

## Investor Monthly Report – January 2010



### What's new:

PEPR finalised three new four-year secured financings and received funding totalling €440.9 million, with net proceeds used to refinance outstanding debt. The first facility is a €300 million syndicated loan with six European lenders, arranged by Goldman Sachs. The loan has a loan-to-value of approximately 52% and is secured by a portfolio of 39 properties in four European countries. The second facility is a €74 million secured loan with Berlin Hyp, a new lender for PEPR. The loan has a loan-to-value of approximately 50% and is secured by a portfolio of 17 German and Polish assets. The final facility is a €74.5 million, of which €66.9 million has been received and a further €7.6 million committed, with Deutsche Pfandbriefbank, a repeat lender for PEPR. The loan has a loan-to-value of approximately 55% and is secured by a portfolio of nine French and UK assets. The three facilities have a blended coupon of 4.93%.

PEPR announced the resignation of Robert Watson from the Board and his replacement by Gary A. Anderson. Mr Anderson is ProLogis' head of global investment management, responsible for managing ProLogis' funds and raising additional capital.

PEPR signed a new twelve year lease agreement with Spanish logistics company Grupo Carreras for 48,400 square metres at ProLogis Park Penedés in Catalonia, Spain.

For more information or to view full press releases visit: [www.prologis-ep.com](http://www.prologis-ep.com)

### Unit information:

(as at 29 January 2010)

	Ordinary	Class A(1) Preferred
Month end Unit price	€4.683	€7.86
No. of Units	191,522,441	10,298,510
Market Capitalisation	€892 million	€81 million

### Directly owned portfolio information:

(as at 30 September 2009)

Market value:	€2,844 million
Number of assets:	232
Total floor space:	4.9 million m <sup>2</sup>
Occupancy:	96.3%
Yield on market value:	9.1%

### % market value:

(as at 30 September 2009)

