

Green Bond Fact Sheet

Prologis European Logistics Fund			Date: 15-Mar-2018
Issue date:15-Mar-2018 Maturity date: 15-Mar-2028 Tenor: 10			
Issuer Name	Prologis European Logistics Fund	Amount Issued	EUR300m (USD369.4m)
Country of risk	USA	CBI Database	Included
Issuer Type ¹	Financial Corporate	Bond Type	Green Bond
Green Bond Framework	Link to GB Framework	Second party opinion	Sustainalytics
Certification Standard	Not certified	Assurance report	N/A
Certification Verifier	N/A	Green bond rating	N/A
Use of Proceeds			
<input checked="" type="checkbox"/> Energy	<input checked="" type="checkbox"/> Solar <input checked="" type="checkbox"/> Onshore wind <input type="checkbox"/> Offshore wind <input type="checkbox"/> Geothermal <input type="checkbox"/> Hydro <input type="checkbox"/> Tidal	<input type="checkbox"/> Biofuels <input type="checkbox"/> Bioenergy <input type="checkbox"/> Waste to energy <input type="checkbox"/> District heating <input type="checkbox"/> Electricity grid	<input checked="" type="checkbox"/> Energy storage <input type="checkbox"/> Energy performance <input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input checked="" type="checkbox"/> Buildings	<input checked="" type="checkbox"/> Certified Buildings <input type="checkbox"/> HVAC systems <input checked="" type="checkbox"/> Energy performance	<input checked="" type="checkbox"/> Water performance <input type="checkbox"/> Energy storage/meters <input checked="" type="checkbox"/> Other energy related	<input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Transport	<input type="checkbox"/> Electric vehicles <input type="checkbox"/> Low emission vehicles <input type="checkbox"/> Bus rapid transit <input type="checkbox"/> Passenger trains <input type="checkbox"/> Urban rail	<input type="checkbox"/> Freight rolling stock <input type="checkbox"/> Coach / public bus <input type="checkbox"/> Bicycle infrastructure <input type="checkbox"/> Energy performance	<input type="checkbox"/> Transport logistics <input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Water & wastewater	<input type="checkbox"/> Water distribution <input type="checkbox"/> Water treatment <input type="checkbox"/> Wastewater treatment <input type="checkbox"/> Water storage	<input type="checkbox"/> Storm water mgmt <input type="checkbox"/> Desalination plants <input type="checkbox"/> Erosion control <input type="checkbox"/> Energy performance	<input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience

<input type="checkbox"/> Waste management	<input type="checkbox"/> Recycling <input type="checkbox"/> Waste prevention <input type="checkbox"/> Pollution control	<input type="checkbox"/> Landfill, energy capture <input type="checkbox"/> Energy performance <input type="checkbox"/> Infrastructure	<input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Land use & agriculture	<input type="checkbox"/> Afforestation/parks <input type="checkbox"/> FSC Forestry <input type="checkbox"/> FSC Cellulose & paper	<input type="checkbox"/> Land remediation <input type="checkbox"/> Energy/water efficiency	<input type="checkbox"/> Sustainable agriculture <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Other	<input type="checkbox"/> Adaptation & resilience	<input type="checkbox"/> ICT	<input type="checkbox"/> Industry: process
Issue details			
Reporting	Annual reporting on proceed allocation will be available on the company's website and will include information regarding total amount of proceeds allocated, number of eligible projects, balance of unallocated proceeds and certification levels of properties.		
Company information	Prologis is a leading logistics REIT operating at a global scale. The funds lease distribution centres to business-to-business and retail customers.		
Firsts, records and certifications	First logistics investor to enter the green bond market.		
Proceeds description	<p>Proceeds will be allocated to green buildings, as well as to solar panels and wind related projects/assets.</p> <p>The building eligibility criteria requires new or existing properties to have obtained LEED, DGNB, BREEAM, HQE or CASBEE certifications. The certification thresholds span from middle to high end of the scales. In its SPO, Sustainalytics points out that the higher end of certification levels within each scheme provide greater assurance on the performance on the building. However, it also notes that including certification requirements for large and potentially energy intensive buildings will positive have positive environmental impacts.</p> <p>Energy and water efficiency improvements within buildings will also be financed, along with other energy related assets, such as smart meters and renewable energy charging stations and batteries.</p>		
Climate Bonds view	Promoting high energy performance in large logistics units is important for achieving lower property emissions overall. We agree with Sustainalytics that setting certification requirements in the framework is aligned with good practice, but we hope to see certification thresholds tightened further in the future.		
Underwriters	CACIB, ING, MRI, Natwest		
Deal comments			
Credit Rating	A3 (Moody's), A- (S&P)		
Pricing summary	The green bond has an annual interest rate of 1.750% and an issue price of 99.059% of the principal amount.		

Investors summary

¹ Issuer categories: ABS, development bank, financial corporate, government-backed entity, loan, local government, non-financial corporate, sovereign