cost overruns, the company’s inability to obtain necessary permits and financing, the company’s inability to lease properties at all or at favorable rents and terms, and public opposition to these activities); the company’s failure to set up additional funds, attract additional investment in existing funds or to contribute properties to its co-investment ventures due to such factors as its inability to acquire, develop, or lease properties that meet the investment criteria of such ventures, or the co-investment ventures’ inability to access debt and equity capital to pay for property contributions or their allocation of available capital to cover other capital requirements; risks and uncertainties relating to the disposition of properties to third parties and the company’s ability to effect such transactions on advantageous terms and to timely reinvest proceeds from any such dispositions; risks of doing business internationally and global expansion, including unfamiliarity with the new markets and currency risks; risks of changing personnel and roles; losses in excess of the company’s insurance coverage; changes in local, state and federal regulatory requirements, including changes in real estate and zoning laws; increases in real property tax rates; risks associated with the company’s tax structuring; increases in interest rates and operating costs or greater than expected capital expenditures; environmental uncertainties and risks related to natural disasters; and our failure to qualify and maintain our status as a real estate investment trust. Our success also depends upon economic trends generally, various market conditions and fluctuations and those other risk factors discussed under the heading “Risk Factors” and elsewhere in our most recent annual report on Form 10-K for the year ended December 31, 2010 and our other public reports.