

Investor Monthly Report – August 2010



What's new:

PEPR finalised a new €50 million, three-year, unsecured revolving credit facility jointly arranged by Deutsche Bank AG, Morgan Stanley Senior Funding Inc. and The Royal Bank of Scotland N.V.. The facility has a €100 million accordion increase feature, subject to obtaining additional lender commitments.

The new facility replaces PEPR's existing €100 million revolving credit facility, due to expire December 2010 with funds available to be drawn in Euro and GBP. Pricing for the new facility will range from 225 to 300 basis points over applicable Libor, depending upon PEPR's credit rating. At the company's current rating, PEPR's margin is 240 basis points over applicable Euribor or Libor. This new credit facility has a maturity date of 9 August 2013.

For more information or to view full press releases visit: www.prologis-ep.com

Unit information:

(as at 31 August 2010)

	Ordinary	Class A(1) Preferred
Month end Unit price	€4.66	€6.37
No. of Units	190,522,441	10,298,510
Market Capitalisation	€888 million	€66 million

Portfolio information:

(as at 30 June 2010)

Market value:	€2,847 million
Number of assets:	232
Total floor space:	4.9 million m ²
Occupancy:	93.7%
Net portfolio yield:	7.7%

% market value:

(as at 30 June 2010)

