

Investor Roadshow July 2009

 **ProLogis European Properties™**



Important notice



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Pan-European platform

As at 30 June 2009

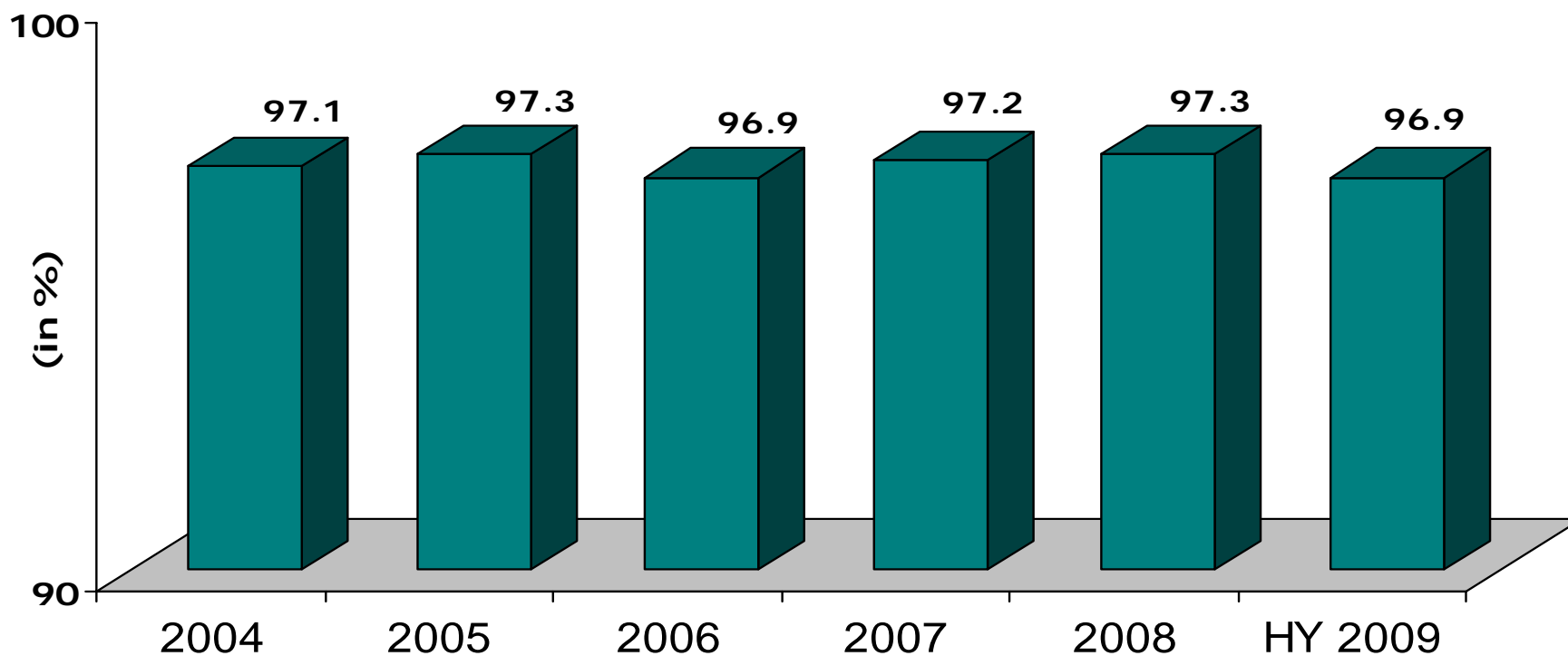
- 232 distribution facilities
- 96.9% let
- €3.0 billion
- 4.9 million m²
- 11 countries
- 5.8 years to lease expiry on average
- 3.6 years to lease break on average





Portfolio occupancy

(as at 30 June 2009)



Financial results highlights



2008 €	Figures per unit	2009 guidance €	HY 2009 €	HY 2008 €
(3.03)	IFRS earnings	(1.50) – (1.70)	(1.24)	(0.10)
0.67	EPRA earnings	0.55 – 0.60	0.32	0.36
7.38	IFRS NAV	-	6.40	10.98
8.02	EPRA NAV	-	6.74	11.73
0.72	Distributable cash flow ⁽¹⁾	0.55 – 0.60	0.32	0.38

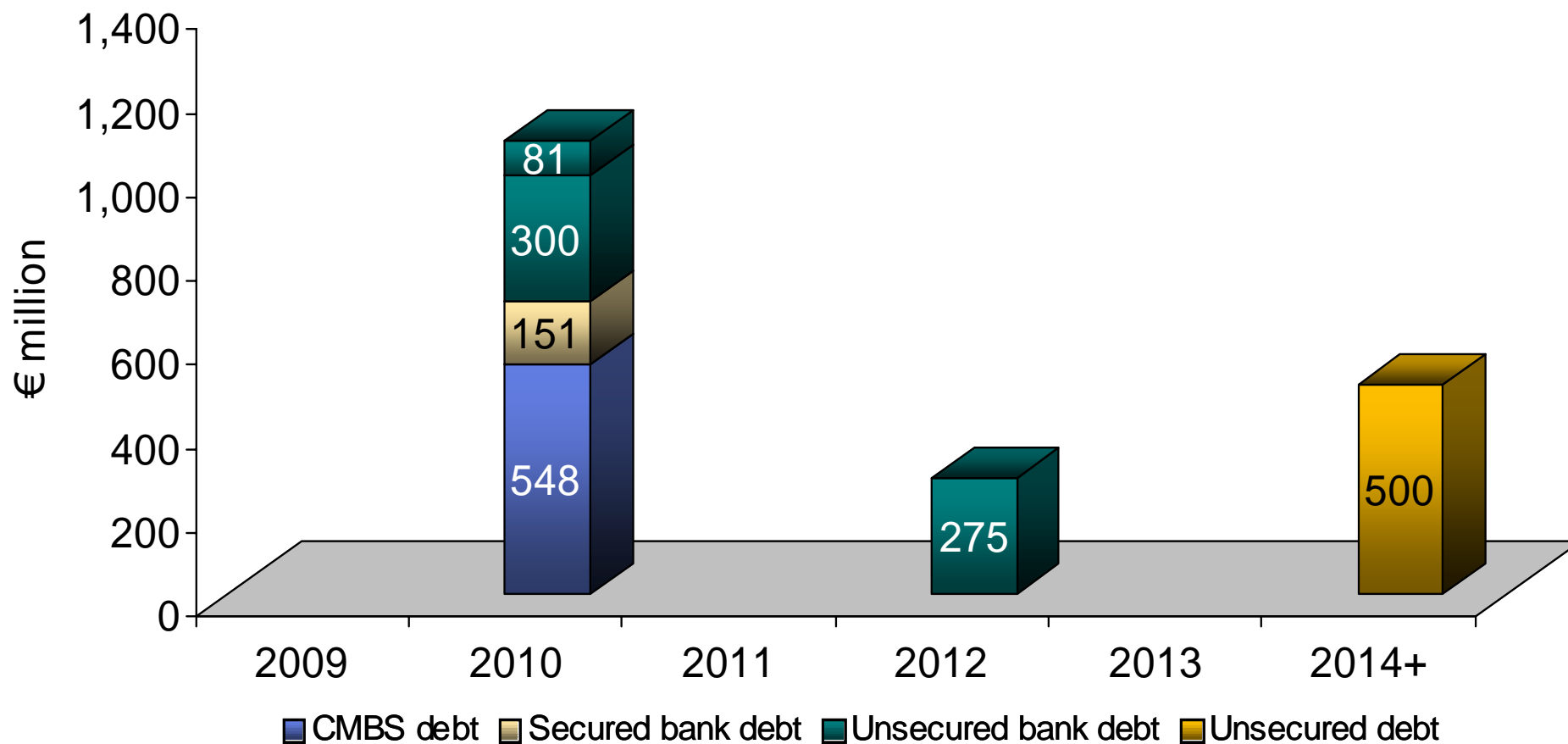
- 13% valuation decrease on the portfolio since 31 December 2008 (9.3% excluding disposals and foreign exchange adjustments)

(1) In December 2008, PEPR suspended future dividend payments, therefore Q4 2008 and future distributable cash flow have been retained by the business.

Outstanding debt

Debt maturity

(as at 30 June 2009)



- Retained €60.5 million of distributable cash flow in HY 2009
- Agreed €119.5 million disposal of Dutch and German portfolio, €92.2 million completed
- Additional £64.4 million UK portfolio disposal completed
- Agreed €126 million three-year extension of €151 million Hypo Real Estate secured bank loan
 - Subject to meeting customary conditions precedent
- Completed new £86 million four-year secured bank loan with Eurohypo
- Active discussions on a further seven financing packages, totalling over €650 million

- Discussions underway with lead banks to extend all or a portion of €900 million unsecured credit facility maturing 2010
- Initiated discussions with *Commission de Surveillance du Secteur Financier* ('CSSF') to convert legal form from a *fonds commun de placement* ('FCP') to a *Société d'Investissement à Capital Fixe* ('SICAF')



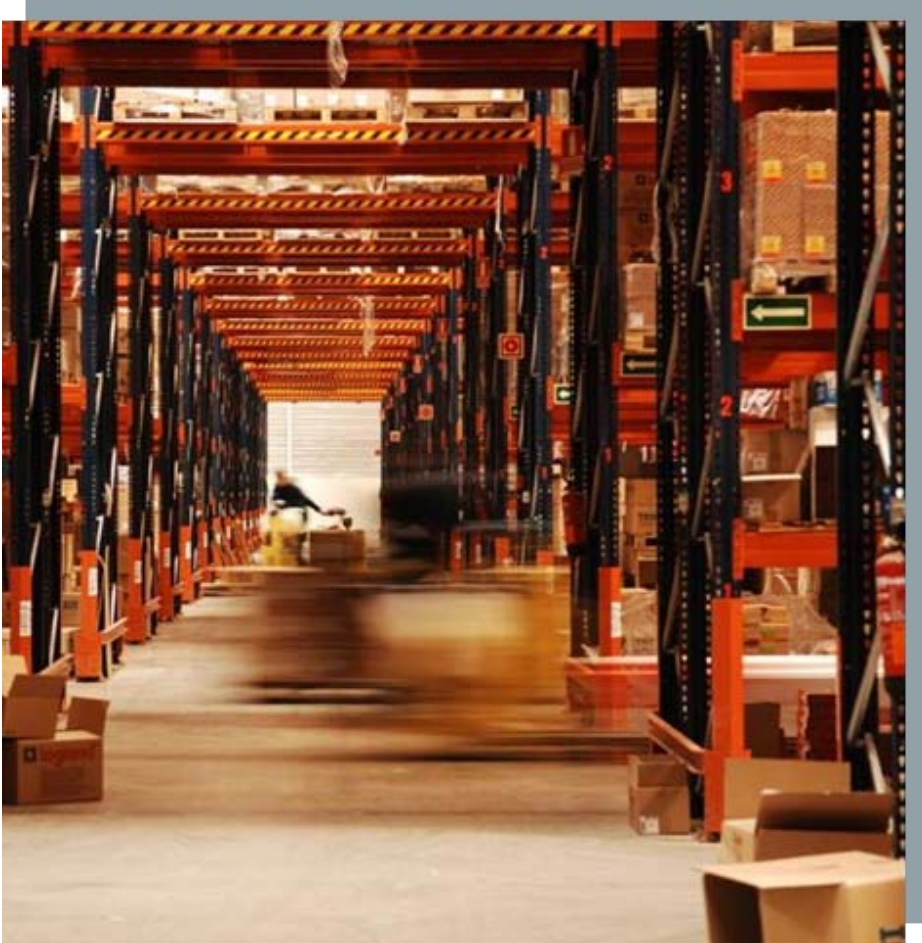
- Targeted €200 million of asset sales in 2009
- €119.5 million Dutch and German portfolio disposal agreed, €92.2m completed
 - Nine assets
 - 229,000m²
- £64.4 million UK portfolio sale completed
 - Five assets
 - 79,000m²

High customer retention



- 18 leasing transactions, totaling 219,600m², completed in Q2
 - 14 lease renewals, for 201,700m²
 - 4 lease extensions, for 17,900m²
 - Over five years average lease length
- HY retention rate of 84%
- At least 61% customer retention for H2 2009





- Pan-European recession
- Property valuations unlikely to improve until 2010
- Slowdown in occupier demand
- Downward pressure on rents
- Decrease in new supply
- Creation of two-tier market



- Maintained industry-leading portfolio levels
- Agreed two portfolio sales, totalling some €190 million
- Progress made on €226 million of secured bank loans
- Over €650 million of further debt under discussion
- Initiated progress to convert legal structure
- Strengthened management team

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Appendices: July 2009

 **ProLogis European Properties™**



Portfolio overview



As at 30 June 2009

	No. of facilities	OMV ⁽¹⁾	% of total OMV	Leasable area	% of total leasable area	Annualised rental income ⁽²⁾	ERV ⁽³⁾	Yield on OMV ⁽⁴⁾	Average age of facilities	Occupancy	No. of leases	Average time to lease break	Average time to lease expiry
		€ million		m ²	m ²	€ million	€ million		years			years	years
France	61	855	29%	1,590.6	32%	75.7	69.7	8.9%	8.0	99.4%	72	2.9	6.3
Italy	18	274	9%	522.7	11%	24.6	21.6	9.0%	9.0	96.1%	18	5.3	6.0
Spain	13	272	9%	309.5	6%	20.3	21.5	7.5%	6.5	99.8%	21	3.7	5.3
<i>Southern</i>	<i>92</i>	<i>1,401</i>	<i>47%</i>	<i>2,422.8</i>	<i>49%</i>	<i>120.6</i>	<i>112.8</i>	<i>8.6%</i>	<i>7.9</i>	<i>98.7%</i>	<i>111</i>	<i>3.5</i>	<i>6.1</i>
Belgium	5	53	1%	98.3	2%	4.4	4.1	8.3%	5.0	100.0%	5	3.5	9.3
Germany	20	229	8%	328.0	7%	20.1	19.2	8.8%	5.0	97.1%	42	2.7	3.6
Netherlands	20	255	9%	378.5	8%	22.4	21.8	8.8%	9.0	94.0%	34	2.3	3.7
Sweden	4	84	3%	130.3	2%	7.3	6.2	8.6%	14.4	100.0%	4	8.3	9.6
<i>Northern</i>	<i>49</i>	<i>621</i>	<i>21%</i>	<i>935.1</i>	<i>19%</i>	<i>54.2</i>	<i>51.3</i>	<i>8.7%</i>	<i>7.9</i>	<i>96.6%</i>	<i>85</i>	<i>3.4</i>	<i>4.9</i>
Czech Rep.	12	104	3%	180.4	4%	9.1	8.7	8.8%	6.3	93.0%	31	2.0	2.3
Hungary	14	106	4%	182.0	4%	9.6	9.0	9.1%	6.1	94.1%	37	2.7	4.7
Poland	26	271	9%	494.5	10%	21.0	21.7	7.8%	7.0	91.8%	88	2.6	3.1
<i>Central</i>	<i>52</i>	<i>480</i>	<i>16%</i>	<i>856.9</i>	<i>18%</i>	<i>39.8</i>	<i>39.4</i>	<i>8.3%</i>	<i>6.5</i>	<i>92.6%</i>	<i>156</i>	<i>2.4</i>	<i>3.3</i>
UK	39	492	16%	705.0	14%	47.5	45.0	9.6%	7.4	96.6%	38	5.2	8.3
TOTAL	232	2,994	100%	4,919.8	100%	262.1	248.5	8.8%	7.6	96.9%	390	3.6	5.8
Vacant space (@ ERV per m ²)							8.2						
							256.7						

(1) Open Market Value - an independent revaluation of the portfolio is conducted every 30 June and 31 December. In accordance with IFRS accounting, valuations are reported net i.e. after deduction of purchasers' costs.

(2) Annualised rental income means the estimate of annual income based on gross rental income for leases in place as at the latest valuation date based on rates effective at that date and on the assumption that rental income from such leases will continue to be received for the whole of the financial year. It does not take into account lease terminations, renewals, replacement of customers or other changes in rent levels in existing leases.

(3) ERV refers to the Estimated Rental Value calculated by the independent third party appraisers as at the latest valuation date.

(4) Annualised rental income expressed as a percentage of open market value.

Top 20 customers

As at 30 June 2009

Customer	Share of annualised rental income	Number of leases	Industry
CEVA Logistics (previously TNT Logistics)	7.4%	14	3PL
Deutsche Post AG (DHL)	5.5%	22	3PL
Geodis	5.2%	12	3PL
NYK Holdings (Nippon Yusen Kaisha)	4.1%	8	3PL
ND Logistics	2.9%	6	3PL
Gefco (PSA Peugeot)	2.6%	5	3PL
FM Logistic	2.3%	4	3PL
Goodyear/Dunlop	1.9%	2	Automotive
ID Logistics Group	1.9%	5	3PL
Fago Electrodomesticos (Brandt Appliances)	1.8%	3	Industrial Durables
Kuehne & Nagel	1.8%	4	3PL
Carrefour	1.6%	2	Retail
DSV A/S	1.5%	5	3PL
Deutsche Bahn (Schenker)	1.3%	5	3PL
Eurofred	1.2%	2	3PL
Amazon.com Inc	1.2%	1	Retail
Schneider	1.2%	3	Electrical/Mechanical
J. Sainsbury	1.1%	2	Retail
Depolabo Pharma Logistique	1.1%	2	Pharmaceuticals
Hagermeijer (Elektroskandia)	1.0%	1	Electrical/Mechanical
Sub-total of top 20	48.6%	108	

Outstanding debt



As at 30 June 2009

Description	Rating	Issue date	Issue size	Coupon ⁽¹⁾	Maturity date	Drawn amount		Swapped rate	Comments
						Local currency	Euros		
<u>Listed on the London Stock Exchange</u>									
Pan European Industrial Properties Series III S.A.	AAA	Feb 2003	€190.5m	€151m +35bps	May 2010 ⁽²⁾	€97.0m	€174.4m	4.61%	100% swapped LTV: 54.6%
	AAA			€17m +48bps		£48.9m			
	AA			€23m +85bps					
Pan European Industrial Properties Series III S.A.	AAA	Mar 2005	€389.0m	€337m +14bps	May 2010 ⁽²⁾	€311.9m	€373.8m	3.58%	100% swapped LTV: 60.6%
	AA			€32m +18bps		£42.8m			
	AAA			€20m +30bps					
<u>Listed on the Luxembourg Stock Exchange</u>									
ProLogis International Funding S.A.	Ba1	Oct 2007	€500.0m	5.875%	Oct 2014	€500.0m	€500.0m	5.875%	Unsecured Fixed rate
<u>Other</u>									
Bank loan	-	Feb 2004	€151.1m	+137bps	Mar 2010	€151.1m	€151.1m	n/a	LTV: 58.1%
Senior unsecured credit facility	-	Dec 2007	€900.0m	€300m +265bps	Dec 2010	€114.0m	€300.0m	n/a	Unsecured Floating rate
						£86.0m			
				€300m +270bps	Dec 2012	€129.0m			
						£123.5m	€274.8m		
TOTAL			€2,130.6m				€1,854.6m		

(1) All coupons are three month Euribor +.

(2) Maturity dates relate to repayment dates rather than legal maturity dates, which are typically three years later. It is expected that the debt will be repaid in full on or before the repayment dates.