

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

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**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): October 17, 2017**

**PROLOGIS, INC.  
PROLOGIS, L.P.**

(Exact name of registrant as specified in charter)

Maryland (Prologis, Inc.)  
Delaware (Prologis, L.P.)  
(State or other jurisdiction  
of Incorporation)

001-13545 (Prologis, Inc.)  
001-14245 (Prologis, L.P.)  
(Commission File Number)

94-3281941 (Prologis, Inc.)  
94-3285362 (Prologis, L.P.)  
(I.R.S. Employer Identification  
No.)

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Pier 1, Bay 1, San Francisco, California  
(Address of Principal Executive Offices)

94111  
(Zip Code)

Registrants' Telephone Number, including Area Code: (415) 394-9000

N/A

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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**Item 2.02. Results of Operations and Financial Condition (Prologis, Inc.) and**

**Item 7.01. Regulation FD Disclosure (Prologis, Inc. and Prologis, L.P.).**

On October 17, 2017, Prologis, Inc., the general partner of Prologis, L.P., issued a press release announcing third quarter 2017 financial results. A copy of the supplemental information as well as the press release is furnished with this report as Exhibit 99.1 and Exhibit 99.2, respectively, and incorporated herein by reference.

The information in this report and the exhibits attached hereto is being furnished, not filed, for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, and pursuant to Items 2.02 and 7.01 of Form 8-K will not be incorporated by reference into any filing under the Securities Act of 1933, as amended, unless specifically identified therein as being incorporated therein by reference.

**Item 9.01. Financial Statements and Exhibits.**

(d) Exhibits

Exhibit No.            Description

99.1                    Supplemental information, dated October 17, 2017.

99.2                    Press release, dated October 17, 2017.

Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
99.1	<a href="#">Supplemental information, dated October 17, 2017.</a>
99.2	<a href="#">Press release, dated October 17, 2017.</a>

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrants have duly caused this report to be signed on their behalf by the undersigned hereunto duly authorized.

PROLOGIS, INC.

October 17, 2017

By: /s/ Thomas S. Olinger

Name: Thomas S. Olinger

Title: Chief Financial Officer

PROLOGIS, L.P.,

October 17, 2017

By: Prologis, Inc., its general partner

By: /s/ Thomas S. Olinger

Name: Thomas S. Olinger

Title: Chief Financial Officer



Third Quarter 2017

# Prologis Supplemental Information

Unaudited



**Highlights**

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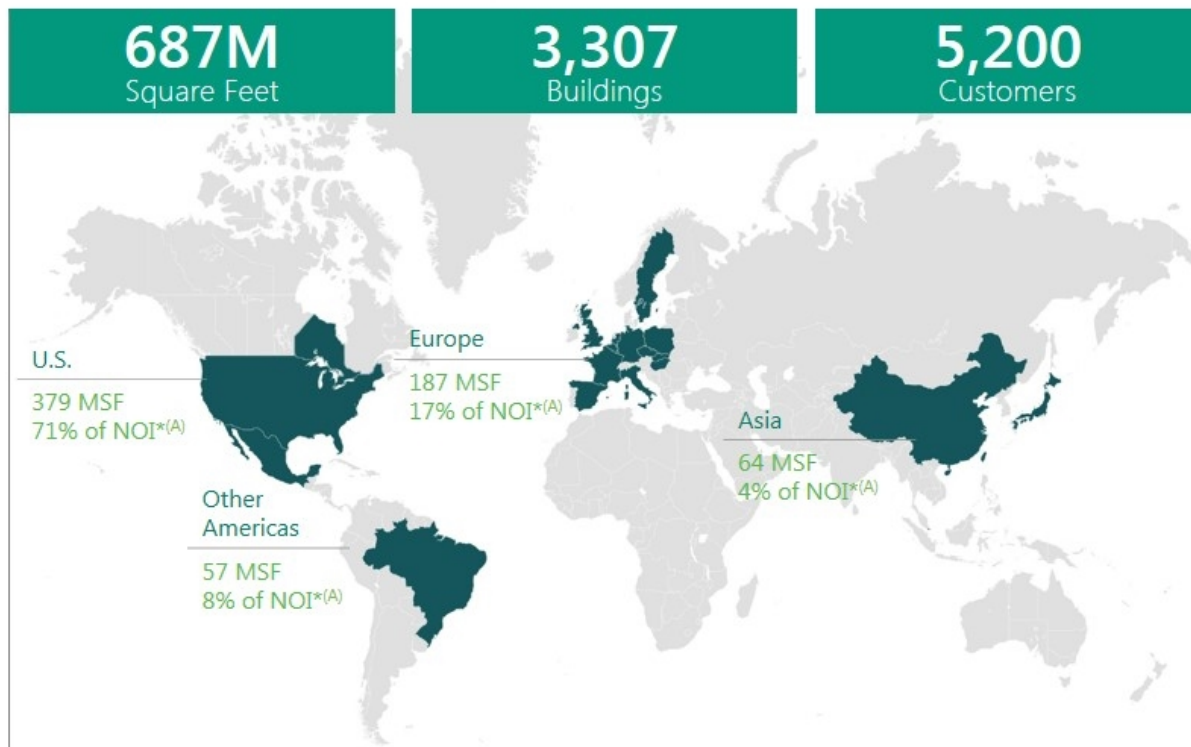
**Net Asset Value**

- 31 Components

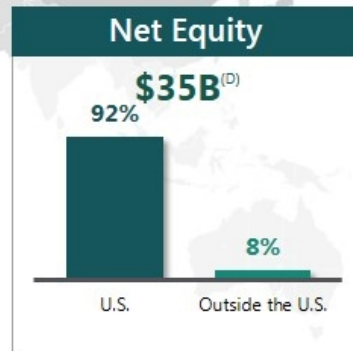
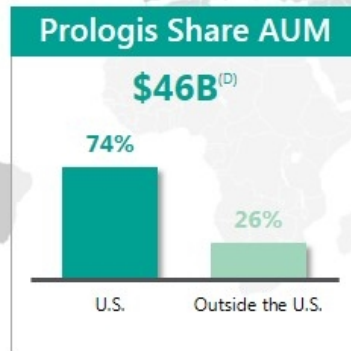
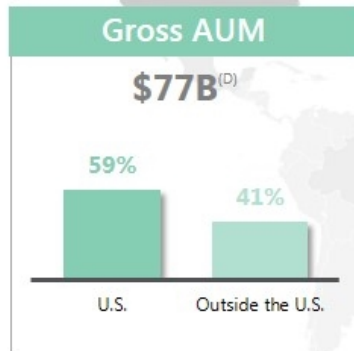
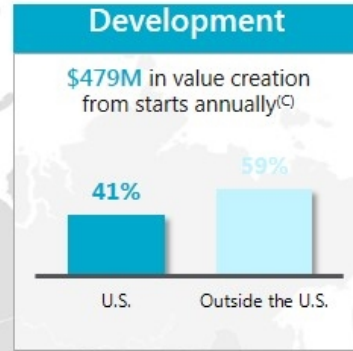
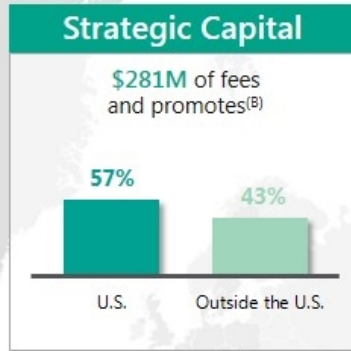
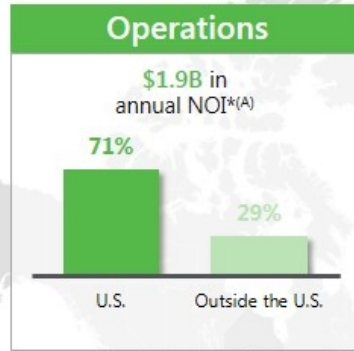
**Notes and Definitions**

- 33 Notes and Definitions <sup>(A)</sup>

Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of September 30, 2017, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 687 million square feet (64 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 5,200 customers across two major categories: business-to-business and retail/online fulfillment.



\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.  
(A) NOI calculation based on Prologis share of the Operating Portfolio.



\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

(A) 3Q 2017 Prologis share of NOI of the operating portfolio annualized.

(B) 3Q 2017 third-party share of asset management fees annualized plus trailing twelve month third-party share of transaction fees and net promotes.

(C) Prologis share of trailing twelve month estimated value creation from development starts.

(D) Mexico is included in the U.S. as it is U.S. dollar functional.

dollars in millions, except per share/unit data

	Three Months ended September 30,		Nine Months ended September 30,	
	2017	2016	2017	2016
Rental and other revenues	\$ 535	\$ 562	\$ 1,692	\$ 1,666
Strategic capital revenues	68	143	306	247
Total revenues	603	705	1,998	1,913
Net earnings attributable to common stockholders	876	279	1,346	763
Core FFO*	370	402	1,178	1,056
AFFO*	460	368	1,212	974
Adjusted EBITDA*	665	573	1,814	1,582
Estimated value creation from development starts - Prologis share	65	76	312	198
Common stock dividends and common limited partnership unit distributions	244	231	730	692
Per common share - diluted:				
Net earnings attributable to common stockholders	\$ 1.63	\$ 0.52	\$ 2.51	\$ 1.44
Core FFO*	0.67	0.73	2.14	1.94
Business line reporting:				
Real estate operations*	0.62	0.55	1.79	1.65
Strategic capital*	0.05	0.18	0.35	0.29
Core FFO*	0.67	0.73	2.14	1.94
Realized development gains, net of taxes	0.28	0.09	0.41	0.27
Dividends and distributions per common share/unit	0.44	0.42	1.32	1.26

Core FFO\*



AFFO\*



Estimated Value Creation

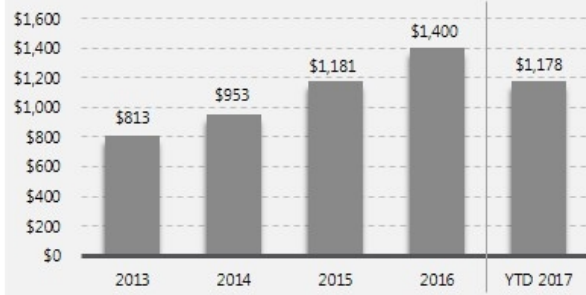


\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

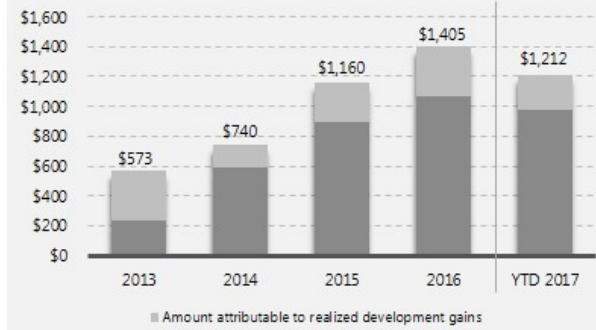
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(in millions)

**Core FFO\***



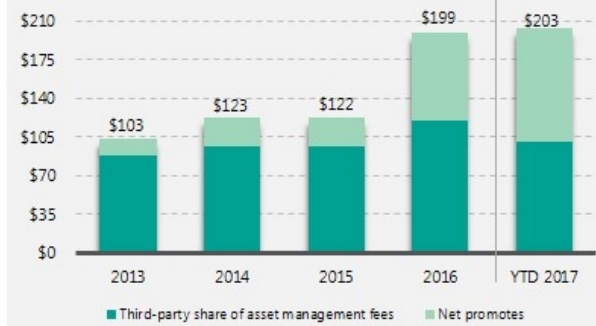
**AFFO\***



**Estimated Value Creation**



**Asset Management Fees and Net Promotes**





dollars in millions, except per share

2017 Guidance		Low	High
<b>Net earnings (A)(B)(C)</b>		\$ 3.01	\$ 3.06
<b>Core FFO* (A)(B)(C)</b>		\$ 2.79	\$ 2.81
<b>Operations</b>			
Year-end occupancy		96.5%	97.0%
Same store NOI - growth - Prologis share*		4.75%	5.25%
<b>Other Assumptions</b>			
Strategic capital revenue, exuding promote revenue		\$ 240	\$ 245
Net promote income (B)		\$ 90	\$ 90
General & administrative expenses		\$ 228	\$ 232
Realized development gains		\$ 300	\$ 325
<b>Capital Deployment (D)</b>			
	<b>PROLOGIS SHARE</b>	<b>OWNED AND MANAGED</b>	
	<i>Low</i>	<i>High</i>	
Development stabilizations	\$ 1,800	\$ 2,000	\$ 2,100
Development starts	\$ 2,300	\$ 2,500	\$ 2,700
Building acquisitions	\$ 175	\$ 250	\$ 500
Building and land dispositions	\$ 1,300	\$ 1,500	\$ 2,300
Building contributions	\$ 1,200	\$ 1,400	\$ 1,400

**Exchange Rates**

We have hedged the rates for the majority of our estimated 2017 Euro, Sterling and Yen Core FFO, effectively insulating 2017 results from any FX movements. For purposes of capital deployment and other metrics, we assumed effective rates for EUR, GBP and JPY of 1.20 (\$/€), 1.30 (\$/£) and 110 (¥/\$), respectively.

\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

(A) The difference between Core FFO and Net Earnings predominately relates to real estate depreciation and gains or losses on real estate transactions. See the Notes and Definitions for more information.

(B) Net promote guidance is \$0.16 per share, including \$0.18 per share in Q217 and (\$0.02) per share in the remaining quarters for amortization of related stock compensation.

(C) Earnings guidance includes potential future gains (losses) recognized from real estate transactions, but excludes future foreign currency or derivative gains or losses as these items are difficult to predict.

(D) Deployment guidance excludes the investment made to buy out our partner in the NAIF venture and the buy out of our partner in the Brazil joint ventures, as well as the contribution of the former NAIF portfolio into USLF.



In thousands	September 30, 2017	June 30, 2017	December 31, 2016
<b>Assets:</b>			
Investments in real estate properties:			
Operating properties	\$ 22,656,273	\$ 24,412,416	\$ 23,943,457
Development portfolio	1,500,999	1,489,293	1,432,082
Land	1,313,268	1,081,897	1,218,904
Other real estate investments	506,617	517,678	524,887
	25,977,157	27,501,284	27,119,330
Less accumulated depreciation	3,977,667	4,026,369	3,758,372
Net investments in real estate properties	21,999,490	23,474,915	23,360,958
Investments in and advances to unconsolidated entities	5,371,758	4,617,724	4,230,429
Assets held for sale	321,905	350,987	322,139
Notes receivable backed by real estate	-	19,536	32,100
Net investments in real estate	27,693,153	28,463,162	27,945,626
Cash and cash equivalents	568,726	271,354	807,316
Other assets	1,392,271	1,415,879	1,496,990
<b>Total assets</b>	<b>\$ 29,654,150</b>	<b>\$ 30,150,395</b>	<b>\$ 30,249,932</b>
<b>Liabilities and Equity:</b>			
Liabilities:			
Debt	\$ 9,721,065	\$ 11,081,922	\$ 10,608,294
Accounts payable, accrued expenses and other liabilities	1,373,829	1,208,235	1,183,498
Total liabilities	11,094,894	12,290,157	11,791,792
Equity:			
Stockholders' equity	15,543,751	14,847,296	14,991,081
Noncontrolling interests	2,591,544	2,607,352	3,072,469
Noncontrolling interests - limited partnership unitholders	423,961	405,590	394,590
Total equity	18,559,256	17,860,238	18,458,140
<b>Total liabilities and equity</b>	<b>\$ 29,654,150</b>	<b>\$ 30,150,395</b>	<b>\$ 30,249,932</b>



In thousands, except per share amounts

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2017	2016	2017	2016
<b>Revenues:</b>				
Rental	\$ 531,182	\$ 560,277	\$ 1,674,492	\$ 1,660,524
Strategic capital	68,042	142,581	305,741	247,119
Development management and other	3,650	1,707	17,979	5,377
Total revenues	602,874	704,565	1,998,212	1,913,020
<b>Expenses:</b>				
Rental	128,735	140,514	429,185	427,820
Strategic capital	35,996	44,624	119,781	97,783
General and administrative	57,656	58,157	171,350	165,634
Depreciation and amortization	201,903	224,867	656,639	705,249
Other	3,093	3,779	8,608	12,364
Total expenses	427,383	471,941	1,385,563	1,408,850
<b>Operating income</b>	<b>175,491</b>	<b>232,624</b>	<b>612,649</b>	<b>504,170</b>
<b>Other income (expense):</b>				
Earnings from unconsolidated co-investment ventures, net	53,775	44,547	160,400	132,673
Earnings from other unconsolidated ventures, net	1,291	1,310	11,867	12,949
Interest expense	(64,190)	(75,310)	(212,456)	(232,577)
Gains on dispositions of development properties and land, net	168,214	53,717	235,734	160,001
Gains on dispositions of real estate, net (excluding development properties and land)	610,839	63,579	723,650	301,962
Foreign currency and derivative (losses) and interest and other income, net	(14,056)	1,202	(36,834)	(19,226)
Gains (losses) on early extinguishment of debt, net	-	1,492	(30,596)	2,484
Total other income	755,873	90,537	851,765	358,266
<b>Earnings before income taxes</b>	<b>931,364</b>	<b>323,161</b>	<b>1,464,414</b>	<b>862,436</b>
Current income tax expense	(20,412)	(13,054)	(42,525)	(38,335)
Deferred income tax benefit (expense)	2,465	(2,865)	197	1,737
<b>Consolidated net earnings</b>	<b>913,417</b>	<b>307,242</b>	<b>1,422,086</b>	<b>825,838</b>
Net earnings attributable to noncontrolling interests	(11,411)	(18,629)	(33,534)	(35,865)
Net earnings attributable to noncontrolling interests - limited partnership units	(24,113)	(7,687)	(37,113)	(22,238)
<b>Net earnings attributable to controlling interests</b>	<b>877,893</b>	<b>280,926</b>	<b>1,351,439</b>	<b>767,735</b>
Preferred stock dividends	(1,675)	(1,671)	(5,023)	(5,056)
<b>Net earnings attributable to common stockholders</b>	<b>\$ 876,218</b>	<b>\$ 279,255</b>	<b>\$ 1,346,416</b>	<b>\$ 762,679</b>
Weighted average common shares outstanding - Diluted	554,163	547,200	551,618	545,228
<b>Net earnings per share attributable to common stockholders - Diluted</b>	<b>\$ 1.63</b>	<b>\$ 0.52</b>	<b>\$ 2.51</b>	<b>\$ 1.44</b>

Financial Information  
Reconciliations of Net Earnings to FFO\*

3Q 2017 Supplemental

in thousands	Three Months Ended September 30,		Nine Months Ended September 30,	
	2017	2016	2017	2016
Net earnings attributable to common stockholders	\$ 876,218	\$ 279,255	\$ 1,346,416	\$ 762,679
Add (deduct) NAREIT defined adjustments:				
Real estate related depreciation and amortization	194,023	217,041	633,224	681,866
Gains on dispositions of real estate, net (excluding development properties and land)	(610,839)	(63,579)	(723,650)	(301,962)
Reconciling items related to noncontrolling interests	1,074	(23,028)	(40,633)	(87,318)
Our share of reconciling items related to unconsolidated co-investment ventures	46,588	36,794	102,636	116,821
Our share of reconciling items related to other unconsolidated ventures	1,731	1,420	5,031	436
<b>Subtotal-NAREIT defined FFO*</b>	<b>\$ 508,795</b>	<b>\$ 447,903</b>	<b>\$ 1,323,024</b>	<b>\$ 1,172,522</b>
Add (deduct) our defined adjustments:				
Unrealized foreign currency and derivative losses (gains), net	20,294	(1,915)	55,800	21,864
Deferred income tax expense (benefit)	(2,465)	2,865	(197)	(1,737)
Current income tax expense on dispositions related to acquired tax assets	757	-	90	-
Reconciling items related to noncontrolling interests	(22)	(1,247)	(8)	39
Our share of reconciling items related to unconsolidated co-investment ventures	(612)	830	(2,441)	1,170
<b>FFO, as modified by Prologis*</b>	<b>\$ 526,747</b>	<b>\$ 448,436</b>	<b>\$ 1,376,267</b>	<b>\$ 1,193,858</b>
Gains on dispositions of development properties and land, net	(168,214)	(53,717)	(235,734)	(160,001)
Current income tax expense on dispositions	11,662	4,701	12,573	14,820
Acquisition expenses	-	304	-	2,532
Losses (gains) on early extinguishment of debt, net	-	(1,492)	30,596	(2,484)
Reconciling items related to noncontrolling interests	(8)	3,242	(687)	4,298
Our share of reconciling items related to unconsolidated co-investment ventures	(386)	1,364	(191)	4,683
Our share of reconciling items related to other unconsolidated ventures	(71)	(685)	(4,938)	(1,995)
<b>Core FFO*</b>	<b>\$ 369,730</b>	<b>\$ 402,153</b>	<b>\$ 1,177,886</b>	<b>\$ 1,055,711</b>
Adjustments to arrive at Adjusted FFO ("AFFO")*, including our share of unconsolidated ventures less noncontrolling interests:				
Gains on dispositions of development properties and land, net	168,214	53,717	235,734	160,001
Current income tax expense on dispositions	(11,662)	(4,701)	(12,573)	(14,820)
Straight-lined rents and amortization of lease intangibles	(17,314)	(31,551)	(66,233)	(85,942)
Property improvements	(22,365)	(22,337)	(50,030)	(50,294)
Turnover costs	(37,100)	(36,382)	(115,442)	(125,101)
Amortization of debt discount (premium), financing costs and management contracts, net	3,740	(2,486)	992	(10,248)
Stock compensation expense	20,487	14,446	58,091	43,658
Reconciling items related to noncontrolling interests	5,685	11,781	26,257	43,809
Our share of reconciling items related to unconsolidated ventures	(18,950)	(16,142)	(42,932)	(42,332)
<b>AFFO*</b>	<b>\$ 460,465</b>	<b>\$ 368,498</b>	<b>\$ 1,211,750</b>	<b>\$ 974,442</b>



\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

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In thousands	Three Months Ended September 30,		Nine Months Ended September 30,	
	2017	2016	2017	2016
	Net earnings attributable to common stockholders	\$ 876,218	\$ 279,255	\$ 1,346,416
Gains on dispositions of real estate, net (excluding development properties and land)	(610,839)	(63,579)	(723,650)	(301,962)
Depreciation and amortization	201,903	224,867	656,639	705,249
Interest expense	64,190	75,310	212,456	232,577
Losses (gains) on early extinguishment of debt, net	-	(1,492)	30,596	(2,484)
Current and deferred income tax expense, net	17,947	15,919	42,328	36,598
Net earnings attributable to noncontrolling interests - limited partnership unitholders	24,113	7,687	37,113	22,238
Pro forma adjustments	3,519	(1,862)	14,605	(8,866)
Preferred stock dividends	1,675	1,671	5,023	5,056
Unrealized foreign currency and derivative losses (gains), net	20,294	(1,915)	55,800	21,864
Stock compensation expense	20,487	14,446	58,091	43,658
Acquisition expenses	-	304	-	2,532
<b>Adjusted EBITDA, consolidated*</b>	<b>\$ 619,507</b>	<b>\$ 550,611</b>	<b>\$ 1,735,417</b>	<b>\$ 1,519,139</b>
Reconciling items related to noncontrolling interests	(24,420)	(37,410)	(84,108)	(117,942)
Our share of reconciling items related to unconsolidated co-investment ventures	69,690	59,799	162,532	180,385
<b>Adjusted EBITDA*</b>	<b>\$ 664,777</b>	<b>\$ 573,000</b>	<b>\$ 1,813,841</b>	<b>\$ 1,581,582</b>

Co-Investment Ventures	Type	Established	Accounting Method	Region	Ownership	Structure	Next Promote Opportunity
Prologis U.S. Logistics Venture	Core	2014	Consolidated	U.S.	55.0%	Open end	Q4 2019
Prologis Targeted U.S. Logistics Fund	Core	2004	Unconsolidated	U.S.	27.1%	Open end	Q2 2020
FIBRA Prologis	Core	2014	Unconsolidated	Mexico	45.9%	Public, Mexican Exchange	Q2 2018
Prologis Targeted Europe Logistics Fund	Core	2007	Unconsolidated	Europe	18.6%	Open end	Q3 2019
Prologis European Properties Fund II	Core	2007	Unconsolidated	Europe	31.4%	Open end	Q3 2019
Prologis European Logistics Partners	Core	2013	Unconsolidated	Europe	50.0%	Open end	Q4 2018
Prologis UK Logistics Venture	Core/Development	2017	Unconsolidated	Europe	15.0%	Closed end	Q4 2017
Nippon Prologis REIT	Core	2013	Unconsolidated	Japan	15.1%	Public, Tokyo Exchange	n/a
Prologis China Logistics Venture	Core/Development	2011	Unconsolidated	China	15.0%	Closed end	Q1 2018

In thousands

	Venture (at 100%) (A)		
	Square Feet	GBV of Operating Bldgs	Debt
<b>Unconsolidated Co-Investment Ventures</b>			
Prologis Targeted U.S. Logistics Fund (B)	88,076	\$ 7,499,151	\$ 2,270,497
FIBRA Prologis (C)	34,167	2,018,549	727,007
Prologis Targeted Europe Logistics Fund	35,869	3,717,542	734,585
Prologis European Properties Fund II	70,832	5,380,650	1,873,037
Prologis European Logistics Partners	58,373	4,170,245	-
Prologis UK Logistics Venture	1,406	202,157	133,958
Nippon Prologis REIT (C)	26,245	4,648,541	1,704,942
Prologis China Logistics Venture	13,848	695,466	481,037
Brazil joint ventures	2,803	210,251	-
<b>Unconsolidated Co-Investment Ventures Total</b>	<b>331,619</b>	<b>28,542,552</b>	<b>7,925,063</b>
<b>Consolidated Co-Investment Ventures</b>			
Prologis U.S. Logistics Venture	70,885	6,068,403	388,920
<b>Consolidated Co-Investment Ventures Total</b>	<b>70,885</b>	<b>6,068,403</b>	<b>388,920</b>
<b>Total</b>	<b>402,504</b>	<b>\$ 34,610,955</b>	<b>\$ 8,313,983</b>

- (A) Values represent the entire venture at 100%, not Prologis proportionate share. Values are presented at Prologis' adjusted basis derived from the ventures' U.S. GAAP information and may not be comparable to values reflected in the ventures' stand alone financial statements calculated on a different basis.
- (B) During the quarter, we contributed substantially all of the former NAIF portfolio to Prologis Targeted U.S. Logistics Fund.
- (C) Throughout this document we use the most recent public information for these co-investment ventures.



dollars in thousands	U.S.	Other Americas	Europe	Asia	Total
<b>Operating Information</b>					
<b>For the Three Months Ended September 30, 2017</b>					
Rental revenues	\$ 160,119	\$ 59,831	\$ 265,990	\$ 94,589	\$ 580,529
Rental expenses	(41,602)	(10,031)	(54,700)	(21,102)	(127,435)
General and administrative expenses	(7,743)	(5,691)	(19,548)	(9,851)	(42,833)
Depreciation and amortization expenses	(73,892)	(17,459)	(94,169)	(24,488)	(210,008)
Other operating revenue (expense)	(1,812)	404	(415)	69	(1,754)
<b>Operating income</b>	<b>35,070</b>	<b>27,054</b>	<b>97,158</b>	<b>39,217</b>	<b>198,499</b>
Interest expense	(24,527)	(8,171)	(21,265)	(9,853)	(63,816)
Gains on dispositions of real estate	51,699	-	54	(95)	51,658
Current and deferred income tax expense	(97)	(763)	(11,926)	(1,719)	(14,445)
Other income (expense)	1,853	265	(871)	2,825	4,072
<b>Net earnings</b>	<b>64,058</b>	<b>18,385</b>	<b>63,150</b>	<b>30,375</b>	<b>175,968</b>
Real estate related depreciation and amortization expenses	73,586	16,884	91,921	23,443	205,834
Gains on dispositions of real estate, net (excluding land)	(51,757)	-	177	95	(51,485)
Unrealized foreign currency and derivative losses (gains), net	-	(34)	624	(4,199)	(3,609)
Deferred income tax expense	-	-	620	-	620
<b>FFO, as modified by Prologis*</b>	<b>85,887</b>	<b>35,235</b>	<b>156,492</b>	<b>49,714</b>	<b>327,328</b>
Reconciling Items to Core FFO	(1,336)	(48)	(64)	-	(1,448)
<b>Core FFO*</b>	<b>\$ 84,551</b>	<b>\$ 35,192</b>	<b>\$ 156,428</b>	<b>\$ 49,714</b>	<b>\$ 325,885</b>
<b>Balance Sheet Information</b>					
<b>As of September 30, 2017</b>					
Operating properties, before depreciation	\$ 7,499,151	\$ 2,228,800	\$ 19,470,594	\$ 5,344,007	\$ 28,542,552
Accumulated depreciation	(792,003)	(169,448)	(1,714,451)	(303,759)	(2,979,661)
Properties under development and land	2,126	3,565	251,705	558,606	816,002
Other assets	601,652	38,558	758,483	308,312	1,707,005
<b>Total assets</b>	<b>\$ 7,310,926</b>	<b>\$ 2,101,475</b>	<b>\$ 12,766,331</b>	<b>\$ 5,907,166</b>	<b>\$ 28,091,898</b>
Third party debt	\$ 2,270,497	\$ 727,007	\$ 2,741,580	\$ 2,185,979	\$ 7,925,063
Other liabilities	202,952	33,527	1,006,687	317,987	1,561,153
<b>Total liabilities</b>	<b>\$ 2,473,449</b>	<b>\$ 760,534</b>	<b>\$ 3,748,267</b>	<b>\$ 2,503,966</b>	<b>\$ 9,486,216</b>
Weighted average ownership	27.1%	42.9%	33.2%	15.1%	28.7%

\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

(A) Values represent the entire venture at 100%, not Prologis' proportionate share. Values are presented at Prologis' adjusted basis derived from the ventures' U.S. GAAP information and may not be comparable to values reflected in the ventures' stand alone financial statements calculated on a different basis.

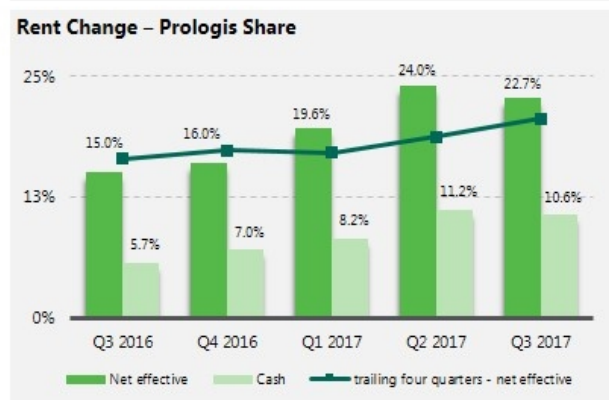
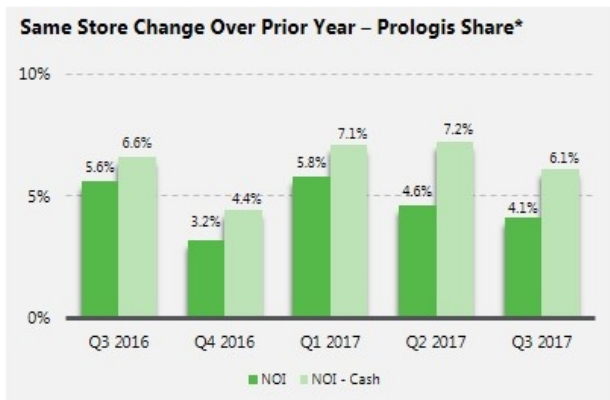
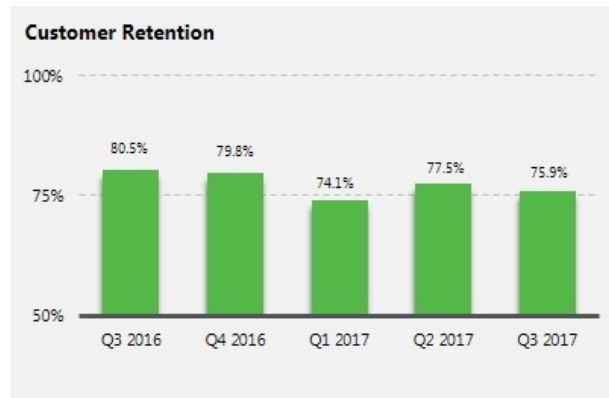
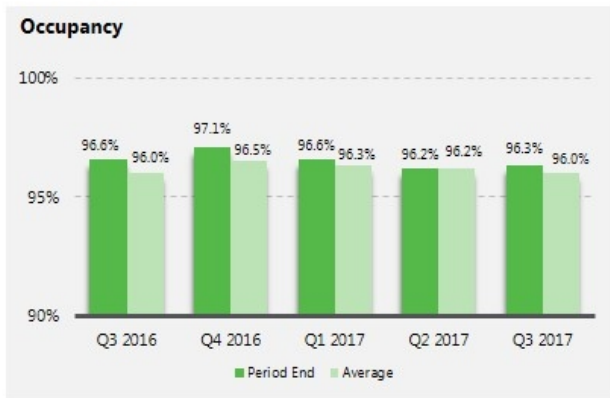


dollars in thousands	Non Controlling Interests included in Consolidated Amounts*	Prologis Share of Unconsolidated Co-Investment Ventures*
<b>Operating Information for the Three Months September 30, 2017</b>		
Rental revenues	\$ 57,845	\$ 173,737
Rental expenses	(15,757)	(37,598)
General and administrative expenses	(6,423)	(12,817)
Depreciation and amortization expenses	(23,285)	(60,873)
Other operating revenue	-	(39)
<b>Operating income</b>	<b>12,380</b>	<b>62,050</b>
Interest expense	(1,196)	(1,715)
Gains on dispositions of real estate	254	12,978
Current and deferred income tax expense	147	(4,287)
Other income	(292)	749
Earnings from unconsolidated co-investment ventures, net	118	-
<b>Net earnings</b>	<b>11,411</b>	<b>53,775</b>
Real estate related depreciation and amortization expenses	23,285	59,532
Gains on dispositions of real estate, net (excluding land)	(246)	(12,944)
Unrealized foreign currency and derivative gains, net	22	(434)
Deferred income tax expenses	-	(178)
<b>FFO, as modified by Prologis*</b>	<b>34,472</b>	<b>99,751</b>
Losses on dispositions of land, net	(8)	(34)
Acquisition expenses	-	46
Gains on early extinguishment of debt, net	-	(358)
<b>Core FFO*</b>	<b>\$ 34,464</b>	<b>\$ 99,365</b>
<b>Balance Sheet Information as of September 30, 2017</b>		
Operating properties, before depreciation	\$ 2,779,512	\$ 8,356,170
Accumulated depreciation	(210,788)	(926,204)
Properties under development, land and other real estate	89,087	129,566
Other assets	171,183	560,307
<b>Total assets</b>	<b>\$ 2,828,994</b>	<b>\$ 8,119,839</b>
Third party debt	\$ 178,855	\$ 2,024,253
Other liabilities	58,595	417,260
<b>Total liabilities</b>	<b>\$ 237,450</b>	<b>\$ 2,441,513</b>
Weighted average ownership	40.7%	28.7%
Noncontrolling interests investment	\$ 2,591,544	\$ 5,118,553
Investment in and advances to unconsolidated co-investment ventures (B)	-	253,205
Investment in and advances to other unconsolidated ventures	-	-
Investment in and advances to unconsolidated entities	-	\$ 5,371,758

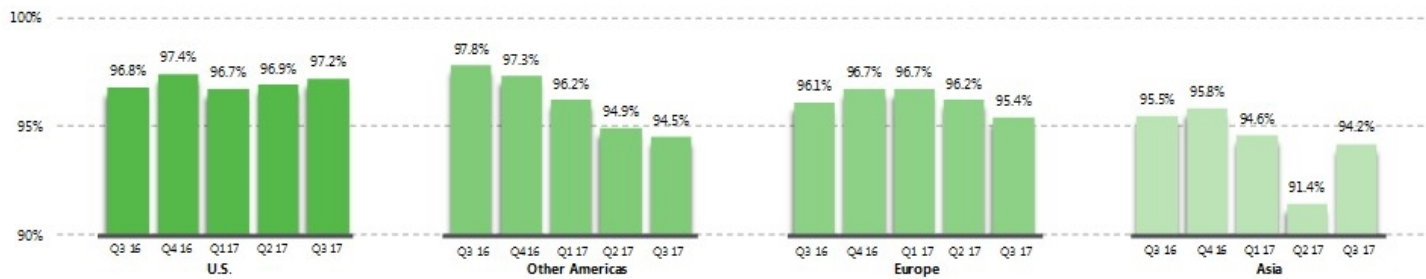
\* This is a non-GAAP financial measure, please see our Notes and Definitions for further explanation.

(A) See our Notes and Definitions for further explanation of how these amounts are calculated.

(B) This balance includes the deferred portion of gains on the contribution of our properties to the ventures, net of any additional costs, included in our investment in the venture.



Period Ending Occupancy



square feet in thousands

Leasing Activity

	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017
<b>Square feet of leases signed:</b>					
<b>Operating portfolio:</b>					
Renewals	26,354	20,271	22,202	26,416	21,537
New leases	14,371	12,554	11,890	12,819	11,732
<b>Total Operating Portfolio</b>	<b>40,725</b>	<b>32,825</b>	<b>34,092</b>	<b>39,235</b>	<b>33,269</b>
<b>Properties under development</b>	<b>5,767</b>	<b>6,047</b>	<b>5,334</b>	<b>7,536</b>	<b>7,404</b>
<b>Total Square Feet of Leases Signed</b>	<b>46,492</b>	<b>38,872</b>	<b>39,426</b>	<b>46,771</b>	<b>40,673</b>
Average term of leases signed (months)	54	54	56	57	52
<b>Operating Portfolio:</b>					
Trailing four quarters - square feet of leases signed	152,412	151,890	146,663	146,877	139,421
Trailing four quarters - % of average portfolio	24.8%	24.7%	23.7%	23.6%	22.3%
Rent change (net effective)	11.7%	12.7%	14.0%	17.4%	16.7%
Rent change (net effective) - Prologis share	15.0%	16.0%	19.6%	24.0%	22.7%
Rent change (cash)	3.3%	4.9%	5.2%	7.4%	7.0%
Rent change (cash) - Prologis share	5.7%	7.0%	8.2%	11.2%	10.6%



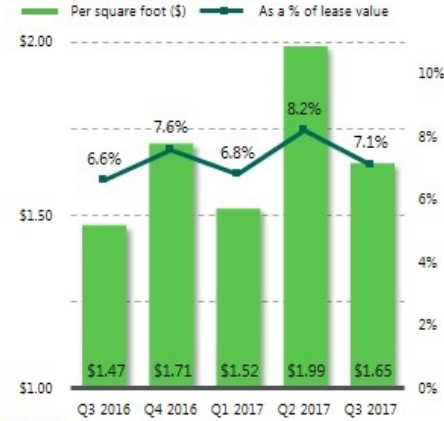
In thousands, except for percentages and per square foot

Capital Expenditures						Same Store Information					
	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017		Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017
Property improvements	\$ 45,561	\$ 60,128	\$ 19,897	\$ 44,547	\$ 50,898	Square feet	504,259	500,668	586,274	577,768	572,223
Tenant improvements	28,698	28,499	30,210	28,046	32,047	Average occupancy	96.4%	97.0%	96.8%	96.7%	96.5%
Leasing commissions	27,531	33,475	29,277	27,652	30,255	Period end occupancy	96.9%	97.5%	96.9%	96.6%	96.6%
Total turnover costs	56,229	61,974	59,487	55,698	62,302	Percentage change:					
<b>Total Capital Expenditures</b>	<b>\$101,790</b>	<b>\$122,102</b>	<b>\$ 79,384</b>	<b>\$100,245</b>	<b>\$113,200</b>	Rental revenue	2.9%	2.7%	4.4%	3.6%	3.4%
Trailing four quarters - % of NOI*	13.6%	13.3%	13.2%	13.0%	13.1%	Rental expenses	(1.5%)	2.5%	3.6%	2.4%	4.8%
Weighted average ownership percent	62.5%	62.7%	62.0%	65.8%	64.8%	Same store NOI*	4.4%	2.8%	4.6%	3.9%	2.9%
Prologis share	\$ 63,668	\$ 76,548	\$ 49,200	\$ 65,947	\$ 73,373	Same store NOI - Prologis share*	5.6%	3.2%	5.8%	4.6%	4.1%
						Same store NOI - cash*	4.8%	3.8%	6.2%	5.9%	4.8%
						Same store NOI - cash - Prologis share*	6.6%	4.4%	7.1%	7.2%	6.1%
						Average occupancy	1.1%	0.6%	1.4%	1.0%	0.0%

Property Improvements per Square Foot

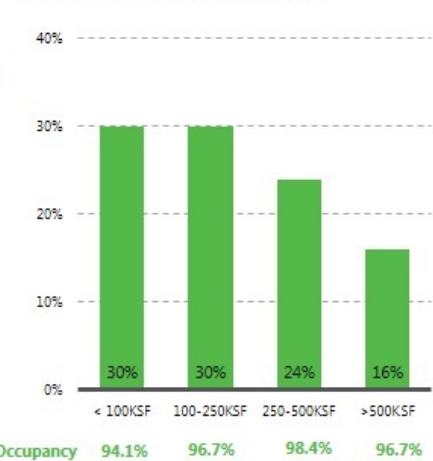


Turnover Costs on Leases Signed



Free rent as a % of lease value -- trailing four quarters

Composition of Portfolio (by Unit Size)



\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

square feet in thousands and ordered by Prologis share of NOI (%)	# of Buildings	Square Feet			Occupied %		Leased %	
		Owned and Managed	Owned and Managed	Prologis Share	% of Total	Owned and Managed	Prologis Share	Owned and Managed
Southern California	347	71,420	54,128	14.6	98.9	99.6	99.9	99.9
New Jersey/New York City	129	31,934	23,506	6.3	99.7	99.8	99.8	99.8
San Francisco Bay Area	219	19,682	16,085	4.3	98.6	98.5	98.7	98.6
Chicago	226	39,379	27,884	7.5	98.1	98.5	98.1	98.5
Dallas/Ft. Worth	147	26,517	20,036	5.4	97.6	98.2	97.8	98.3
Central & Eastern PA	32	16,821	11,351	3.1	96.3	96.9	96.3	96.9
South Florida	136	15,212	9,754	2.6	96.9	96.6	97.3	96.8
Atlanta	101	18,064	14,003	3.8	94.1	95.1	95.0	95.9
Seattle	107	16,030	9,158	2.5	95.8	96.1	96.3	96.6
Central Valley	24	11,268	9,509	2.6	96.1	98.7	96.1	98.7
Houston	105	19,693	8,638	2.3	96.5	97.1	97.2	97.6
Baltimore/Washington	64	7,672	4,957	1.3	96.2	97.4	96.6	97.9
Las Vegas	56	7,913	5,228	1.4	97.8	98.4	97.8	98.4
Denver	30	5,538	4,871	1.3	100.0	100.0	100.0	100.0
Remaining U.S. markets (16 markets)	301	56,756	42,623	11.4	94.6	94.1	94.7	94.1
<b>Total U.S.</b>	<b>2,024</b>	<b>357,889</b>	<b>261,731</b>	<b>70.4</b>	<b>97.2</b>	<b>97.6</b>	<b>97.6</b>	<b>97.8</b>
Mexico	200	35,891	17,399	4.7	96.4	96.4	96.4	96.4
Canada	29	8,770	8,770	2.4	98.2	98.2	98.2	98.2
Brazil	21	9,172	6,649	1.7	83.8	79.0	83.8	79.0
<b>Total Other Americas</b>	<b>250</b>	<b>53,833</b>	<b>32,819</b>	<b>8.8</b>	<b>94.5</b>	<b>93.3</b>	<b>94.5</b>	<b>93.3</b>
United Kingdom	102	23,877	9,082	2.4	97.5	97.2	97.5	97.2
France	128	32,805	12,407	3.3	89.6	88.6	89.7	88.6
Germany	100	23,458	7,148	1.9	98.1	97.9	98.1	97.9
Poland	114	25,658	10,934	2.9	95.2	95.6	95.9	96.2
Netherlands	73	17,660	5,603	1.5	97.6	98.3	98.7	99.0
Spain	38	8,591	4,133	1.1	95.5	94.9	95.5	94.9
Czech Republic	56	11,095	4,413	1.2	97.6	98.3	98.9	99.0
Italy	45	10,798	5,071	1.4	98.6	97.7	98.6	97.7
Remaining European countries (4 countries)	94	20,814	7,912	2.2	94.8	95.2	95.0	95.4
<b>Total Europe</b>	<b>750</b>	<b>174,756</b>	<b>66,703</b>	<b>17.9</b>	<b>95.4</b>	<b>95.2</b>	<b>95.7</b>	<b>95.5</b>
Japan	40	28,754	6,467	1.7	95.3	89.7	97.5	95.6
China	62	14,888	3,118	0.8	91.7	91.8	95.4	94.4
Singapore	5	969	969	0.4	100.0	100.0	100.0	100.0
<b>Total Asia</b>	<b>107</b>	<b>44,611</b>	<b>10,554</b>	<b>2.9</b>	<b>94.2</b>	<b>91.3</b>	<b>96.8</b>	<b>95.7</b>
<b>Total Outside the U.S.</b>	<b>1,107</b>	<b>273,200</b>	<b>110,075</b>	<b>29.6</b>	<b>95.1</b>	<b>94.3</b>	<b>95.7</b>	<b>94.8</b>
<b>Total Operating Portfolio</b>	<b>3,131</b>	<b>631,089</b>	<b>371,806</b>	<b>100.0</b>	<b>96.3</b>	<b>96.6</b>	<b>96.8</b>	<b>97.0</b>
Total Global markets	2,569	530,650	306,285	82.4	96.3	96.9	96.9	97.2
Total Regional markets	558	99,886	64,978	17.5	96.2	95.6	96.2	95.7
Total Other markets	4	553	543	0.1	96.2	96.3	96.2	96.3

dollars in thousands and ordered by Prologis share of NOI (%)

	Third Quarter NOI*			Gross Book Value		
	Owned and Managed	Prologis Share	% of Total	Owned and Managed	Prologis Share	% of Total
Southern California	\$ 105,426	\$ 79,698	17.0	\$ 7,020,901	\$ 5,170,448	18.2
New Jersey/New York City	57,856	42,019	8.9	3,303,976	2,300,444	8.1
San Francisco Bay Area	40,029	32,899	7.0	2,049,428	1,667,248	5.9
Chicago	38,261	26,459	5.6	2,625,763	1,811,871	6.4
Dallas/Ft. Worth	26,848	20,143	4.3	1,531,991	1,098,831	3.9
Central & Eastern PA	19,015	12,953	2.8	1,109,516	722,748	2.6
South Florida	24,737	15,914	3.4	1,592,110	1,050,106	3.7
Atlanta	15,880	12,017	2.6	868,335	648,501	2.3
Seattle	23,169	12,963	2.8	1,555,712	876,611	3.1
Central Valley	11,867	10,498	2.2	670,965	554,972	2.0
Houston	15,009	9,235	2.0	912,758	520,929	1.8
Baltimore/Washington	12,275	8,010	1.7	685,457	422,006	1.5
Las Vegas	10,021	6,784	1.4	586,320	375,766	1.3
Denver	6,461	5,646	1.2	349,614	301,627	1.1
Remaining U.S. markets (16 markets)	52,880	38,771	8.2	2,955,487	2,125,229	7.4
<b>Total U.S.</b>	<b>459,734</b>	<b>334,009</b>	<b>71.1</b>	<b>27,815,333</b>	<b>19,647,337</b>	<b>69.3</b>
Mexico	41,412	19,932	4.2	2,107,849	1,015,410	3.6
Canada	10,163	10,163	2.2	749,873	749,873	2.6
Brazil	14,673	7,601	1.6	708,945	519,719	1.9
<b>Total Other Americas</b>	<b>66,248</b>	<b>37,696</b>	<b>8.0</b>	<b>3,566,667</b>	<b>2,285,002</b>	<b>8.1</b>
United Kingdom	48,324	17,392	3.7	3,105,120	1,159,309	4.1
France	33,317	11,503	2.4	2,440,904	828,684	2.9
Germany	32,055	9,705	2.1	1,954,497	560,319	2.0
Poland	22,229	9,454	2.0	1,549,689	625,499	2.2
Netherlands	23,992	7,519	1.6	1,522,161	443,696	1.6
Spain	10,648	5,127	1.1	624,421	303,440	1.1
Czech Republic	12,640	5,120	1.1	774,141	300,777	1.1
Italy	10,472	4,482	1.0	606,171	272,696	1.0
Remaining European countries (4 countries)	23,376	8,763	1.8	1,397,428	514,428	1.7
<b>Total Europe</b>	<b>217,053</b>	<b>79,065</b>	<b>16.8</b>	<b>13,974,532</b>	<b>5,008,848</b>	<b>17.7</b>
Japan	67,818	14,860	3.2	4,988,559	1,111,589	3.9
China	11,898	2,319	0.5	737,913	146,766	0.5
Singapore	1,689	1,689	0.4	137,126	137,126	0.5
<b>Total Asia</b>	<b>81,405</b>	<b>18,868</b>	<b>4.1</b>	<b>5,863,598</b>	<b>1,395,481</b>	<b>4.9</b>
<b>Total Outside the U.S.</b>	<b>364,706</b>	<b>135,629</b>	<b>28.9</b>	<b>23,404,797</b>	<b>8,689,331</b>	<b>30.7</b>
<b>Total Operating Portfolio</b>	<b>\$ 824,440</b>	<b>\$ 469,638</b>	<b>100.0</b>	<b>\$ 51,220,130</b>	<b>\$ 28,336,668</b>	<b>100.0</b>
Total Global markets	720,302	403,751	86.0	45,542,622	24,799,690	87.5
Total Regional markets	103,401	65,166	13.8	5,641,778	3,502,127	12.4
Total Other markets	737	721	0.2	35,730	34,851	0.1

square feet and dollars in thousands

	# of Buildings	Square Feet			Occupied %		Leased %	
		Owned and Managed	Owned and Managed	Prologis Share	% of Total	Owned and Managed	Prologis Share	Owned and Managed
<b>Consolidated</b>								
Total U.S.	1,474	270,021	237,892	64.0	97.3	97.7	97.5	97.8
Total Outside the U.S.	103	29,791	29,791	8.0	91.5	91.5	92.6	92.6
<b>Total Operating Portfolio - Consolidated</b>	<b>1,577</b>	<b>299,812</b>	<b>267,683</b>	<b>72.0</b>	<b>96.7</b>	<b>97.0</b>	<b>97.0</b>	<b>97.2</b>
<b>Unconsolidated</b>								
Total U.S.	550	87,868	23,839	6.4	97.1	97.1	98.1	98.1
Total Outside the U.S.	1,004	243,409	80,284	21.6	95.5	95.3	96.1	95.7
<b>Total Operating Portfolio - Unconsolidated</b>	<b>1,554</b>	<b>331,277</b>	<b>104,123</b>	<b>28.0</b>	<b>95.9</b>	<b>95.7</b>	<b>96.6</b>	<b>96.2</b>
<b>Total</b>								
Total U.S.	2,024	357,889	261,731	70.4	97.2	97.6	97.6	97.8
Total Outside the U.S.	1,107	273,200	110,075	29.6	95.1	94.3	95.7	94.8
<b>Total Operating Portfolio</b>	<b>3,131</b>	<b>631,089</b>	<b>371,806</b>	<b>100.0</b>	<b>96.3</b>	<b>96.6</b>	<b>96.8</b>	<b>97.0</b>
Value added properties - consolidated	7	1,770	1,463		53.9	56.0	53.9	56.0
Value added properties - unconsolidated	3	342	98		38.9	42.5	39.8	43.3
<b>Total Operating Properties</b>	<b>3,141</b>	<b>633,201</b>	<b>373,367</b>		<b>96.1</b>	<b>96.5</b>	<b>96.6</b>	<b>96.8</b>

	Third Quarter NOI*			Gross Book Value		
	Owned and Managed	Prologis Share	% of Total	Owned and Managed	Prologis Share	% of Total
<b>Consolidated</b>						
Total U.S.	\$ 344,070	\$ 302,629	64.4	\$ 20,375,840	\$ 17,629,002	62.2
Total Outside the U.S.	35,061	32,690	7.0	2,370,561	2,370,561	8.4
<b>Total Operating Portfolio - Consolidated</b>	<b>\$ 379,131</b>	<b>\$ 335,319</b>	<b>71.4</b>	<b>\$ 22,746,401</b>	<b>\$ 19,999,563</b>	<b>70.6</b>
<b>Unconsolidated</b>						
Total U.S.	\$ 115,664	\$ 31,380	6.7	\$ 7,439,498	\$ 2,018,335	7.1
Total Outside the U.S.	329,645	102,939	21.9	21,034,236	6,318,770	22.3
<b>Total Operating Portfolio - Unconsolidated</b>	<b>\$ 445,309</b>	<b>\$ 134,319</b>	<b>28.6</b>	<b>\$ 28,473,729</b>	<b>\$ 8,337,105</b>	<b>29.4</b>
<b>Total</b>						
Total U.S.	\$ 459,734	\$ 334,009	71.1	\$ 27,815,338	\$ 19,647,337	69.3
Total Outside the U.S.	364,706	135,629	28.9	23,404,797	8,689,331	30.7
<b>Total Operating Portfolio</b>	<b>\$ 824,440</b>	<b>\$ 469,638</b>	<b>100.0</b>	<b>\$ 51,220,130</b>	<b>\$ 28,336,668</b>	<b>100.0</b>
Value added properties - consolidated	543	480		152,029	119,355	
Value added properties - unconsolidated	(237)	(56)		68,823	19,065	
<b>Total Operating Properties</b>	<b>\$ 824,746</b>	<b>\$ 470,062</b>		<b>\$ 51,440,982</b>	<b>\$ 28,475,088</b>	



square feet and dollars in thousands

Top Customers

	% of Net Effective Rent	Total Square Feet
1 Amazon.com	3.1	16,089
2 DHL	1.5	10,008
3 Geodis	1.3	9,678
4 XPO Logistics	1.1	8,068
5 Kuehne + Nagel	1.1	6,709
6 Home Depot	1.0	6,458
7 DSV Air and Sea Inc.	1.0	4,926
8 FedEx	0.9	3,482
9 CEVA Logistics	0.8	6,026
10 Wal-Mart	0.8	4,520
<b>Top 10 Customers</b>	<b>12.6</b>	<b>75,964</b>
11 UPS	0.7	3,614
12 Nippon Express	0.7	2,869
13 DB Schenker	0.6	4,415
14 BMW	0.6	3,806
15 Ingram Micro	0.5	3,663
16 U.S. Government	0.5	1,143
17 Hitachi	0.5	2,010
18 Panalpina	0.4	2,356
19 Tesco	0.4	2,123
20 Office Depot	0.3	2,078
21 Samsung Electronics	0.3	2,184
22 Best Buy	0.3	1,971
23 PepsiCo	0.3	2,586
24 Kimberly-Clark Corporation	0.3	2,841
25 La Poste	0.3	1,658
<b>Top 25 Customers</b>	<b>19.3</b>	<b>115,281</b>

Lease Expirations - Operating Portfolio - Owned and Managed

Year	Occupied Sq Ft	Net Effective Rent		
		\$	% of Total	\$ Per Sq Ft
2017	10,700	56,085	1.7	5.24
2018	90,760	463,454	14.1	5.11
2019	99,968	516,175	15.7	5.16
2020	94,380	507,161	15.4	5.37
2021	75,118	411,565	12.5	5.48
Thereafter	226,651	1,343,295	40.6	5.93
	<b>597,577</b>	<b>\$ 3,297,735</b>	<b>100.0</b>	<b>5.52</b>
Month to month	10,086			
Total	607,663			

Lease Expirations - Operating Portfolio - Prologis Share

Year	Occupied Sq Ft	Net Effective Rent		
		\$	% of Total	\$ Per Sq Ft
2017	5,423	27,244	1.4	5.02
2018	49,727	253,337	13.2	5.09
2019	60,387	297,395	15.5	4.92
2020	49,642	263,762	13.7	5.31
2021	49,326	262,422	13.7	5.32
Thereafter	139,233	816,088	42.5	5.86
	<b>353,738</b>	<b>\$ 1,920,248</b>	<b>100.0</b>	<b>5.43</b>
Month to month	5,585			
Total	359,323			

(dollars in millions)

**Development Starts (TEI)**



**Development Stabilizations (TEI)**



**Building Acquisitions**



**Land Portfolio**



■ U.S.    ■ Outside the U.S.

square feet and dollars in thousands

	Q3 2017			YTD		
	Square Feet	T EI		Square Feet	T EI	
		Owned and Managed	Prologis Share		Owned and Managed	Prologis Share
Central	144	\$ 12,492	\$ 12,492	1,483	\$ 87,722	\$ 80,387
East	111	13,326	13,326	1,151	62,779	62,779
West	871	61,976	61,976	2,256	185,952	172,289
<b>Total U.S.</b>	<b>1,126</b>	<b>87,794</b>	<b>87,794</b>	<b>4,890</b>	<b>336,453</b>	<b>315,455</b>
Canada	-	-	-	704	57,806	57,806
Mexico	312	21,907	21,907	1,374	78,285	78,285
Brazil	-	-	-	1,119	73,850	36,926
<b>Total Other Americas</b>	<b>312</b>	<b>21,907</b>	<b>21,907</b>	<b>3,197</b>	<b>209,941</b>	<b>173,017</b>
Northern Europe	-	-	-	657	54,896	54,896
Southern Europe	148	13,946	13,946	1,370	85,536	85,536
Central Europe	807	40,779	36,948	3,264	181,319	164,299
United Kingdom (A)	708	117,663	117,663	1,330	186,604	156,661
<b>Total Europe</b>	<b>1,663</b>	<b>172,388</b>	<b>168,557</b>	<b>6,621</b>	<b>508,355</b>	<b>461,392</b>
Japan	1,658	251,639	251,639	3,647	544,895	544,895
China	2,334	118,613	17,792	2,334	118,613	17,792
Singapore	-	-	-	-	-	-
<b>Total Asia</b>	<b>3,992</b>	<b>370,252</b>	<b>269,431</b>	<b>5,981</b>	<b>663,508</b>	<b>562,687</b>
<b>Total Outside the U.S.</b>	<b>5,967</b>	<b>564,547</b>	<b>459,895</b>	<b>15,799</b>	<b>1,381,804</b>	<b>1,197,096</b>
<b>Total Development Stabilizations</b>	<b>7,093</b>	<b>\$ 652,341</b>	<b>\$ 547,689</b>	<b>20,689</b>	<b>\$ 1,718,257</b>	<b>\$ 1,512,551</b>
Percent build to suit			14.4%			30.9%
Estimated weighted average stabilized yield			6.4%			6.6%
Annualized estimated NOI			\$ 34,813			\$ 99,181
Estimated weighted average stabilized cap rate			4.6%			5.1%
Estimated weighted average margin			38.8%			28.5%
<b>Estimated value creation</b>			<b>\$ 212,245</b>			<b>\$ 431,120</b>



(A) Included in year-to-date for owned and managed TEI is \$39 million related to a building owned by a development joint venture with one other investor. As this venture is not considered a co-investment venture, it will not be included in our operating portfolio.

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square feet and dollars in thousands

	Q3 2017				YTD			
	Square Feet	Leased % at Start	T E I		Square Feet	Leased % at Start	T E I	
			Owned and Managed	Prologis Share			Owned and Managed	Prologis Share
Central	365	22.2	\$ 36,007	\$ 28,720	2,082	67.1	\$ 123,682	\$ 90,419
East	-	-	-	-	154	0.0	16,424	16,424
West	260	0.0	22,228	22,228	4,195	46.1	410,586	410,586
<b>Total U.S.</b>	<b>625</b>	<b>13.0</b>	<b>58,235</b>	<b>50,948</b>	<b>6,431</b>	<b>51.8</b>	<b>550,692</b>	<b>517,429</b>
Canada	-	-	-	-	249	0.0	25,187	25,187
Mexico	1,490	85.9	100,492	100,492	2,058	80.1	137,664	137,664
Brazil	-	-	-	-	-	-	-	-
<b>Total Other Americas</b>	<b>1,490</b>	<b>85.9</b>	<b>100,492</b>	<b>100,492</b>	<b>2,307</b>	<b>71.4</b>	<b>162,851</b>	<b>162,851</b>
Northern Europe	1,229	48.1	96,326	96,326	3,342	75.5	242,051	200,918
Southern Europe	1,299	80.5	93,552	93,552	2,465	78.0	177,720	177,720
Central Europe	789	43.6	54,136	50,986	1,039	57.2	67,867	61,850
United Kingdom	-	-	-	-	705	100.0	77,093	77,093
<b>Total Europe</b>	<b>3,317</b>	<b>59.7</b>	<b>244,014</b>	<b>240,864</b>	<b>7,551</b>	<b>76.1</b>	<b>564,731</b>	<b>517,581</b>
Japan	172	100.0	36,558	36,558	2,689	46.2	421,884	421,884
China	347	0.0	20,181	3,027	2,324	0.0	141,224	21,183
<b>Total Asia</b>	<b>519</b>	<b>33.1</b>	<b>56,739</b>	<b>39,585</b>	<b>5,013</b>	<b>24.8</b>	<b>563,108</b>	<b>443,067</b>
<b>Total Outside the U.S.</b>	<b>5,326</b>	<b>64.5</b>	<b>401,245</b>	<b>380,941</b>	<b>14,871</b>	<b>58.1</b>	<b>1,290,690</b>	<b>1,123,499</b>
<b>Total Development Starts</b>	<b>5,951</b>	<b>59.1</b>	<b>\$ 459,480</b>	<b>\$ 431,889</b>	<b>21,302</b>	<b>56.2</b>	<b>\$ 1,841,382</b>	<b>\$ 1,640,928</b>
Percent build to suit				57.5%				48.7%
Estimated weighted average stabilized yield				6.6%				6.5%
Annualized estimated NOI				\$ 28,464				\$ 107,367
Estimated weighted average stabilized cap rate				5.6%				5.4%
Estimated weighted average margin				15.1%				19.0%
<b>Estimated value creation</b>				<b>\$ 65,231</b>				<b>\$ 311,676</b>



square feet and dollars in thousands

	Pre-Stabilized Developments				Under Development						Total Development Portfolio			
	TEI				2017 Expected Completion			2018 and Thereafter Expected Completion			TEI			
	Sq Ft	Leased %	Owned and Managed	Prologis Share	TEI			TEI			Sq Ft	Leased %	Owned and Managed	Prologis Share
					Sq Ft	Owned and Managed	Prologis Share	Sq Ft	Owned and Managed	Prologis Share				
Central	1,140	81.5	\$ 65,788	\$ 65,788	401	\$ 29,899	\$ 29,899	1,681	\$ 99,944	\$ 60,608	3,222	72.2	\$ 189,631	\$ 156,295
East	158	100.0	17,681	17,681	404	62,072	62,072	636	98,724	98,724	1,188	29.9	178,477	178,477
West	2,829	69.3	215,591	215,591	3,165	232,521	211,007	2,850	333,900	333,900	8,844	59.0	782,012	760,498
<b>Total U.S.</b>	<b>4,127</b>	<b>73.8</b>	<b>299,060</b>	<b>299,060</b>	<b>3,970</b>	<b>324,492</b>	<b>302,978</b>	<b>5,167</b>	<b>526,568</b>	<b>493,232</b>	<b>13,264</b>	<b>59.6</b>	<b>1,150,120</b>	<b>1,095,270</b>
Canada	-	-	-	-	-	-	-	249	29,030	29,030	249	0.0	29,030	29,030
Mexico	830	63.3	48,730	48,730	568	37,511	37,511	1,490	100,492	100,492	2,888	79.0	186,733	186,733
Brazil	587	50.0	45,213	45,213	-	-	-	-	-	-	587	50.0	45,213	45,213
<b>Total Other Americas</b>	<b>1,417</b>	<b>57.8</b>	<b>93,943</b>	<b>93,943</b>	<b>568</b>	<b>37,511</b>	<b>37,511</b>	<b>1,739</b>	<b>129,522</b>	<b>129,522</b>	<b>3,724</b>	<b>69.1</b>	<b>260,976</b>	<b>260,976</b>
Northern Europe	1,322	88.8	105,430	105,430	1,300	98,039	98,039	2,042	153,309	110,841	4,664	79.2	356,778	314,310
Southern Europe	254	0.0	15,499	15,499	807	59,371	59,371	1,887	142,247	142,247	2,948	65.2	217,117	217,117
Central Europe	274	86.4	14,881	14,881	232	15,565	12,607	633	42,884	39,734	1,139	57.7	73,330	67,222
United Kingdom	551	50.5	59,149	8,873	-	-	-	705	85,007	85,007	1,256	78.3	144,156	98,880
<b>Total Europe</b>	<b>2,401</b>	<b>70.3</b>	<b>194,959</b>	<b>144,683</b>	<b>2,339</b>	<b>172,975</b>	<b>170,017</b>	<b>5,267</b>	<b>423,447</b>	<b>377,829</b>	<b>10,007</b>	<b>72.5</b>	<b>791,381</b>	<b>692,529</b>
Japan	-	-	-	-	544	116,913	116,913	3,654	552,025	552,025	4,198	50.0	668,938	668,938
China	4,625	39.1	266,372	39,956	1,112	56,849	8,527	7,779	453,193	67,978	13,516	14.2	776,414	116,461
Singapore	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Asia</b>	<b>4,625</b>	<b>39.1</b>	<b>266,372</b>	<b>39,956</b>	<b>1,656</b>	<b>173,762</b>	<b>125,440</b>	<b>11,433</b>	<b>1,005,218</b>	<b>620,003</b>	<b>17,714</b>	<b>22.7</b>	<b>1,445,352</b>	<b>785,399</b>
<b>Total Outside the U.S.</b>	<b>8,443</b>	<b>51.1</b>	<b>555,274</b>	<b>278,582</b>	<b>4,563</b>	<b>384,248</b>	<b>332,968</b>	<b>18,439</b>	<b>1,558,187</b>	<b>1,127,354</b>	<b>31,445</b>	<b>44.1</b>	<b>2,497,709</b>	<b>1,738,904</b>
<b>Total Development Portfolio</b>	<b>12,570</b>	<b>58.6</b>	<b>\$ 854,334</b>	<b>\$ 577,642</b>	<b>8,533</b>	<b>\$ 708,740</b>	<b>\$ 635,946</b>	<b>23,606</b>	<b>\$ 2,084,755</b>	<b>\$ 1,620,586</b>	<b>44,709</b>	<b>48.7</b>	<b>\$ 3,647,829</b>	<b>\$ 2,834,174</b>
Cost to complete			\$ 96,486	\$ 74,135		\$ 128,767	\$ 112,907		\$ 1,225,141	\$ 999,998			\$ 1,450,344	\$ 1,187,040
Percent build to suit				25.3%			28.9%			45.9%				37.9%
Estimated weighted average yield														
U.S.				6.3%			6.2%			5.9%				6.1%
Other Americas							7.6%			7.1%				7.6%
Europe				6.2%			6.4%			6.1%				6.2%
Asia				6.8%			5.5%			6.2%				6.1%
Total				6.6%			6.2%			6.1%				6.3%
Annualized estimated NOI														\$177,138
Estimated weighted average stabilized cap rate														5.1%
Estimated development margin														19.5%
<b>Estimated value creation</b>														<b>\$552,806</b>

square feet and dollars in the usands

	Q3 2017				YTD			
	Square Feet		Acquisition Costs		Square Feet		Acquisition Costs	
	Owned and Managed	Prologis Share	Owned and Managed	Prologis Share	Owned and Managed	Prologis Share	Owned and Managed	Prologis Share
Prologis Wholly Owned	-	-	\$ -	\$ -	150	150	\$ 41,912	\$ 41,912
Prologis Targeted U.S. Logistics Fund	886	239	71,972	19,521	3,126	557	274,936	48,335
<b>Total U.S.</b>	<b>886</b>	<b>239</b>	<b>71,972</b>	<b>19,521</b>	<b>3,276</b>	<b>707</b>	<b>316,848</b>	<b>90,247</b>
Prologis Targeted Europe Logistics Fund	-	-	-	-	854	151	84,778	14,970
<b>Total Outside the U.S.</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>854</b>	<b>151</b>	<b>84,778</b>	<b>14,970</b>
<b>Total Third Party Building Acquisitions</b>	<b>886</b>	<b>239</b>	<b>\$ 71,972</b>	<b>\$ 19,521</b>	<b>4,130</b>	<b>858</b>	<b>\$ 401,626</b>	<b>\$ 105,217</b>
<b>Weighted average stabilized cap rate</b>				5.3%				5.6%

square feet and dollars in thousands

	Q3 2017				YTD			
	Square Feet		Sales Price		Square Feet		Sales Price	
	Owned and Managed	Prologis Share	Owned and Managed	Prologis Share	Owned and Managed	Prologis Share	Owned and Managed	Prologis Share
<b>Third-Party Building Dispositions</b>								
Prologis Wholly Owned	1,878	1,878	\$ 116,718	\$ 116,718	5,699	5,699	\$ 312,452	\$ 312,452
Prologis U.S. Logistics Venture	42	23	6,000	3,302	1,212	666	70,221	38,649
Prologis Targeted U.S. Logistics Fund	1,531	415	185,192	50,243	2,062	490	276,179	63,160
<b>Total U.S.</b>	<b>3,451</b>	<b>2,316</b>	<b>307,910</b>	<b>170,263</b>	<b>8,973</b>	<b>6,855</b>	<b>658,852</b>	<b>414,261</b>
<b>Total Other Americas</b>	-	-	-	-	-	-	-	-
Prologis Wholly Owned	-	-	-	-	957	957	60,244	60,244
Prologis Targeted Europe Logistics Fund	127	24	18,782	3,499	645	115	82,344	14,724
Prologis European Properties Fund II	-	-	-	-	1,901	593	104,483	32,601
Prologis European Logistics Partners	-	-	-	-	895	447	56,405	28,203
<b>Total Europe</b>	<b>127</b>	<b>24</b>	<b>18,782</b>	<b>3,499</b>	<b>4,398</b>	<b>2,112</b>	<b>303,476</b>	<b>135,772</b>
Prologis Wholly Owned	259	259	21,673	21,673	259	259	21,673	21,673
Nippon Prologis REIT	-	-	-	-	1,037	156	207,929	31,377
<b>Total Asia</b>	<b>259</b>	<b>259</b>	<b>21,673</b>	<b>21,673</b>	<b>1,296</b>	<b>415</b>	<b>229,602</b>	<b>53,050</b>
<b>Total Outside the U.S.</b>	<b>386</b>	<b>283</b>	<b>40,455</b>	<b>25,172</b>	<b>5,694</b>	<b>2,527</b>	<b>533,078</b>	<b>188,822</b>
<b>Total Third Party Building Dispositions</b>	<b>3,837</b>	<b>2,599</b>	<b>\$ 348,365</b>	<b>\$ 195,435</b>	<b>14,667</b>	<b>9,382</b>	<b>\$ 1,191,930</b>	<b>\$ 603,083</b>
<b>Building Contributions to Co-Investment Ventures</b>								
<b>Total U.S. (A)</b>	-	-	-	-	-	-	-	-
<b>Total Other Americas</b>	-	-	-	-	-	-	-	-
Europe Logistics Venture I	-	-	\$ -	\$ -	1,541	1,541	\$ 128,569	\$ 109,284
Prologis Targeted Europe Logistics Fund	1,547	1,547	135,934	110,610	2,144	2,144	173,314	141,350
Prologis European Properties Fund II	639	639	40,244	27,600	739	739	50,438	34,612
Prologis UK Logistics Venture	-	-	-	-	1,406	1,406	190,273	161,732
<b>Total Europe</b>	<b>2,186</b>	<b>2,186</b>	<b>176,178</b>	<b>138,210</b>	<b>5,830</b>	<b>5,830</b>	<b>542,594</b>	<b>446,978</b>
Nippon Prologis REIT	2,496	2,496	524,542	445,441	2,496	2,496	524,542	445,441
<b>Total Asia</b>	<b>2,496</b>	<b>2,496</b>	<b>524,542</b>	<b>445,441</b>	<b>2,496</b>	<b>2,496</b>	<b>524,542</b>	<b>445,441</b>
<b>Total Outside the U.S.</b>	<b>4,682</b>	<b>4,682</b>	<b>700,720</b>	<b>583,651</b>	<b>8,326</b>	<b>8,326</b>	<b>1,067,136</b>	<b>892,419</b>
<b>Total Building Dispositions and Contributions</b>	<b>8,519</b>	<b>7,281</b>	<b>\$ 1,049,085</b>	<b>\$ 779,086</b>	<b>22,993</b>	<b>17,708</b>	<b>\$ 2,259,066</b>	<b>\$ 1,495,502</b>
<b>Weighted average stabilized cap rate</b>				<b>4.8%</b>				<b>5.3%</b>
Land dispositions			17,031	13,370			53,133	48,299
Dispositions of other investments in real estate			287	274			21,269	20,174
Land and properties under development contributed to Prologis UK Logistics Venture			-	-			146,140	124,219
<b>Grand Total Dispositions and Contributions</b>			<b>\$ 1,066,403</b>	<b>\$ 792,730</b>			<b>\$ 2,479,608</b>	<b>\$ 1,688,194</b>



(A) During the third quarter, we contributed the NAIF portfolio of assets (totaling \$2.8 billion) to USLF for \$722 million in cash and the remainder, net of debt, in equity units. This transaction is not reflected in the table above.

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square feet and dollars in thousands, ordered by Prologis share of NOI (% of the operating portfolio)

	Acres			Current Book Value		
	Owned and Managed	Prologis Share	Estimated Build Out (sq ft)	Owned and Managed	Prologis Share	% of Total
Southern California	165	161	3,279	\$ 44,743	\$ 42,896	3.2
New Jersey/New York Cty	119	97	1,364	47,274	39,250	3.0
San Francisco Bay Area	-	-	-	-	-	0.0
Chicago	249	243	4,591	19,451	18,899	1.4
Dallas/Ft. Worth	64	64	1,506	14,625	14,625	1.1
Central & Eastern PA	29	29	399	7,843	7,843	0.6
South Florida	194	193	3,678	124,479	124,253	9.4
Atlanta	130	130	1,655	6,084	6,084	0.5
Seattle	9	9	382	13,789	13,789	1.0
Central Valley	1,051	1,051	21,565	89,082	89,082	6.8
Houston	185	173	2,855	16,341	14,699	1.1
Baltimore/Washington	41	41	480	11,344	11,344	0.9
Las Vegas	62	62	1,151	13,228	13,228	1.0
Denver	53	53	913	20,853	20,853	1.6
Remaining U.S. markets (16 markets)	322	315	4,899	27,672	26,859	2.0
<b>Total U.S.</b>	<b>2,673</b>	<b>2,621</b>	<b>48,717</b>	<b>456,808</b>	<b>443,704</b>	<b>33.6</b>
Mexico	627	619	12,029	173,925	171,995	13.0
Canada	159	159	3,185	44,430	44,430	3.4
Brazil	531	490	11,950	167,071	151,967	11.5
<b>Total Other Americas</b>	<b>1,317</b>	<b>1,268</b>	<b>27,164</b>	<b>385,426</b>	<b>368,392</b>	<b>27.9</b>
United Kingdom	294	177	4,651	208,606	104,202	7.9
France	281	218	5,461	51,682	38,097	2.9
Germany	54	48	931	15,761	14,414	1.1
Poland	513	480	9,539	60,400	52,429	4.0
Netherlands	39	39	1,154	24,370	24,370	1.9
Spain	111	92	2,917	43,295	38,014	2.9
Czech Republic	141	137	2,760	25,781	24,333	1.8
Italy	91	79	2,053	12,264	8,939	0.7
Remaining European countries (4 countries)	596	574	10,599	64,563	62,275	4.7
<b>Total Europe</b>	<b>2,120</b>	<b>1,844</b>	<b>40,065</b>	<b>506,682</b>	<b>367,073</b>	<b>27.9</b>
Japan	84	84	5,110	132,114	132,114	10.0
China	125	19	4,644	54,559	8,184	0.6
Singapore	-	-	-	-	-	0.0
<b>Total Asia</b>	<b>209</b>	<b>103</b>	<b>9,754</b>	<b>186,673</b>	<b>140,298</b>	<b>10.6</b>
<b>Total Outside the U.S.</b>	<b>3,646</b>	<b>3,215</b>	<b>76,983</b>	<b>1,078,781</b>	<b>875,763</b>	<b>66.4</b>
<b>Total Land Portfolio</b>	<b>6,319</b>	<b>5,836</b>	<b>125,700</b>	<b>\$ 1,535,589</b>	<b>\$ 1,319,467</b>	<b>100.0</b>



dollars in thousands	Acres			Current Book Value		
	Owned and Managed	Prologis Share	% of Total	Owned and Managed	Prologis Share	% of Total
Central	596	580	9.9	\$ 54,706	\$ 52,514	4.0
East	650	628	10.8	215,769	207,520	15.7
West	1,427	1,413	24.2	186,333	183,670	13.9
<b>Total U.S.</b>	<b>2,673</b>	<b>2,621</b>	<b>44.9</b>	<b>456,808</b>	<b>443,704</b>	<b>33.6</b>
Mexico	627	619	10.6	173,925	171,995	13.0
Canada	159	159	2.7	44,430	44,430	3.4
Brazil	531	490	8.4	167,071	151,967	11.5
<b>Total Other Americas</b>	<b>1,317</b>	<b>1,268</b>	<b>21.7</b>	<b>385,426</b>	<b>368,392</b>	<b>27.9</b>
Central Europe	1,202	1,146	19.6	135,657	124,590	9.5
Northern Europe	141	133	2.3	55,217	53,230	4.0
Southern Europe	483	388	6.7	107,202	85,051	6.5
United Kingdom	294	177	3.0	208,606	104,202	7.9
<b>Total Europe</b>	<b>2,120</b>	<b>1,844</b>	<b>31.6</b>	<b>506,682</b>	<b>367,073</b>	<b>27.9</b>
Japan	84	84	1.5	132,114	132,114	10.0
China	125	19	0.3	54,559	8,184	0.6
<b>Total Asia</b>	<b>209</b>	<b>103</b>	<b>1.8</b>	<b>186,673</b>	<b>140,298</b>	<b>10.6</b>
<b>Total Outside the U.S.</b>	<b>3,646</b>	<b>3,215</b>	<b>55.1</b>	<b>1,078,781</b>	<b>875,763</b>	<b>66.4</b>
<b>Total Land Portfolio</b>	<b>6,319</b>	<b>5,836</b>	<b>100.0</b>	<b>\$ 1,535,589</b>	<b>\$ 1,319,467</b>	<b>100.0</b>
Estimated build out of land portfolio (in TEI)				\$ 9,100,000	\$ 8,300,000	
Estimated build out of other land (in TEI) (A)				1,700,000	1,600,000	
<b>Total</b>				<b>\$ 10,800,000</b>	<b>\$ 9,900,000</b>	

Land Roll Forward - Prologis Share	U.S.	Other Americas	Europe	Asia	Total
<b>As of June 30, 2017</b>	\$ 417,079	\$ 296,514	\$ 367,238	\$ 99,908	\$ 1,180,739
Acquisitions	1,322	67,619	38,831	54,596	162,368
Dispositions	(2,051)	(1,182)	(4,985)	(5,727)	(13,945)
Development starts	(14,160)	(11,225)	(49,194)	(15,555)	(90,134)
Infrastructure costs	13,876	10,291	2,669	7,122	33,958
Effect of changes in foreign exchange rates and other	27,638	6,375	12,514	(46)	46,481
<b>As of September 30, 2017</b>	<b>\$ 443,704</b>	<b>\$ 368,392</b>	<b>\$ 367,073</b>	<b>\$ 140,298</b>	<b>\$ 1,319,467</b>



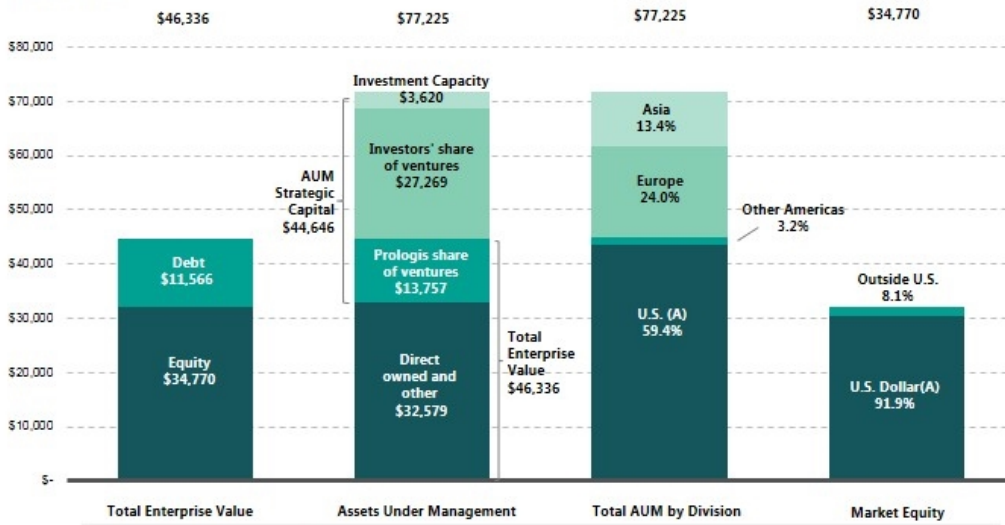
(A) Amounts include approximately 1,600 acres that we currently control through options, ground leases, unconsolidated joint ventures and other contractual arrangements.

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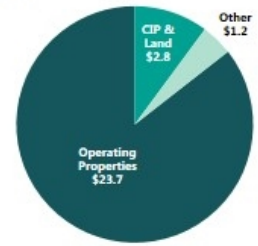
# Capitalization Overview

3Q 2017 Supplemental

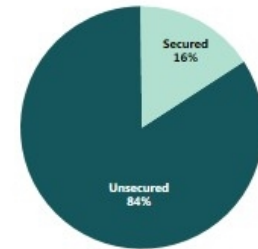
## Assets Under Management (dollars in millions)



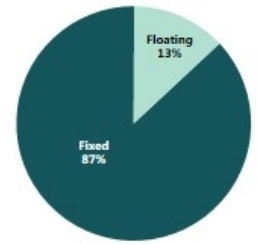
## Unencumbered Assets – Prologis Share (in billions)



## Secured & Unsecured Debt - Prologis Share



## Fixed vs. Floating Debt - Prologis Share



Prologis Share - Debt Metrics (B)		
	September 30, 2017	June 30, 2017
Debt as % of gross real estate assets*	33.7%	37.3%
Debt as % of gross market capitalization*	23.9%	27.4%
Secured debt as % of gross real estate assets*	5.8%	8.2%
Unencumbered gross real estate assets to unsecured debt*	284.1%	273.1%
Fixed charge coverage ratio*	6.77x	6.02x
Fixed charge coverage ratio, excluding development gains*	5.64x	5.29x
Debt/Adjusted EBITDA*	4.33x	4.94x
Debt/Adjusted EBITDA, excluding development gains*	5.19x	5.62x
Weighted average interest rate	3.1%	3.0%
Weighted average remaining maturity in years	5.3	5.3
Credit Ratings at September 30, 2017 (C)		
Moody's	A3 (Outlook Stable)	
Standard & Poor's	A- (Outlook Stable)	

\* This is a non-GAAP financial measure. Please see our Notes and Definitions for detailed calculation.

(A) Mexico is included in the U.S. as it is U.S. dollar functional.

(B) These calculations are included in the Notes and Definitions section, and are not calculated in accordance with the applicable SEC rules.

(C) 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 organization.



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dollars in thousands

Maturity	Unsecured			Secured Mortgage	Total	% Ownership	Wtd. Avg. Interest Rate	% Fixed
	Senior	Credit Facilities	Other (A)					
2017	\$ -	\$ -	\$ 453	\$ 3,180	\$ 3,633	82%	4.4%	100%
2018	175,000	-	934	404,668	580,602	82%	3.7%	100%
2019	-	-	1,013	446,324	447,337	86%	5.5%	89%
2020	910,437	-	1,077	12,401	923,915	100%	2.4%	100%
2021	1,326,420	-	910	14,804	1,342,134	100%	2.3%	100%
2022	826,420	-	605,170	10,815	1,442,405	100%	2.4%	58%
2023	850,000	-	921,982	33,866	1,805,848	100%	3.0%	66%
2024	826,420	-	874	133,551	960,845	100%	4.1%	100%
2025	750,000	-	950	145,671	896,621	100%	4.0%	100%
2026	590,300	-	591	1,232	592,123	100%	3.1%	100%
2027	-	-	64,630	1,169	65,799	99%	1.0%	100%
Thereafter	669,441	-	47,690	-	717,131	100%	2.2%	100%
<b>Subtotal</b>	<b>6,924,438</b>	<b>-</b>	<b>1,646,274</b>	<b>1,207,681</b>	<b>9,778,393</b>	<b>98%</b>	<b>3.0%</b>	<b>87%</b>
Unamortized net premiums (discounts)	(22,100)	-	-	8,554	(13,546)			
Unamortized finance costs	(28,230)	-	(11,592)	(3,960)	(43,782)			
<b>Total consolidated debt, net of premium (discount)</b>	<b>\$ 6,874,108</b>	<b>\$ -</b>	<b>\$ 1,634,682</b>	<b>\$ 1,212,275</b>	<b>\$ 9,721,065</b>			
Weighted average interest rate	3.1%	-	1.5%	4.7%	3.0%			
Weighted average remaining maturity in years	5.8	-	5.7	3.1	5.5			

Prologis debt by local currency									Liquidity	
	Senior	Credit Facilities	Other	Secured Mortgage	Total	Investment Hedges (B)	Total	% of Total		
Dollars	\$ 2,371,291	\$ -	\$ 172,314	\$ 1,054,622	\$ 3,598,227	\$ (563,918)	\$ 3,034,309	31%	Aggregate lender commitments- GLOC and revolver	\$ 3,476,497
Euro	3,748,555	-	-	-	3,748,555	167,427	3,915,982	41%	Less:	
GBP	664,993	-	-	-	664,993	128,852	793,845	8%	Borrowings outstanding	-
Yen	89,269	-	1,165,459	-	1,254,728	133,183	1,387,911	14%	Outstanding letters of credit	38,437
CAD	-	-	296,909	157,653	454,562	134,456	589,018	6%	Current availability- credit facilities	3,438,060
Other	-	-	-	-	-	-	-	0%	Cash and cash equivalents	568,726
<b>Total Debt</b>	<b>\$ 6,874,108</b>	<b>\$ -</b>	<b>\$ 1,634,682</b>	<b>\$ 1,212,275</b>	<b>\$ 9,721,065</b>	<b>\$ -</b>	<b>\$ 9,721,065</b>	<b>100%</b>	<b>Total Liquidity</b>	<b>\$ 4,006,786</b>

- (A) The maturity of certain term loan debt (\$160 million) is reflected at the extended maturity date as the extension is at our option.
- (B) We manage our exposure to changes in foreign currency exchange rates using foreign currency forward contracts, including those that are accounted for as net investment hedges, to economically reduce our exposure to fluctuations in foreign currency rates. The effect is reflected in the table under Investment Hedges. See also page 28 for our net equity exposure by currency.

dollars in thousands										
Maturity	Noncontrolling Interests					Prologis Share of Unconsolidated Co-Investment Ventures				
	Unsecured	Secured	Total	Wtd. Avg. Interest Rate	% Fixed	Unsecured (B)	Secured	Total	Wtd. Avg. Interest Rate	% Fixed
2017	\$ -	\$ 647	\$ 647	2.8%	100%	\$ -	\$ 1,510	\$ 1,510	4.6%	91%
2018	-	106,618	106,618	2.8%	100%	155,447	106,109	261,556	2.9%	97%
2019	-	64,288	64,288	2.8%	65%	70,773	80,953	151,726	3.1%	43%
2020	-	2,853	2,853	3.0%	100%	211,263	186,177	397,440	4.2%	95%
2021	-	376	376	3.5%	100%	85,861	196,142	282,003	3.8%	99%
2022	-	389	389	3.5%	100%	327,539	92,931	420,470	3.3%	68%
2023	-	402	402	3.5%	100%	39,009	103,669	142,678	2.2%	100%
2024	-	416	416	3.5%	100%	91,875	22,121	113,996	2.9%	97%
2025	-	430	430	3.5%	100%	142,518	1,397	143,915	1.7%	100%
2026	-	445	445	3.5%	100%	31,234	46,376	77,610	3.2%	99%
2027	-	422	422	3.5%	100%	34,583	-	34,583	0.8%	100%
Thereafter	-	-	-	-	-	1,340	-	1,340	0.9%	100%
<b>Subtotal</b>	<b>\$ -</b>	<b>\$ 177,286</b>	<b>\$ 177,286</b>	<b>2.8%</b>	<b>87%</b>	<b>\$ 1,191,442</b>	<b>\$ 837,385</b>	<b>\$ 2,028,827</b>	<b>3.2%</b>	<b>87%</b>
Unamortized net premiums (discounts)	-	1,620	1,620			(966)	6,693	5,727		
Unamortized finance costs	-	(51)	(51)			(7,837)	(2,464)	(10,301)		
<b>Noncontrolling interests share and Prologis share of unconsolidated debt</b>	<b>\$ -</b>	<b>\$ 178,855</b>	<b>\$ 178,855</b>			<b>\$ 1,182,639</b>	<b>\$ 841,614</b>	<b>\$ 2,024,253</b>		
Weighted average interest rate	-	2.8%	2.8%			2.8%	3.8%	3.2%		
Weighted average remaining maturity in years	-	1.2	1.2			4.3	3.6	4.0		

Noncontrolling interests share and Prologis share of unconsolidated debt by local currency											
	Noncontrolling Interests				Prologis Share of Unconsolidated Co-Investment Ventures				Investment Hedges (C)		
	Unsecured	Secured	Total	% of Total	Unsecured (B)	Secured	Total	Total	Total	% of Total	
Dollars	\$ -	\$ 178,855	\$ 178,855	100%	\$ 536,453	\$ 575,043	\$ 1,111,496	\$ (125,305)	\$ 986,191	49%	
Euro	-	-	-	-	389,080	122,333	511,413	94,260	605,673	30%	
GBP	-	-	-	-	-	126,113	126,113	-	126,113	6%	
Yen	-	-	-	-	257,106	-	257,106	-	257,106	13%	
CAD	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	18,125	18,125	31,045	49,170	2%	
<b>Total Debt</b>	<b>\$ -</b>	<b>\$ 178,855</b>	<b>\$ 178,855</b>	<b>100%</b>	<b>\$ 1,182,639</b>	<b>\$ 841,614</b>	<b>\$ 2,024,253</b>	<b>\$ -</b>	<b>\$ 2,024,253</b>	<b>100%</b>	

- (A) Refer to Notes and Definitions under Non-GAAP Pro-Rata Financial Information for further explanation on how these amounts are calculated.
- (B) The maturity of certain unsecured debt (Prologis share \$319 million) is reflected at the extended maturity date as the extension is at the entity's option.
- (C) We manage our exposure to changes in foreign currency exchange rates using foreign currency forward contracts, including those that are accounted for as net investment hedges, to economically reduce our exposure to fluctuations in foreign currency rates. The effect is reflected in the table under Investment Hedges. See also page 28 for our net equity exposure by currency.





in the usdands, except for percentages and per square foot


Operating							
	Square Feet	Gross Book Value	GBV per Sq Ft	Adjusted Cash NOI (Actual)*	Adjusted Cash NOI (Pro Forma)*	Annualized Adjusted Cash NOI*	Percent Occupied
<b>Consolidated Operating Portfolio</b>							
U.S.	237,892	\$ 17,629,002	\$ 74	\$ 302,955	\$ 302,955	\$ 1,211,820	97.7%
Other Americas	16,862	1,337,867	79	17,181	17,181	68,724	90.5%
Europe	8,410	513,103	61	8,568	8,568	34,272	96.4%
Asia	4,519	519,591	115	6,309	6,309	25,236	86.1%
Pro forma adjustments for mid-quarter acquisitions/development completions					7,037	28,148	
<b>Total consolidated operating portfolio</b>	<b>267,683</b>	<b>19,999,563</b>	<b>75</b>	<b>335,013</b>	<b>342,050</b>	<b>1,368,200</b>	<b>97.0%</b>
<b>Unconsolidated Operating Portfolio</b>							
U.S.	23,839	2,018,335	85	31,174	31,174	124,696	97.1%
Other Americas	15,956	947,135	59	19,102	19,102	76,408	96.4%
Europe	58,293	4,495,745	77	73,404	73,404	293,616	95.1%
Asia	6,035	875,890	145	10,548	10,548	42,192	95.2%
Pro forma adjustments for mid-quarter acquisitions/development completions					2,058	8,232	
<b>Total unconsolidated operating portfolio</b>	<b>104,123</b>	<b>8,337,105</b>	<b>80</b>	<b>134,228</b>	<b>136,286</b>	<b>545,144</b>	<b>95.7%</b>
<b>Total Operating Portfolio</b>	<b>371,806</b>	<b>\$ 28,336,668</b>	<b>\$ 76</b>	<b>\$ 469,241</b>	<b>\$ 478,336</b>	<b>\$ 1,913,344</b>	<b>96.6%</b>
Development							
	Square Feet	Investment Balance	TEI	TEI per Sq Ft		Annualized Estimated NOI	Percent Occupied
<b>Consolidated Prestabilized</b>							
U.S.	4,127	\$ 245,899	\$ 299,060	\$ 72		\$ 18,958	37.9%
Other Americas	1,417	80,313	93,943	66		7,659	18.1%
Europe	1,850	115,023	135,810	73		8,409	45.0%
Asia	-	-	-	-		-	0.0%
							<b>35.9%</b>
<b>Properties under development</b>							
U.S.	8,193	438,028	793,497	97		47,455	
Other Americas	2,307	49,609	167,033	72		12,063	
Europe	6,628	237,389	528,825	80		32,623	
Asia	4,199	305,512	668,937	159		39,629	
<b>Total consolidated development portfolio</b>	<b>28,721</b>	<b>1,471,873</b>	<b>2,687,105</b>	<b>94</b>		<b>\$ 166,796</b>	
<b>Unconsolidated</b>							
U.S.	81	577	2,713	33		\$ 165	
Other Americas	-	-	-	-		-	
Europe	351	17,041	27,894	79		1,847	
Asia	2,027	75,607	116,462	57		8,330	
<b>Total unconsolidated development portfolio</b>	<b>2,459</b>	<b>93,225</b>	<b>147,069</b>	<b>60</b>		<b>\$ 10,342</b>	
<b>Total Development Portfolio</b>	<b>31,180</b>	<b>\$ 1,565,098</b>	<b>\$ 2,834,174</b>	<b>\$ 91</b>		<b>\$ 177,138</b>	
Prologis share of estimated value creation (see Capital Deployment - Development Portfolio)		552,806					
<b>Total development portfolio, including estimated value creation</b>		<b>\$ 2,117,904</b>					



\* This is a non-GAAP financial measure. Please see our Notes and Definitions for further explanation.

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In thousands			
Balance Sheet and Other Items			
		As of September 30, 2017	
<b>Consolidated</b>			
<b>Other assets</b>			
Cash and cash equivalents	\$		568,726
Restricted cash			1,998
Accounts receivable, prepaid assets and other tangible assets			783,746
Other real estate investments and assets held for sale			565,313
Prologis share of value added operating properties			138,420
Prologis receivable from unconsolidated co-investment ventures			195,157
Investments in and advances to other unconsolidated joint ventures			253,205
Less: noncontrolling interests share of other assets			(67,987)
<b>Total other assets</b>	<b>\$</b>		<b>2,438,518</b>
<b>Other liabilities</b>			
Accounts payable and other current liabilities	\$		707,049
Deferred income taxes			63,174
Value added tax and other tax liabilities			16,812
Tenant security deposits			210,404
Other liabilities			353,323
Less: noncontrolling interests share of other liabilities			(55,119)
<b>Total liabilities</b>	<b>\$</b>		<b>1,295,643</b>
<b>Unconsolidated</b>			
Prologis share of net tangible other assets	\$		247,951
<b>Land</b>			
Current book value of land	\$		1,313,268
Less: noncontrolling interests share of the current book value of land			(23,943)
Prologis share of book value of land in unconsolidated co-investment ventures			30,142
<b>Total land portfolio</b>	<b>\$</b>		<b>1,319,467</b>
<b>Strategic Capital / Development Management</b>			
		<b>Third Quarter</b>	<b>Annualized</b>
<b>Strategic Capital</b>			
Third party share of asset management fees from consolidated and unconsolidated co-investment ventures	\$	35,052	\$ 140,208
Third party share of other transactional fees from consolidated and unconsolidated co-investment ventures (trailing 12 months)		8,278	29,721
Strategic capital expenses for asset management and other transactional fees (annualized based on estimated 12 months)		(18,997)	(65,939)
<b>Total strategic capital</b>	<b>\$</b>	<b>24,333</b>	<b>\$ 103,990</b>
Promotes, net of cash expenses (trailing 12 months)	\$	-	\$ 110,745
Development management income (trailing 12 months)	\$	3,650	\$ 21,545
<b>Debt (at par) and Preferred Stock</b>			
<b>Debt</b>			
Prologis debt	\$		9,778,393
Noncontrolling interests share of consolidated debt			(177,286)
Prologis share of unconsolidated co-investment ventures debt			2,028,827
<b>Total debt</b>			11,629,934
Preferred stock			78,235
<b>Total debt and preferred stock</b>	<b>\$</b>		<b>11,708,169</b>
Outstanding shares of common stock and limited operating partnership units			546,630



# Notes and Definitions

Please refer to our annual and quarterly financial statements filed with the Securities and Exchange Commission on Forms 10-K and 10-Q and other public reports for further information about us and our business. Certain amounts from previous periods presented in the Supplemental Information have been reclassified to conform to the current presentation.

**Acquisition Costs**, as presented for building acquisitions, represents economic cost. This amount includes the building purchase price plus 1) transaction closing costs, 2) due diligence costs, 3) immediate capital expenditures (including two years of property improvements and all leasing commissions and tenant improvements required to stabilize the property), 4) the effects of marking assumed debt to market and 5) the net present value of free rent, if applicable.

**Adjusted EBITDA**. We use Adjusted EBITDA, a non-Generally Accepted Accounting Principles ("GAAP") financial measure, as a measure of our operating performance. The most directly comparable GAAP measure to Adjusted EBITDA is net earnings.

We calculate Adjusted EBITDA beginning with consolidated net earnings attributable to common stockholders and removing the effect of: interest expense, income taxes, depreciation and amortization, impairment charges, third party acquisition expenses related to the acquisition of real estate, gains or losses from the disposition of investments in real estate (excluding development properties and land), gains from the revaluation of equity investments upon acquisition of a controlling interest, gains or losses on early extinguishment of debt and derivative contracts (including cash charges), similar adjustments we make to our FFO measures (see definition below), and other items, such as, stock based compensation and unrealized gains or losses on foreign currency and derivatives. We also include a pro forma adjustment to reflect a full period of NOI on the operating properties we acquire or stabilize during the quarter and remove NOI on properties we dispose of during the quarter, to assume all transactions occurred at the beginning of the quarter. The pro forma adjustment also includes economic ownership changes in our ventures to reflect the full quarter at the new ownership percentage.

We believe Adjusted EBITDA provides investors relevant and useful information because it permits investors to view our operating performance, analyze our ability to meet interest payment obligations and make quarterly preferred stock dividends on an unleveraged basis before the effects of income tax, non-cash depreciation and amortization expense, gains and losses on the disposition of non-development properties and other items (outlined above), that affect comparability. While all items are not infrequent or unusual in nature, these items may result from market fluctuations that can have inconsistent effects on our results of operations. The economics underlying these items reflect market and financing conditions in the short-term but can obscure our performance and the value of our long-term investment decisions and strategies.

While we believe Adjusted EBITDA is an important measure, it should not be used alone because it excludes significant components of net earnings, such as our historical cash expenditures or future cash requirements for working capital, capital expenditures, distribution requirements, contractual commitments or interest and principal payments on our outstanding debt and is therefore limited as an analytical tool.

Our computation of Adjusted EBITDA may not be comparable to EBITDA reported by other companies in both the real estate industry and other industries. We compensate for the limitations of Adjusted EBITDA by providing investors with financial statements prepared according to GAAP, along with this detailed discussion of Adjusted EBITDA and a reconciliation to Adjusted EBITDA from consolidated net earnings attributable to common stockholders.

**Adjusted Cash NOI (Actual)** is a non-GAAP financial measure and is a component of Net Asset Value ("NAV"). It is used to assess the operating performance of our properties and enables both management and investors to estimate the fair value of our operating portfolio. A reconciliation of our rental income and rental expenses included in our Statement of Operations to Adjusted Cash NOI for the consolidated operating portfolio is as follows (in thousands):

Rental revenues	\$ 531,182
Rental expenses	(128,735)
NOI	402,447
Net termination fees and adjustments (a)	(2,173)
Less: actual NOI for development portfolio and other	(13,196)
Less: property management fees	(5,288)
Less: properties contributed or sold (b)	(4,393)
Less: noncontrolling interests share of NOI	(42,088)
<b>Prologis share of adjusted NOI for consolidated operating portfolio at Sept 30, 2017</b>	<b>335,319</b>
Straight-line rents (c)	(13,595)
Free rent (c)	14,871
Amortization of lease intangibles (d)	758
Effect of foreign currency exchange (d)	(352)
Less: noncontrolling interests and other	(1,988)
<b>Third Quarter Adjusted Cash NOI (Actual)</b>	<b>\$ 335,013</b>

(a) Net termination fees generally represent the gross fee negotiated at the time a customer is allowed to terminate its lease agreement offset by that customer's rent leveling asset or liability, if any, that has been previously recognized. Removing the net termination fees from rental income allows for the calculation of Adjusted Cash NOI (Pro forma) to include only rental income that is indicative of the property's recurring operating performance.

(b) Actual NOI for properties that were contributed or sold during the three-month period is removed.

(c) Straight-lined rents, free rent and amortization of lease intangibles (above and below market leases) are removed from the rental income of our Operating Portfolio to allow for the calculation of a cash yield.

(d) Actual NOI and related adjustments are calculated in local currency and translated at the period end rate to allow for consistency with other assets and liabilities as of the reporting date.

**Adjusted Cash NOI (Pro forma)** is a non-GAAP financial measure and consists of Adjusted Cash NOI (Actual) for the properties in our Operating Portfolio adjusted to reflect NOI for a full quarter for operating properties that were acquired or stabilized during the quarter.

**Annualized Estimated NOI** for the properties in our Development Portfolio is based on current Total Expected Investment multiplied by the estimated weighted average stabilized yield.

**Asset Management Fees** represents the third party share of asset management and transactional fees from both consolidated and unconsolidated co-investment ventures.

**Assets Under Management ("AUM")** represents the estimated fair value of the real estate we own or manage through both our consolidated and unconsolidated entities. We calculate AUM by adding the third party investors' share of the estimated fair value of the assets in the co-investment ventures to our share of total market capitalization (calculated using the market price of our equity plus our share of total debt).

**Business Line Reporting** is a non-GAAP financial measure. Core FFO and development gains are generated by our three lines of business: (i) real estate operations; (ii) strategic capital; and (iii) development. The real estate operations line of business represents total Prologis Core FFO, less the amount allocated to the Strategic Capital line of business. The amount of Core FFO allocated to the Strategic Capital line of business represents the Asset Management Fees we earn from our consolidated and unconsolidated Co-Investment Ventures less costs directly associated to our strategic capital group, plus development management income. Realized development gains include our share of gains on dispositions of development properties and land, net of taxes. To calculate the per share amount, the amount generated by each line of business is divided by the weighted average diluted common shares outstanding used in our Core FFO per share calculation. Management believes evaluating our results by line of business is a useful supplemental measure of our operating performance because it helps the investing public compare the operating performance of Prologis' respective businesses to other companies' comparable businesses. Prologis' computation of FFO by line of business may not be comparable to that reported by other real estate investment trusts as they may use different methodologies in computing such measures.



Calculation of Per Share Amounts

In thousands, except per share amount	Three Months Ended Sep. 30,		Nine Months Ended Sep. 30,	
	2017	2016	2017	2016
<b>Net earnings</b>				
Net earnings	\$ 876,218	\$ 279,255	\$ 1,346,416	\$ 762,679
Noncontrolling interest attributable to exchangeable limited partnership units	24,362	7,713	38,127	24,479
<b>Adjusted net earnings - Diluted</b>	<b>\$ 900,580</b>	<b>\$ 286,968</b>	<b>\$ 1,384,543</b>	<b>\$ 787,158</b>
Weighted average common shares outstanding - Basic	531,288	527,268	530,036	525,462
Incremental weighted average effect on exchange of limited partnership units	15,641	14,568	16,150	17,156
Incremental weighted average effect of equity awards	7,234	5,344	5,432	2,610
<b>Weighted average common shares outstanding - Diluted</b>	<b>554,163</b>	<b>547,200</b>	<b>551,618</b>	<b>545,228</b>
<b>Net earnings per share - Basic</b>	<b>\$ 1.65</b>	<b>\$ 0.53</b>	<b>\$ 2.54</b>	<b>\$ 1.45</b>
<b>Net earnings per share - Diluted</b>	<b>\$ 1.63</b>	<b>\$ 0.52</b>	<b>\$ 2.51</b>	<b>\$ 1.44</b>
<b>Core FFO</b>				
Core FFO	\$ 369,730	\$ 402,153	\$ 1,177,886	\$ 1,055,711
Noncontrolling interest attributable to exchangeable limited partnership units	572	1,088	2,488	3,282
<b>Core FFO - Diluted</b>	<b>\$ 370,302</b>	<b>\$ 403,241</b>	<b>\$ 1,180,374</b>	<b>\$ 1,059,000</b>
Weighted average common shares outstanding - Basic	531,288	527,268	530,036	525,462
Incremental weighted average effect on exchange of limited partnership units	15,641	16,233	16,150	17,156
Incremental weighted average effect of equity awards	7,234	5,344	5,432	2,610
<b>Weighted average common shares outstanding - Diluted</b>	<b>554,163</b>	<b>548,865</b>	<b>551,618</b>	<b>545,228</b>
<b>Core FFO per share - Diluted</b>	<b>\$ 0.67</b>	<b>\$ 0.73</b>	<b>\$ 2.14</b>	<b>\$ 1.94</b>

**Debt Covenants** are calculated in accordance with the respective debt agreements and may be different than other covenants or metrics presented. They are not calculated in accordance with the applicable Securities Exchange Commission rules. Please refer to the respective agreements for full financial covenant descriptions. Debt covenants as of the period end were as follows:

dollars in thousands	Indenture		Global Line	
	Covenant	Actual	Covenant	Actual
Leverage ratio	< 60%	29.3%	< 60%	24.7%
Fixed charge coverage ratio	> 1.5x	8.31x	> 1.5x	7.86x
Secured debt leverage ratio	< 40%	3.6%	< 40%	3.2%
Unencumbered asset to unsecured debt ratio	> 150%	291.8%	N/A	N/A
Unencumbered debt service coverage ratio	N/A	N/A	> 150%	1085.1%

**Debt Metrics.** We evaluate the following debt metrics to monitor the strength and flexibility of our capital structure and evaluate the performance of our management. Investors can utilize these metrics to make a determination about our ability to service or refinance our debt. See below for the calculations.

dollars in thousands	Three Months Ended	
	Sep. 30, 2017	Jun. 30, 2017
<b>Debt as a % of gross real estate assets:</b>		
Consolidated debt - at par	\$ 9,778,293	\$ 11,125,473
Less: noncontrolling interests share of consolidated debt - at par	(177,286)	(177,896)
Prologis share of unconsolidated entities debt - at par	2,028,827	1,549,407
Total Prologis share of debt - at par	11,629,834	12,496,984
Less: Prologis share of outstanding foreign currency derivatives	3,233	(3,715)
Less: consolidated cash and cash equivalents	(568,726)	(271,354)
Add: consolidated cash and cash equivalents - third party share	16,772	17,813
Less: unconsolidated entities cash - Prologis share	(198,455)	(135,324)
Total Prologis share of debt, net of adjustments	\$ 10,882,758	\$ 12,104,404
Gross real estate assets - consolidated	26,762,604	28,393,787
Less: gross real estate assets - noncontrolling interests	(2,939,154)	(2,941,307)
Gross real estate assets - Prologis share of unconsolidated entities	8,485,736	7,012,546
Gross real estate assets - Prologis share	\$ 32,309,186	\$ 32,465,026
<b>Debt as a % of gross real estate assets</b>	<b>33.7%</b>	<b>37.3%</b>
<b>Debt as a % of gross market capitalization:</b>		
Total Prologis share of debt, net of adjustments	\$ 10,882,758	\$ 12,104,404
Total outstanding common stock and limited partnership units	546,630	545,891
Share price at quarter end	\$ 63.46	\$ 58.64
Total equity capitalization	\$ 34,689,140	\$ 32,011,048
Total Prologis share of debt, net of adjustments	10,882,758	12,104,405
Gross market capitalization	\$ 45,571,898	\$ 44,115,453
<b>Debt as a % of gross market capitalization</b>	<b>23.9%</b>	<b>27.4%</b>
<b>Secured debt as a % of gross real estate assets:</b>		
Consolidated secured debt - at par	\$ 1,207,681	\$ 2,366,622
Less: noncontrolling interests share of secured debt - at par	(177,286)	(177,896)
Prologis share of unconsolidated entities secured debt - at par	837,285	473,257
Prologis share of secured debt - at par	\$ 1,867,780	\$ 2,661,983
Gross real estate assets - Prologis share	\$ 32,309,186	\$ 32,465,026
<b>Secured debt as a % of gross real estate assets</b>	<b>5.8%</b>	<b>8.2%</b>
<b>Unencumbered gross real estate assets to unsecured debt:</b>		
Consolidated unencumbered gross real estate assets	\$ 23,778,008	\$ 23,441,521
Less: unencumbered gross real estate assets - noncontrolling interests	(2,578,283)	(2,578,972)
Unencumbered gross real estate assets - Prologis share of unconsolidated entities	6,534,930	5,997,764
Unencumbered gross real estate assets - Prologis share	\$ 27,734,655	\$ 26,860,313
Consolidated unsecured debt - at par	8,570,712	8,758,851
Less: noncontrolling interests share of unsecured debt - at par	-	-
Prologis share of unconsolidated entities unsecured debt - at par	1,191,442	1,076,150
Prologis share of unsecured debt - at par	\$ 9,762,154	\$ 9,835,001
<b>Unencumbered gross real estate assets to unsecured debt</b>	<b>284.1%</b>	<b>273.1%</b>

	Three Months Ended	
	Sep. 30, 2017	Jun. 30, 2017
<b>Fixed Charge Coverage ratio:</b>		
Adjusted EBITDA	\$ 664,777	\$ 637,398
Adjusted EBITDA-annualized including development gains excluding promote (a)	\$ 2,403,078	\$ 2,267,681
Net promotes for the trailing twelve months	110,745	184,134
Adjusted EBITDA-annualized	\$ 2,513,823	\$ 2,452,015
Pro forma adjustment annualized	(14,076)	(2,828)
Adjusted EBITDA, including NOI from disposed properties, annualized	\$ 2,499,747	\$ 2,449,187
Interest expense	\$ 64,190	\$ 75,154
Amortization and write-off of deferred loan costs	(3,926)	(3,800)
Amortization of debt premium, net	1,066	5,340
Capitalized interest	13,551	13,325
Preferred stock dividends	1,675	1,674
Noncontrolling interests share of consolidated fixed charges	(1,742)	(2,477)
Prologis share of fixed charges from unconsolidated entities	17,443	12,221
Total fixed charges	\$ 92,257	\$ 101,637
Total fixed charges, annualized	\$ 369,028	\$ 406,548
<b>Fixed charge coverage ratio</b>	<b>6.77</b>	<b>6.02</b>
<b>Debt to Adjusted EBITDA:</b>		
Total Prologis share of debt, net of adjustments	\$ 10,882,758	\$ 12,104,404
Adjusted EBITDA-annualized	\$ 2,513,823	\$ 2,452,015
<b>Debt to Adjusted EBITDA ratio</b>	<b>4.33</b>	<b>4.94</b>

(a) Prologis share of gains on dispositions of development properties for the rolling 12 month period was \$417.2 million and \$300.1 million for the current quarter and the previous quarter, respectively.

**Development Portfolio** includes industrial properties that are under development and properties that are developed but have not met Stabilization.

**Estimated Build Out (TEI and sq ft)** represents the estimated TEI and finished square feet available for lease upon completion of an industrial building on existing parcels of land.

**Estimated Development Margin** is calculated on developed properties as the Estimated Value Creation less estimated closing costs and taxes, if any, on properties expected to be sold or contributed, divided by the TEI.

**Estimated Value Creation** represents the value that we expect to create through our development and leasing activities. We calculate Value Creation by estimating the Stabilized NOI that the property will generate and applying a stabilized capitalization rate applicable to that property. Estimated Value Creation is calculated as the amount by which the value exceeds our total expected investment and does not include any fees or promotes we may earn. Estimated Value Creation for our Value-Added Properties that are sold includes the realized economic gain.

**Estimated Weighted Average Margin** is calculated on development properties as Estimated Value Creation, less estimated closing costs and taxes on properties expected to be sold or contributed, divided by TEI.



FFO, as modified by Prologis attributable to common stockholders/unitholders ("FFO, as modified by Prologis"); Core FFO attributable to common stockholders/unitholders ("Core FFO"); AFFO; (collectively referred to as "FFO"). FFO is a non-GAAP financial measure that is commonly used in the real estate industry. The most directly comparable GAAP measure to FFO is net earnings.

The National Association of Real Estate Investment Trusts ("NAREIT") defines FFO as earnings computed under GAAP to exclude historical cost depreciation and gains and losses from the sales, along with impairment charges, of previously depreciated properties. We also exclude the gains on revaluation of equity investments upon acquisition of a controlling interest and the gain recognized from a partial sale of our investment, as these are similar to gains from the sales of previously depreciated properties. We exclude similar adjustments from our unconsolidated entities and the third parties' share of our consolidated co-investment ventures.

*Our FFO Measures*

Our FFO measures begin with NAREIT's definition and we make certain adjustments to reflect our business and the way that management plans and executes our business strategy. While not infrequent or unusual, the additional items we adjust for in calculating FFO, as modified by Prologis, Core FFO and AFFO, as defined below, are subject to significant fluctuations from period to period. Although these items may have a material impact on our operations and are reflected in our financial statements, the removal of the effects of these items allows us to better understand the core operating performance of our properties over the long term. These items have both positive and negative short-term effects on our results of operations in inconsistent and unpredictable directions that are not relevant to our long-term outlook.

We calculate our FFO measures, as defined below, based on our proportionate ownership share of both our unconsolidated and consolidated ventures. We reflect our share of our FFO measures for unconsolidated ventures by applying our average ownership percentage for the period to the applicable reconciling items on an entity by entity basis. We reflect our share for consolidated ventures in which we do not own 100% of the equity by adjusting our FFO measures to remove the noncontrolling interest share of the applicable reconciling items based on our average ownership percentage for the applicable periods.

These FFO measures are used by management as supplemental financial measures of operating performance and we believe that it is important that stockholders, potential investors and financial analysts understand the measures management uses. We do not use our FFO measures as, nor should they be considered to be, alternatives to net earnings computed under GAAP, as indicators of our operating performance, as alternatives to cash from operating activities computed under GAAP or as indicators of our ability to fund our cash needs.

We analyze our operating performance primarily by the rental revenues of our real estate and the revenues from our strategic capital business, net of operating, administrative and financing expenses. This income stream is not directly impacted by fluctuations in the market value of our investments in real estate or debt securities.

*FFO, as modified by Prologis*

To arrive at FFO, as modified by Prologis, we adjust the NAREIT defined FFO measure to exclude the impact of foreign currency related items and deferred tax, specifically:

- (i) deferred income tax benefits and deferred income tax expenses recognized by our subsidiaries;
- (ii) current income tax expense related to acquired tax liabilities that were recorded as deferred tax liabilities in an acquisition, to the extent the expense is offset with a deferred income tax benefit in earnings that is excluded from our defined FFO measure;
- (iii) unhedged foreign currency exchange gains and losses resulting from debt transactions between us and our foreign consolidated subsidiaries and our foreign unconsolidated entities;
- (iv) foreign currency exchange gains and losses from the remeasurement (based on current foreign currency exchange rates) of certain third party debt of our foreign consolidated and unconsolidated entities; and
- (v) mark-to-market adjustments associated with derivative financial instruments.

We use FFO, as modified by Prologis, so that management, analysts and investors are able to evaluate our performance against other REITs that do not have similar operations or operations in jurisdictions outside the U.S.

*Core FFO*

In addition to FFO, as modified by Prologis, we also use Core FFO. To arrive at Core FFO, we adjust FFO, as modified by Prologis, to exclude the following recurring and nonrecurring items that we recognized directly in FFO, as modified by Prologis:

- (i) gains or losses from the disposition of land and development properties that were developed with the intent to contribute or sell;
- (ii) income tax expense related to the sale of investments in real estate and third-party acquisition costs related to the acquisition of real estate;
- (iii) impairment charges recognized related to our investments in real estate generally as a result of our change in intent to contribute or sell these properties;
- (iv) gains or losses from the early extinguishment of debt and redemption and repurchase of preferred stock; and
- (v) expenses related to natural disasters.

We use Core FFO, including by segment and region, to: (i) assess our operating performance as compared to other real estate companies; (ii) evaluate our performance and the performance of our properties in comparison with expected results and results of previous periods; (iii) evaluate the performance of our management; (iv) budget and forecast future results to assist in the allocation of resources; (v) provide guidance to the financial markets to understand our expected operating performance; and (vi) evaluate how a specific potential investment will impact our future results.

*AFFO*

To arrive at AFFO, we adjust Core FFO to include realized gains from the disposition of land and development properties and recurring capital expenditures and exclude the following items that we recognize directly in Core FFO:

- (i) straight-line rents;
- (ii) amortization of above- and below-market lease intangibles;
- (iii) amortization of management contracts;
- (iv) amortization of debt premiums and discounts and financing costs, net of amounts capitalized; and;
- (v) stock compensation expense.

We use AFFO to (i) assess our operating performance as compared to other real estate companies, (ii) evaluate our performance and the performance of our properties in comparison with expected results and results of previous periods, (iii) evaluate the performance of our management, (iv) budget and forecast future results to assist in the allocation of resources, and (v) evaluate how a specific potential investment will impact our future results.

*Limitations on the use of our FFO measures*

While we believe our modified FFO measures are important supplemental measures, neither NAREIT's nor our measures of FFO should be used alone because they exclude significant economic components of net earnings computed under GAAP and are, therefore, limited as an analytical tool. Accordingly, these are only a few of the many measures we use when analyzing our business. Some of the limitations are:

- The current income tax expenses and acquisition costs that are excluded from our modified FFO measures represent the taxes and transaction costs that are payable. Depreciation and amortization of real estate assets are economic costs that are excluded from FFO. FFO is limited, as it does not reflect the cash requirements that may be necessary for future replacements of the real

- estate assets. Furthermore, the amortization of capital expenditures and leasing costs necessary to maintain the operating performance of logistics facilities are not reflected in FFO.
- Gains or losses from non-development property and dispositions or impairment charges related to expected dispositions represent changes in value of the properties. By excluding these gains and losses, FFO does not capture realized changes in the value of disposed properties arising from changes in market conditions.
  - The deferred income tax benefits and expenses that are excluded from our modified FFO measures result from the creation of a deferred income tax asset or liability that may have to be settled at some future point. Our modified FFO measures do not currently reflect any income or expense that may result from such settlement.
  - The foreign currency exchange gains and losses that are excluded from our modified FFO measures are generally recognized based on movements in foreign currency exchange rates through a specific point in time. The ultimate settlement of our foreign currency-denominated net assets is indefinite as to timing and amount. Our FFO measures are limited in that they do not reflect the current period changes in these net assets that result from periodic foreign currency exchange rate movements.
  - The gains and losses on extinguishment of debt that we exclude from our Core FFO, may provide a benefit or cost to us as we may be settling our debt at less or more than our future obligation.
  - The natural disaster expenses that we exclude from Core FFO are costs that we have incurred.

We compensate for these limitations by using our FFO measures only in conjunction with net earnings computed under GAAP when making our decisions. This information should be read with our complete Consolidated Financial Statements prepared under GAAP. To assist investors in compensating for these limitations, we reconcile our modified FFO measures to our net earnings computed under GAAP.

**General and Administrative Expenses ("G&A").** Generally our property management personnel who perform the property-level management of the properties in our owned and managed portfolio, which include properties we consolidate and those we manage that are owned by the unconsolidated co-investment ventures. We allocate the costs of our property management function to the properties we consolidate (included in Rental Expenses) and the properties owned by the unconsolidated co-investment ventures (included in Strategic Capital Expenses) by using the square feet owned by the respective portfolios. Strategic Capital Expenses also include the direct expenses associated with the asset management of the unconsolidated co-investment ventures provided by our employees who are assigned to our Strategic Capital segment. We do not allocate indirect costs to Strategic Capital Expenses.

We capitalize certain costs directly related to our development and leasing activities. Capitalized G&A expenses include salaries and related costs as well as other G&A costs. The capitalized costs were as follows:

in thousands	Three Months Ended Sep. 30,		Nine Months Ended Sep. 30,	
	2017	2016	2017	2016
Building and land development activities	\$ 15,572	\$ 16,466	\$ 46,775	\$ 46,366
Leasing activities	5,396	6,344	17,896	17,812
Operating building improvements and other	3,682	3,944	11,315	12,098
<b>Total capitalized G&amp;A</b>	<b>\$ 24,651</b>	<b>\$ 26,754</b>	<b>\$ 75,986</b>	<b>\$ 76,276</b>

**G&A as a Percent of Assets Under Management** (in thousands):

Net G&A - midpoint of 2017 guidance range (a)	\$ 230,000
Add: estimated 2017 strategic capital expenses	130,000
Less: estimated 2017 strategic capital property management expenses	(64,000)
<b>Adjusted G&amp;A, using 2017 guidance amounts</b>	<b>\$ 296,000</b>
Gross book value at period end (b):	
Operating properties	\$ 51,440,982
Development portfolio - TEI	3,647,829
Land portfolio	1,535,589
Other real estate investments, assets held for sale and note receivable backed by real estate	565,813
<b>Total Gross Book Value of Assets Under Management</b>	<b>\$ 57,189,713</b>
<b>G&amp;A as % of Assets Under Management</b>	<b>0.52 %</b>

(a) This amount represents the midpoint of the 2017 guidance provided in this Supplemental Package.  
(b) This amount does not represent enterprise value.

**Guidance.** The following is a reconciliation of our annual guided Net Earnings per share to our guided Core FFO per share:

	Low	High
Net Earnings	\$ 3.01	\$ 3.06
Our share of:		
Depreciation and amortization	1.68	1.70
Net gains on real estate transactions, net of taxes (a)	(2.05)	(2.10)
Unrealized foreign currency losses and other, net	0.15	0.15
<b>Core FFO</b>	<b>\$ 2.79</b>	<b>\$ 2.81</b>

(a) This amount includes \$1.02 related to non-FFO gains on the NAIF sale to USLF and the acquisition of a controlling interest in certain Brazil ventures.

in thousands	Three Months Ended Sep. 30,		Nine Months Ended Sep. 30,	
	2017	2016	2017	2016
Current income tax expense	\$ 7,993	\$ 8,353	\$ 29,862	\$ 23,515
Current income tax expense on dispositions	11,662	4,701	12,573	14,820
Current income tax expense on dispositions related to acquired tax assets	757	-	90	-
Total current income tax expense	20,412	13,054	42,525	38,335
Deferred income tax current expense (benefit)	(1,708)	2,865	(107)	(1,737)
Deferred income tax expense on dispositions related to acquired tax assets	(757)	-	(90)	-
<b>Total income tax expense</b>	<b>\$ 17,947</b>	<b>\$ 15,919</b>	<b>\$ 42,328</b>	<b>\$ 36,598</b>

in thousands	Three Months Ended Sep. 30,		Nine Months Ended Sep. 30,	
	2017	2016	2017	2016
Gross interest expense	\$ 74,881	\$ 95,039	\$ 255,532	\$ 292,191
Amortization of premiums, net	(1,066)	(7,050)	(12,805)	(24,136)
Amortization of deferred loan costs	3,926	3,619	11,220	11,089
Interest expense before capitalization	77,741	91,602	253,947	279,144
Capitalized amounts	(13,551)	(16,292)	(41,481)	(46,567)
<b>Interest expense</b>	<b>\$ 64,190</b>	<b>\$ 75,310</b>	<b>\$ 212,466</b>	<b>\$ 232,577</b>

**Investment Capacity** is our estimate of the gross real estate, which could be acquired by our co-investment ventures through the use of existing equity commitments from us and our partners assuming the ventures maximum leverage limits are used.

**Market Classification**

- **Global Markets** feature large population centers with high per-capita consumption and are located near major seaports, airports, and ground transportation systems.
- **Regional Markets** benefit from large population centers but typically are not as tied to the global supply chain, but rather serve local consumption and are often less supply constrained. Markets included as regional markets include: Austin, Charlotte, Cincinnati, Columbus, Denver, Hungary, Indianapolis, Juarez, Las Vegas, Louisville, Memphis, Nashville, Orlando, Phoenix, Portland, Reno, Reynosa, San Antonio, Slovakia, Sweden and Tijuana.

**Market Equity** equals outstanding shares of common stock and units multiplied by the closing stock price plus the liquidation preference of the preferred shares/units.

**Net Asset Value ("NAV").** We consider NAV to be a useful supplemental measure of our operating performance because it enables both management and investors to estimate the fair value of our business. The assessment of the fair value of a particular line of our business is subjective in that it involves estimates and can be calculated using various methods. Therefore, we have presented the financial results and investments related to our business components that we believe are important in calculating our NAV but we have not presented any specific methodology nor provided any guidance on the assumptions or estimates that should be used in the calculation.

The components of NAV do not consider the potential changes in rental and fee income streams or the franchise value associated with our global operating platform, strategic capital platform or development platform.

**Net Effective Rent** is calculated at the beginning of the lease using estimated total cash rent to be received over the term and annualized. Amounts derived in a currency other than the U.S. dollar have been translated using the average rate from the previous twelve months. The per square foot number is calculated by dividing the annualized net effective rent by the occupied square feet of the lease.

**Net Operating Income ("NOI")** is a non-GAAP financial measure used to evaluate our operating performance and represents rental revenue less rental expenses.

**Net Promote** includes actual promote earned from third party investors during the period, net of related cash expenses.

**Non-GAAP Pro-Rata Financial Information.** This information includes non-GAAP financial measures. The Prologis share of unconsolidated co-investment ventures are derived on an entity-by-entity basis by applying our ownership percentage to each line item in the GAAP financial statements of these ventures to calculate our share of that line item. For purposes of balance sheet data, we use our ownership percentage at the end of the period and for operating information we use our average ownership percentage during the period consistent with how we calculate our share of net earnings (loss) during the period for our consolidated financial statements. We use a similar calculation to derive the noncontrolling interests' share of each line item in our consolidated financial statements.

We believe this form of presentation offers insights into the financial performance and condition of our company as a whole, given the significance of our co-investment ventures that are accounted for either under the equity method or consolidated with the third parties' share included in noncontrolling interests, although the presentation of such information may not accurately depict the legal and economic implications of holding a non-controlling interest in the co-investment venture. Other companies may calculate their proportionate interest differently than we do, limiting the usefulness as a comparative measure.

We do not control the unconsolidated co-investment ventures for purposes of GAAP and the presentation of the assets and liabilities and revenues and expenses do not represent a legal claim to such items. The operating

agreements of the unconsolidated co-investment ventures generally provide that investors, including Prologis, may receive cash distributions (1) to the extent there is available cash from operations, (2) upon a capital event such as a refinancing or sale, or (3) upon liquidation of the venture. The amount of cash each investor receives is based upon specific provisions of each operating agreement and varies depending on factors including the amount of capital contributed by each investor and whether any contributions are entitled to priority distributions. Upon liquidation of the co-investment venture and after all liabilities, priority distributions and initial equity contributions have been repaid, the investors generally would be entitled to any residual cash remaining based on their respective legal ownership percentages.

Because of these limitations, the non-GAAP pro-rata financial information should not be considered in isolation or as a substitute for our financial statements as reported under GAAP.

**Operating Portfolio** represents industrial properties in our owned and managed portfolio that have reached Stabilization. Prologis share of NOI excludes termination fees and adjustments and includes NOI for the properties contributed to or acquired from co-investment ventures at our actual share prior to and subsequent to change in ownership. The markets presented represent markets that are generally greater than 1% of Prologis share of NOI.

**Prologis Share** represents our proportionate economic ownership of each entity included in our total owned and managed portfolio whether consolidated or unconsolidated.

in thousands	Three Months Ended		Nine Months Ended	
	Sep. 30,		Sep. 30,	
	2017	2016	2017	2016
Rental revenues	\$ 399,113	\$ 404,317	\$ 1,238,038	\$ 1,224,458
Rental recoveries	114,755	124,409	370,221	361,402
Amortization of lease intangibles	(909)	607	626	968
Straight-lined rents	18,223	30,944	65,607	73,696
<b>Rental revenues</b>	<b>\$ 531,182</b>	<b>\$ 560,277</b>	<b>\$ 1,674,492</b>	<b>\$ 1,660,524</b>

**Rent Change (Cash)** represents the change in starting rental rates per the lease agreement, on new and renewed leases, signed during the periods as compared with the previous ending rental rates in that same space. This measure excludes any free rent periods and teaser rates defined as 50% or less of the stabilized rate.

**Rent Change (Net Effective)** represents the change in net effective rental rates (average rate over the lease term), on new and renewed leases, signed during the period as compared with the previous effective rental rates in that same space.

**Retention** is the square footage of all leases rented by existing tenants divided by the square footage of all expiring and in-place leases during the reporting period. The square footage of tenants that default or buy-out prior to expiration of their lease, short-term tenants and the square footage of month-to-month leases are not included in the calculation.

**Same Store.** We evaluate the operating performance of the operating properties we own and manage using a "same store" analysis because the population of properties in this analysis is consistent from period to period, which eliminates the effects of changes in the composition of the portfolio. We have defined the same store portfolio, for the three months ended September 30, 2017, as those owned and managed properties that were in operation at January 1, 2016 and have been in operation throughout the same three-month periods in both 2016 and 2017 (including development properties that have been completed and available for lease). We have removed all properties that were disposed of to a third party or were classified as held for sale to a third party from the population for both periods. We believe the factors that affect rental revenues, rental expenses and NOI in the same store portfolio are generally the same as for the total operating portfolio. To derive an appropriate measure of period-to-period operating performance, we remove the effects of foreign currency exchange rate movements by using the recent period end exchange rate to translate from local currency into the U.S. dollar, for both periods.



Same store is a commonly used measure in the real estate industry. Our same store measures are non-GAAP financial measures that are calculated beginning with rental revenues, rental recoveries and rental expenses from the financial statements prepared in accordance with GAAP. It is also common in the real estate industry and expected from the analyst and investor community that these numbers be further adjusted to remove certain non-cash items included in the financial statements prepared in accordance with GAAP to reflect a cash same store number. In order to clearly label these metrics, we call one Same Store NOI and one Same Store NOI - Cash. As our same store measures are non-GAAP financial measures, they have certain limitations as analytical tools and may vary among real estate companies. As a result, we provide a reconciliation from our financial statements prepared in accordance with GAAP to same store property NOI with explanations of how these metrics are calculated.

The following is a reconciliation of our consolidated rental revenues, rental recoveries, rental expenses and property NOI as included in the Consolidated Statements of Operations, to the respective amounts in our same store portfolio analysis:

dollars in thousands	Three Months Ended		
	Sep. 30,		Change (%)
	2017	2016	
<b>Rental Revenue:</b>			
Rental Revenue	\$ 416,427	\$ 435,868	
Rental Recoveries	114,755	124,409	
Per the Consolidated Statements of Operations	531,182	560,277	
Properties not included and other adjustments (a)	(64,615)	(56,807)	
Unconsolidated Co-Investment Ventures	525,253	4,559,900	
<b>Same Store - Rental Revenue</b>	<b>\$ 991,820</b>	<b>\$ 959,400</b>	<b>3.4%</b>
<b>Rental Expense:</b>			
Per the Consolidated Statements of Operations	\$ 128,735	\$ 140,514	
Properties not included and other adjustments (b)	(4,634)	(3,946)	
Unconsolidated Co-Investment Ventures	116,070	92,530	
<b>Same Store - Rental Expense</b>	<b>\$ 240,171</b>	<b>\$ 229,098</b>	<b>4.8%</b>
<b>NOI:</b>			
Consolidated NOI	\$ 402,447	\$ 419,763	
Properties not included and other adjustments	(59,981)	(52,861)	
Unconsolidated Co-Investment Ventures	409,183	3,634,000	
<b>Same Store - NOI</b>	<b>\$ 751,649</b>	<b>\$ 730,302</b>	<b>2.9%</b>
<b>Same Store - NOI - Prologis Share (c)</b>	<b>\$ 429,509</b>	<b>\$ 412,473</b>	<b>4.1%</b>
<b>NOI- Cash:</b>			
Same store- NOI	\$ 751,649	\$ 730,302	
Straight-line rent adjustments (d)	(11,360)	(22,485)	
Fair value lease adjustments (d)	590	(952)	
<b>Same Store - NOI- Cash</b>	<b>\$ 740,879</b>	<b>\$ 706,865</b>	<b>4.8%</b>
<b>Same Store - NOI- Prologis Share (c)</b>	<b>\$ 423,467</b>	<b>\$ 399,234</b>	<b>6.1%</b>

(a) To calculate Same Store rental income, we exclude net termination and negotiation fees to allow us to evaluate the growth or decline in each property's rental income without regard to one-time items that are not indicative of the property's recurring operating performance.

(b) To calculate Same Store rental expense, we include an allocation of the property management expenses for our consolidated properties based on the property management fee that is provided for in the individual management agreements under which our wholly owned management companies provide property management services (generally the

fee is based on a percentage of revenue). On consolidation, the management fee income and expenses are eliminated and the actual cost of providing property management services is recognized.

(c) Prologis share of Same Store is calculated using the underlying building information from the Same Store NOI and NOI - Cash calculations and applying our ownership percentage as of September 30, 2017 to the NOI of each building for both periods.

(d) In order to derive Same Store- NOI - Cash, we adjust Same Store- NOI to exclude non-cash items included in our rental income in our financial statements, including straight line rent adjustments and adjustments related to purchase accounting to reflect leases at fair value at the time of acquisition.

**Same Store Average Occupancy** represents the average occupied percentage of the Same Store portfolio for the period.

**Stabilization** is defined as the earlier of when a property that was developed has been completed for one year or is 90% occupied. Upon stabilization, a property is moved into our Operating Portfolio.

**Stabilized NOI** is equal to the estimated twelve months of potential gross rental revenue (base rent, including above or below market rents plus operating expense reimbursements) multiplied by 95% to adjust income to a stabilized vacancy factor of 5%, minus estimated operating expenses.

**Total Expected Investment ("TEI")** represents total estimated cost of development or expansion, including land, development and leasing costs. TEI is based on current projections and is subject to change.

**Turnover Costs** represent the obligations incurred in connection with the signing of a lease, including leasing commissions and tenant improvements. Tenant improvements include costs to prepare a space for a new tenant or a lease renewal with the current tenant. It excludes costs for a first generation lease (i.e. a new development property).

**Value-Added Properties** are properties we have either acquired at a discount and believe we could provide greater returns post-stabilization or properties we expect to repurpose to a higher and better use.

**Weighted Average Interest Rate** is based on the effective rate, which includes the amortization of related premiums and discounts and finance costs.

**Weighted Average Stabilized Capitalization ("Cap") Rate** is calculated as Stabilized NOI divided by the Acquisition Cost.







FOR IMMEDIATE RELEASE

### Prologis Reports Third Quarter 2017 Earnings Results

SAN FRANCISCO (October 17, 2017) – Prologis, Inc. (NYSE: PLD), the global leader in logistics real estate, today reported results for the third quarter of 2017.

Net earnings per diluted share was \$1.63 compared with \$0.52 for the same period in 2016. This year-over-year increase was driven primarily by higher gains on dispositions of real estate, as well as by improved operating conditions.

Core funds from operations\* per diluted share was \$0.67 compared with \$0.73 (\$0.59 before promote income) for the same period in 2016. No promote was recognized this quarter. Improved operating conditions primarily drove the \$0.08 year-over-year increase on a promote-neutral basis.

“Our third quarter results reflect strong market conditions and our customers’ intensifying need for well-located logistics facilities,” said Hamid R. Moghadam, chairman and CEO, Prologis. “Taken together, the lack of available labor and land scarcity are becoming additional governors on new construction. These favorable conditions have elevated our mark-to-market. Our in-place rents are now below market by 14 percent globally and 18 percent in the U.S., extending our organic growth into the foreseeable future.”

#### SUPERIOR PORTFOLIO LOCATION DRIVES OUTPERFORMANCE

Owned & Managed	3Q17	3Q16	Notes
Period End Occupancy	96.3%	96.6%	<i>The U.S. increased 40 bps year-over-year</i>
Leases Signed	41MSF	46MSF	

Prologis Share	3Q17	3Q16	Notes
Net Effective Rent Change	22.7%	15.0%	<i>Led by the U.S. with record 31.9%</i>
Cash Rent Change	10.6%	5.7%	
Net Effective Same Store NOI*	4.1%	5.6%	<i>Driven exclusively by releasing spreads and led by the U.S. at 6.0%</i>
Cash Same Store NOI*	6.1%	6.6%	<i>Led by the U.S. at 8.0%</i>

\*This is a non-GAAP financial measure. See the Notes and Definitions in our supplemental information for further explanation and a reconciliation to the most directly comparable GAAP measure.

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**GLOBAL INVESTMENT STRATEGY PROPELS PROFITABLE DEPLOYMENT**

Prologis Share	3Q17
Building Acquisitions	\$20M
Weighted avg stabilized cap rate	5.3%
Development Stabilizations	\$548M
Estimated weighted avg yield	6.4%
Estimated weighted avg margin	38.8%
Estimated value creation	\$212M
Development Starts	\$432M
Estimated weighted avg margin	15.1%
Estimated value creation	\$65M
% Build-to-suit	57.5%
Dispositions and Contributions	\$779M
Weighted avg stabilized cap rate <i>(excluding land and other real estate)</i>	4.8%

**COMPLETE SIMPLIFICATION INITIATIVE AND CREATES SECTOR-LEADING FUND IN EUROPE**

During the quarter, the company closed on the acquisition of its partner's interest in its Brazil platform and contributed the former North American Industrial Fund (NAIF) to U.S. Logistics Fund (USLF), generating a one-time gain in earnings of approximately \$560 million.

Subsequent to quarter end, the company closed the combination of Prologis Targeted Europe Logistics Fund (PTELF) and Prologis European Properties Fund II (PEPF II) to create Prologis European Logistics Fund (PELF), an €8.2 billion sector-leading open-ended fund. These two highly complementary portfolios span 106 million square feet across 12 countries. In conjunction with its formation, S&P has rated the vehicle's credit at A-.

"This rating acknowledges the strength of PELF's balance sheet as well as its high-quality portfolio and management structure," said Thomas S. Olinger, chief financial officer, Prologis.

Under the terms of the transaction and subsequent to quarter end, assets of PTELF will be contributed to PELF in exchange for units. The exchange will be based on the fair market value of each fund as of September 30, 2017. The transaction was not a liquidity event for Prologis, as it will retain its current ownership and hold 26% of the combined entity.

**BALANCE SHEET CONTINUES TO STRENGTHEN**

During the third quarter, leverage decreased to 23.9 percent on a market capitalization basis and debt-to-adjusted EBITDA\* improved to 4.3x. The company ended the quarter with 92 percent USD net equity exposure and more than \$4.0 billion of liquidity.

**NARROWS 2017 EARNINGS GUIDANCE RANGES**

The guidance range for net earnings per diluted share increased and narrowed to \$3.01 to \$3.06 and the range for Core FFO\* per diluted share narrowed to \$2.79 to \$2.81. "To capitalize on the robust demand in our current environment, we are increasing our development starts, as well as dispositions and contributions," added Olinger. "In addition to \$4.0 billion of liquidity, we have \$3.4 billion of

\*This is a non-GAAP financial measure. See the Notes and Definitions in our supplemental information for further explanation and a reconciliation to the most directly comparable GAAP measure.



embedded sources, providing several years' capacity to self-fund our growth. At the same time, our credit metrics are the strongest they've been in our history."

2017 GUIDANCE (UPDATES TO PRIOR GUIDANCE ONLY)

Earnings (per diluted share)	Previous	Revised	
Net Earnings		\$2.76 to \$2.84	\$3.01 to \$3.06
Core FFO*		\$2.78 to \$2.82	\$2.79 to \$2.81

Other Assumptions (in millions)	Previous	Revised	
Strategic capital revenue, excl. promote revenue		\$225 to \$235	\$240 to \$245
General & administrative expenses		\$222 to \$228	\$230 to \$234
Realized development gains		\$250 to \$300	\$300 to \$325

Capital Deployment (Prologis Share, in millions)	Previous	Revised	
Development stabilizations		\$1,600 to \$2,000	\$1,800 to \$2,000
Development starts		\$1,800 to \$2,100	\$2,300 to \$2,500
Building acquisitions		\$100 to \$150	\$175 to \$250
Building and land dispositions		\$1,000 to \$1,250	\$1,300 to \$1,500
Building contributions		\$950 to \$1,200	\$1,200 to \$1,400

The earnings guidance described above includes potential future gains (losses) recognized from real estate transactions but excludes any future foreign currency or derivative gains or losses as these items are difficult to predict. In reconciling from net earnings to Core FFO\*, Prologis makes certain adjustments, including but not limited to real estate depreciation and amortization expense, gains (losses) recognized from real estate transactions and early extinguishment of debt, impairment charges, deferred taxes and unrealized gains or losses on foreign currency or derivative activity. The difference between the company's Core FFO\* and net earnings guidance for 2017 relates predominantly to these items. Please refer to our third quarter Supplemental Information, which is available on our Investor Relations website at [www.ir.prologis.com](http://www.ir.prologis.com) and on the SEC's website at [www.sec.gov](http://www.sec.gov) for a definition of Core FFO\* and other non-GAAP measures used by Prologis, along with reconciliations of these items to the closest GAAP measure for our results and guidance.

**WEBCAST & CONFERENCE CALL INFORMATION**

Prologis will host a live webcast and conference call to discuss quarterly results, current market conditions and future outlook. Here are the event details:

- Tuesday, October 17, 2017, at 12 p.m. U.S. Eastern Time.
- Live webcast at <http://ir.prologis.com> by clicking Investors>Investor Events and Presentations.
- Dial in: +1 800-708-4540 or +1 847-619-6397 and enter Passcode 45746935.

A telephonic replay will be available October 17-24 at +1 888-843-7419 (from the United States and Canada) or +1 630-652-3042 (from all other countries) using conference code 45746935. The webcast replay will be posted when available in the Investor Relations "Events & Presentations" section.

\*This is a non-GAAP financial measure. See the Notes and Definitions in our supplemental information for further explanation and a reconciliation to the most directly comparable GAAP measure.



## ABOUT PROLOGIS

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. As of September 30, 2017, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 687 million square feet (64 million square meters) in 19 countries. Prologis leases modern distribution facilities to a diverse base of approximately 5,200 customers across two major categories: business-to-business and retail/online fulfillment.

## FORWARD-LOOKING STATEMENTS

The statements in this document that are not historical facts are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which we operate as well as management's beliefs and assumptions. Such statements involve uncertainties that could significantly impact our financial results. Words such as "expects," "anticipates," "intends," "plans," "believes," "seeks," "estimates" and 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, development activity and changes in sales or contribution volume of properties, disposition activity, general conditions in the geographic areas where we operate, our debt, capital structure and financial position, our ability to form new co-investment ventures and the availability of capital in existing or new co-investment ventures — 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 status, tax structuring and income tax rates (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings, (vii) risks related to our investments in our co-investment ventures, including our ability to establish new co-investment ventures and funds, (viii) risks of doing business internationally, including currency risks, (ix) environmental uncertainties, including risks of natural disasters, and (x) those additional factors discussed in reports filed with the Securities and Exchange Commission by us under the heading "Risk Factors." We undertake no duty to update any forward-looking statements appearing in this document.

## CONTACTS

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