

2013 CORE FFO AND EPS	<ul style="list-style-type: none"> <li>• <b>2013 Core FFO</b> per share is expected to be \$1.60 - \$1.70 per fully diluted share. On a GAAP basis, the company expects to recognize a range of a net loss of \$(0.07) to net earnings of \$0.03 per share. The difference between the company's Core FFO and net earnings guidance for 2013 predominantly relates to real estate depreciation, recognized gains on real estate transactions and merger-related expenses.</li> </ul>
SAME STORE	<ul style="list-style-type: none"> <li>• <b>GAAP Same-store NOI</b> is expected to increase 1.5% - 2.5%, excluding the impact of foreign exchange movements.</li> </ul>
OCCUPANCY	<ul style="list-style-type: none"> <li>• <b>Year-end occupancy</b>, in the owned and managed operating portfolio, is expected to be in the range of 94% - 95%.</li> </ul>
CAPITAL DEPLOYMENT	<ul style="list-style-type: none"> <li>• <b>Dispositions and contributions</b> are expected to be \$7.5 - \$10.0 billion, including land and building sales to third-parties and contributions and sales of land and buildings to co-investment ventures and funds. Net of the company's co-investment, Prologis' share of the proceeds should be approximately 60%.</li> <li>• <b>Acquisitions</b> are expected to be \$400 - \$600 million, with Prologis' share should be approximately 35%.</li> <li>• <b>Development starts</b> are expected to be \$1.5 - \$1.8 billion, with Prologis' share of total expected investment to be approximately 75%.</li> </ul>

## About Prologis

Prologis, Inc. is the leading owner, operator, and developer of industrial real estate, focused on global and regional markets across the Americas, Europe and Asia. As of December 31, 2012, Prologis owned or had investments in, on a consolidated basis or through unconsolidated joint ventures, properties and development projects expected to total approximately 554 million square feet (51.5 million square meters) in 21 countries. The company leases modern distribution facilities to more than 4,500 customers, including manufacturers, retailers, transportation companies, third party logistics providers and other enterprises.

## Definition of Funds from Operations

Funds from Operations ("FFO") and Core Funds from Operations ("Core FFO") are non-GAAP measures that are commonly used in the real estate industry. The most directly comparable GAAP measure to FFO is net earnings. Furthermore, individual companies, including Prologis, may make modifications in their calculations of FFO and Core FFO, in order to provide financial measures that meaningfully reflect their business. Please refer to page 33 of our Fourth Quarter 2012 Earnings Release and Supplemental Information package for a full definition and to page 8 for a reconciliation of net loss to Core FFO for the fourth quarter 2012.