

October 2016

# Prologis Park Tacoma

TACOMA,  
WASHINGTON

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Prologis Park Osaka #2, Osaka, Japan



## Section 01

# Why Prologis

Prologis Park Port Reading, Jersey City, New Jersey

# World's Leading Owner, Operator and Developer of Logistics Real Estate

- Our business draws on consumption, trade, supply chain modernization and e-commerce
- Irreplaceable portfolio focused on the world's most vibrant markets
- Longstanding relationships with broad group of customers and premier institutional partners
- Strong financial framework optimized for the future
- Business model uniquely designed to deliver superior results

*Prologis Park Bolton, Toronto, Canada*



# About Prologis

Eemhaven, Rotterdam, Netherlands



- Leading global owner, operator and developer of industrial real estate with 671 million square feet of space
- \$57.3 billion<sup>(1)</sup> in assets under management, \$34.3 billion<sup>(1)</sup> PLD share
- Total revenues of \$2.6 billion on PLD share basis<sup>(2)</sup>
- \$2.7 billion global development pipeline and \$1.6 billion land bank on PLD share basis
- Global 100 Most Sustainable Corporations in the World
- Investment grade credit ratings of Baa1/BBB+<sup>(3)</sup>

Note: Data as of September 30, 2015

1. Based on fair market value of investment management co-investment ventures and estimated investment capacity

2. PLD Share Q3 Total Revenues annualized

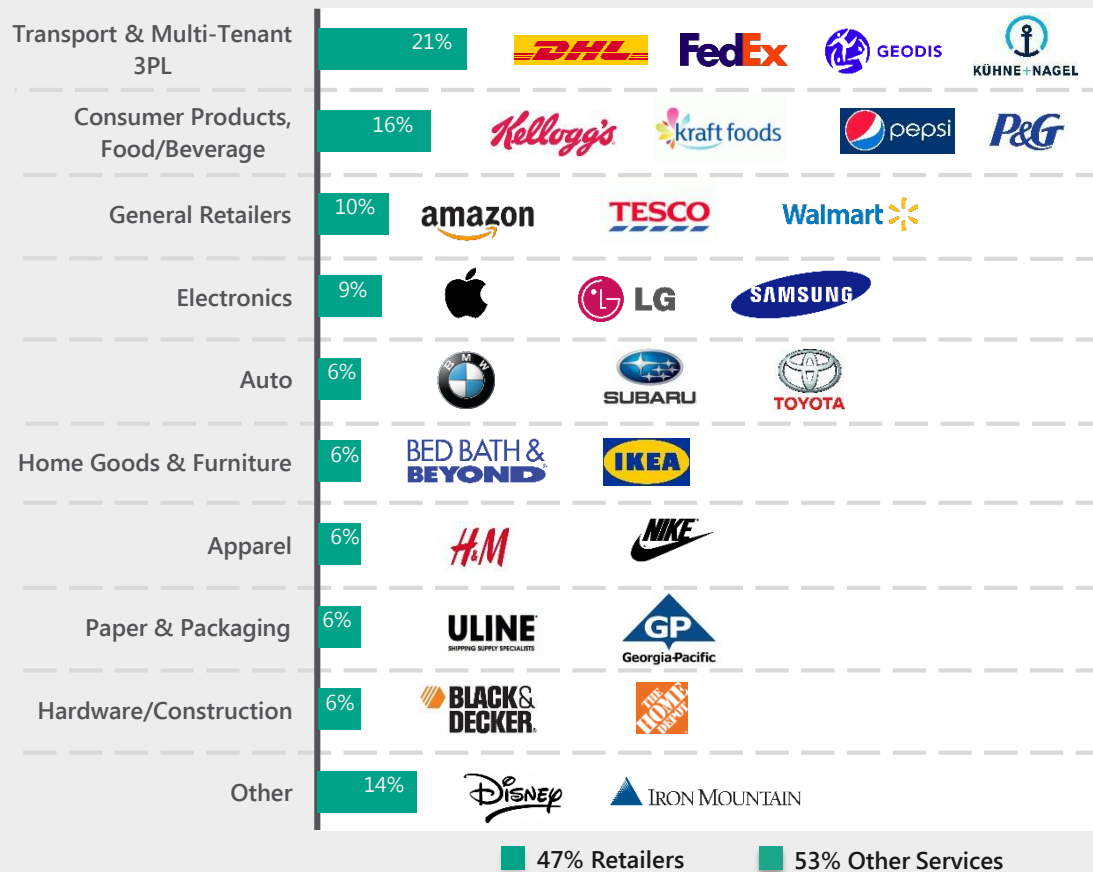
3. A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time

# We are a Trusted Partner to the World's Best Brands

## Demand is Diverse by Industry

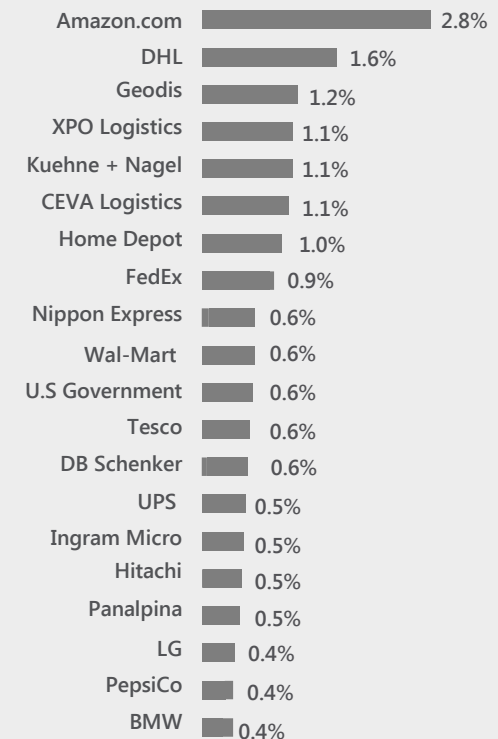
### Portfolio Composition by Industry<sup>(1)</sup>

- Traditional activities include store distribution, wholesaling, transportation and light manufacturing
- E-fulfillment, which comprises 10% of the portfolio, is the fastest growing segment



### Top 20 Customers

Comprise only 16.9% of Net Effective Rent of Total 5,200 Customers



# Sustainability Awards and Recognition



## Accomplishments

- In 2015, listed for the 7th consecutive year in the Global 100 Most Sustainable Corporations in the World
- In 2015, ranked Top 20 on Newsweek's America's Greenest Companies for 2<sup>nd</sup> consecutive year
- Listed in CR Magazine's Top 10 Industry Sector Best Corporate Citizens for the Financials/Insurance/Real Estate sector
- Included in 2015 Dow Jones Sustainability North America and Asia Pacific Indices
- 7 GRESB Green Stars in 2015
- NAREIT Industrial Leader in the Light 2015 Award (4 consecutive years)





# Sustainability Attributes of Prologis LEED Certified Buildings

**TI's: Fundamental Refrigerant Management , Water and energy low consumption**

**Light Pollution Reduction**  
Directional wallpacks and exterior roadway lamps with LEDS

**Carpool, Low Emission and Fuel Efficient Vehicules**  
5% preferred parking space

**Water Efficient Landscaping**  
No potable water for irrigation and native plants





## Section 02

# Prologis Park Tacoma

Prologis Park Port Reading, Jersey City, New Jersey



# Prologis Park Tacoma, Tacoma, Washington





**GENERAL INFORMATION:****SITE AREA**

3,515,296 SF USABLE SITE AREA

**BUILDING AREA**

223,400 SF BUILDING "A"

770,195 SF BUILDING "B"

232,250 SF BUILDING "C"

317,040 SF BUILDING "D"

1,542,885 SF TOTAL BUILDING AREA

**FLOOR AREA RATIO**

1,542,885 BUILDING SF / 3,515,296 SITE SF = .439

**LEGEND**

- SIGNAGE
- △ 12'W x 14'H DRIVE-IN DOOR
- ▲ 9'W x 10'H DOCK DOOR
- PRIVATE MAIN DRIVE - PHASE I
- PHASE II

**PARKING****BUILDING "A"**

OFFICE (5%) = 11,170 SF @ 3/1000  
= 33 STALLS

WHSE. (95%) = 212,230 SF @ 1/2000  
= 106 STALLS  
= 139 STALLS REQUIRED

STALLS PROVIDED = 187 STALLS PROVIDED  
TRAILERS PROVIDED = 42 TRAILER STALLS

**BUILDING "B"**

OFFICE (3%) = 23,106 SF @ 3/1000  
= 69 STALLS

WHSE. (97%) = 747,089 SF @ 1/2000  
= 374 STALLS  
= 443 STALLS REQUIRED

STALLS PROVIDED = 474 STALLS PROVIDED  
TRAILERS PROVIDED = 142 TRAILER STALLS

**BUILDING "C"**

OFFICE (5%) = 11,612 SF @ 3/1000  
= 35 STALLS

WHSE. (95%) = 220,638 SF @ 1/2000  
= 110 STALLS  
= 145 STALLS REQUIRED

STALLS PROVIDED = 176 STALLS PROVIDED  
TRAILERS PROVIDED = 40 TRAILER STALLS

**BUILDING "D"**

OFFICE (5%) = 15,852 SF @ 3/1000  
= 48 STALLS

WHSE. (95%) = 301,188 SF @ 1/2000  
= 151 STALLS  
= 199 STALLS REQUIRED

STALLS PROVIDED = 365 STALLS PROVIDED  
TRAILERS PROVIDED = 57 TRAILER STALLS

SHARED TRAILER STALLS = 34 TRAILER STALLS

**DOCK DOORS**

BUILDING "A"

BUILDING "B"

BUILDING "C"

BUILDING "D"

- = 35 DOCK DOORS
- = 116 DOCK DOORS
- = 48 DOCK DOORS
- = 57 DOCK DOORS



**PROLOGIS PARK TACOMA (80.80 ACRES)**  
**PRELIMINARY SITE PLAN (4 BLDG SCHEME)**

1" = 300'

09/19/16

**PROLOGIS.**





## Section 03

# Road Improvements



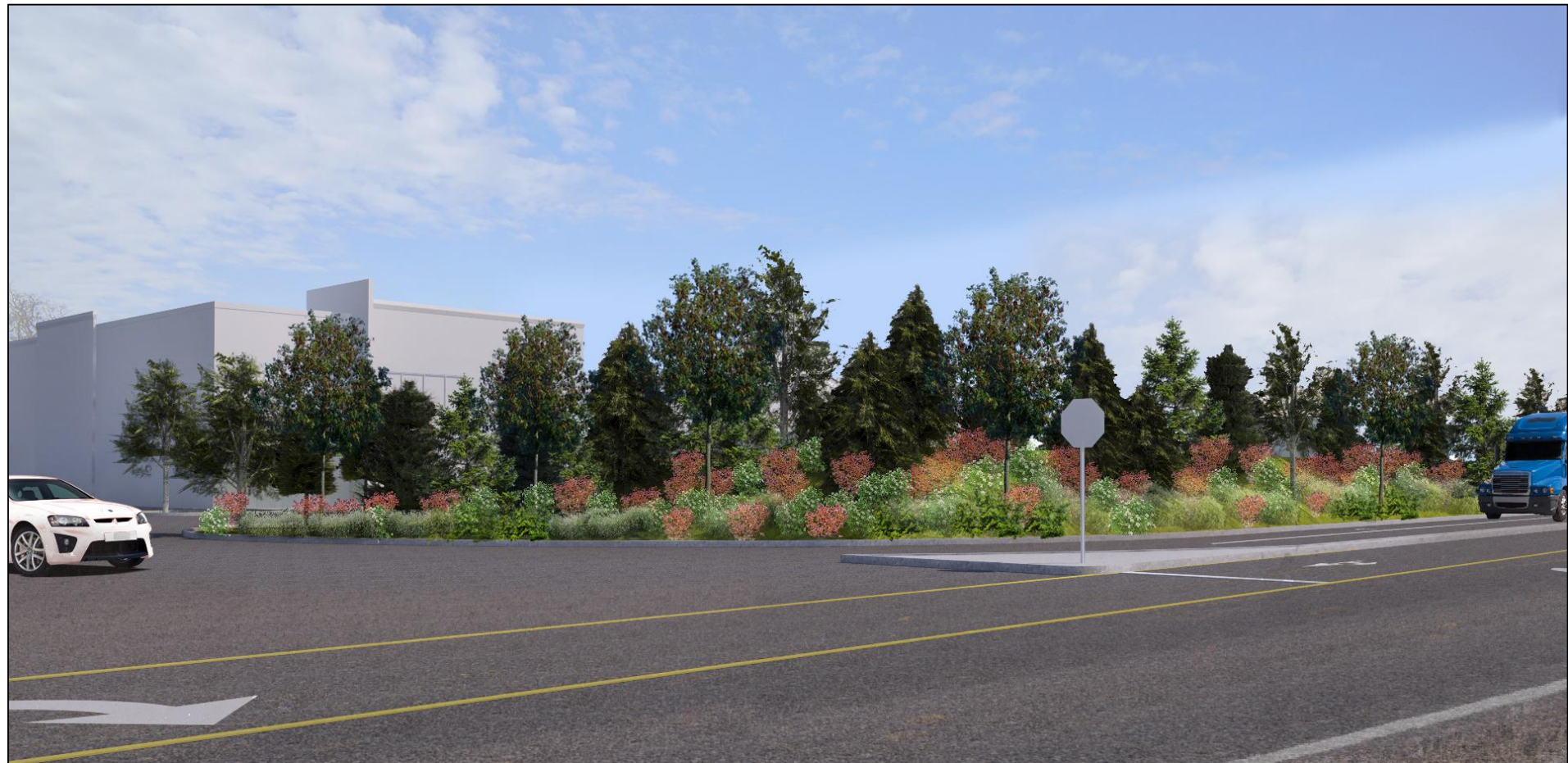
*Prologis Ports Jersey City, New Jersey*



PROLOGIS PARK TACOMA – ROAD IMPROVEMENTS











## Section 02

THANK  
YOU

*Prologis Torrance Distribution Center, Torrance, California*