

## News release

# ProLogis European Properties approves acquisition of €215.4m portfolio

**Luxembourg – 15 March 2007** – ProLogis European Properties (Euronext: PEPR), a leading pan-European owner of modern warehouse distribution facilities, announced today that its Board has approved the acquisition of a portfolio of 15 properties from ProLogis (NYSE: PLD), for €215.4 million and yielding 6.8%.

The acquisition of the portfolio will be immediately accretive. ProLogis European Properties will fund the acquisition through a combination of cash from existing credit facilities and the issuance of new units to ProLogis.

The portfolio comprises 15 newly constructed, fully-leased distribution facilities, with a combined floorspace of over 305,000m<sup>2</sup>. The properties are located in ProLogis European Properties' target markets across six countries in Europe - Belgium, Czech Republic, France, Germany, Poland and Spain. Eight of the assets are within existing ProLogis Parks owned by PEPR and will compliment current assets. The average lease length to expiry of the portfolio is 7.7 years. It is anticipated that the acquisition of all but one of the properties will complete before the end of the quarter and the remaining asset within the second quarter.

Commenting on the announcement, Robert Watson, chief executive officer of ProLogis European Properties, said: "we are delighted to be acquiring 15 state-of-the-art distribution centres and are pleased to be able to execute this part of our business plan six months ahead of target."

Ralf Wessel, head of asset management, added: "this portfolio substantially increases our critical mass in several target markets. We are also pleased to extend our relationship with seven of our existing customers and welcome 16 new customers to the portfolio"

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## Portfolio overview:

	Number of facilities	Leasable m <sup>2</sup>	Gross open market value (95%) € million	NOI yield %
France	3	62,816	42.6	6.6
Spain	1	26,756	21.7	6.5
<i>Southern</i>	4	89,572	64.3	6.6
Belgium	2	54,738	34.4	6.8
Germany	4	98,898	75.0	6.5
<i>Northern</i>	6	153,636	109.4	6.6
Czech Republic	3	30,530	21.4	7.2
Poland	2	31,354	20.3	8.0
<i>Central</i>	5	61,884	41.7	7.6
<b>Total</b>	<b>15</b>	<b>305,092</b>	<b>215.4</b>	<b>6.8</b>

### France

Le Havre DC3, DC4A & DC4B, will complement ProLogis European Properties existing holdings, DC1 and DC2 adjacent to the Port of Le Havre. Le Havre is France's leading container port, handling over 2 million TEU's per year. The port is being upgraded to handle up to 6 million TEU's per year as part of the Port 2000 program.

#### Le Havre DC3

Occupiers: Celidec, Gefco (PSA Peugeot) and Seita

Leasable area: 31,859 m<sup>2</sup>

#### Le Havre DC4A

Occupier: XP Log

Leasable area: 18,238 m<sup>2</sup>

#### Le Havre DC4B

Occupier: Schenker

Leasable area: 12,719 m<sup>2</sup>

### Spain

Penedès DC1 is south-west of Barcelona, on the major highway headed in the direction of Tarragona, Zaragoza, Valencia and Madrid. As part of the PEPR efforts to invest in sustainability this building was developed utilising photovoltaic panels to generate power.

Occupier: Eurofred

Leasable area: 26,756 m<sup>2</sup>

### Belgium

Vilvoorde DC1 is north-east of Brussels and employs wood structural members, a renewable building material with superior fire resistant properties to steel.

Occupier: Abnormal Load Services

Leasable area: 19,446 m<sup>2</sup>

Willebroek is Southeast of Antwerp, the world's 12<sup>th</sup> largest port, with 6.4 million TEU's.

Occupier: Decathlon

Leasable area: 35,292 m<sup>2</sup>

## Germany

Bingen DC1 is south of Cologne in near the Rhine river. It was developed as a build to suit for Kayser Kontrakt Logistics.

Occupier: Kayser Kontrakt Logistics  
Leasable area: 28,605 m<sup>2</sup>

Frankfurt Reiderhof DC1 is situated in an infill location in Frankfurt, near the new European Central Bank headquarters. The building is immediately adjacent to one of Frankfurt's primary ring roads.

Occupiers: Brita, Global Transport System Europe, Simon Hegele, Soma and Simpson Strong Tie  
Leasable area: 20,507 m<sup>2</sup>

Hamburg DC2 will complement ProLogis European Properties' existing asset, Hamburg DC1, in a strategic location within the port of Hamburg. The port of Hamburg is the second largest container port in Europe (eighth worldwide), handling 8 million TEU's per year. Over the last three years, container traffic has grown over 10% per annum due to booming trade with China.

Occupiers: Kraftverkehr Nagel and Stute  
Leasable area: 21,600 m<sup>2</sup>

Peine DC1 is located in northern Germany near Hannover and was developed as a build to suit for Meyer and Meyer, a German third party logistics company.

Occupier: Meyer & Meyer  
Leasable area: 28,186 m<sup>2</sup>

## Czech Republic

Prague DC5, and the extensions to DC6 and DC7, will add to ProLogis European Properties nine existing assets at ProLogis Park Prague. The Park is located approximately 16 km south-east of Prague at the Ricany/Jesenice junction of the major D1 motorway. The D1 motorway is the busiest motorway in the country with a daily traffic of 50.000 cars. The inner ring road of Prague is approximately 15 minutes drive time from the Park.

Prague DC5  
Occupiers: L'Oreal and Teleplan & White Electronics  
Leasable area: 13,669 m<sup>2</sup>

Prague DC6  
Occupier: Kenvelo  
Leasable area: 7,330 m<sup>2</sup>

Prague DC7  
Occupier: Setto  
Leasable area: 9,531 m<sup>2</sup>

## Poland

Piotrków DC3 will complement two existing assets, let to Unilever and Ahold, in central Poland. It sits at the intersection of two major roadways, allowing efficient distribution to the entire country.

Occupier: NOMI  
Leasable area: 12,072 m<sup>2</sup>

Wroclaw DC8 is located in Silesia in south-western Poland. The facility is used for light manufacturing by Hi-P, who specialise in contract manufacturing.

Occupier: Hi-P  
Leasable area: 19,282 m<sup>2</sup>

## **About ProLogis European Properties (PEPR)**

ProLogis European Properties, or PEPR, which listed on Euronext Amsterdam on 22 September, 2006, is a leading pan-European owner of high quality distribution and logistics facilities. PEPR's portfolio of real estate is located in 25 submarkets within 11 European countries. Established in 1999, PEPR is a real estate investment fund (organised as a Luxembourg closed-ended *fonds commun de placement*) externally managed by a subsidiary of ProLogis, a leading U.S. based real estate investment trust that operates a global network of industrial distribution properties

As at the end of December 2006, PEPR owned 277 distribution facilities covering approximately 5.4 million square metres of leasable space. PEPR's customers are large third party logistic service providers as well as a broad range of companies in the retail and manufacturing sectors.