

# 2010 Corporate Responsibility Summary

# Executive introduction



We have been through several extraordinary years at ProLogis, from a period of significant challenge in the midst of the global recession to our recent agreement to merge with AMB Property Corporation. Yet throughout our twenty years in business, we have not lost sight of the fundamental principle on which this company is based: that we can create exceptional value by focusing on service and forging meaningful partnerships.

Corporate responsibility at ProLogis is simply the acknowledgement that building lasting and valuable partnerships applies to *all* of our stakeholders – from the businesses that we serve to the individuals who make up our company and communities. Our commitment to corporate responsibility is fundamental to the way we define success, and it will continue to guide our actions into the future.

This ongoing commitment was exemplified in 2010 through steady improvement in our environmental performance and progress in our partnerships with communities, associates and suppliers.

In 2007, we established a goal of installing 25 megawatts of renewable energy capacity in our portfolio by the end of 2010. Not only did we exceed this goal in 2010, but we also have another 25 megawatts of renewable energy capacity currently in development.

In 2010, we developed a framework for our community engagement activities, which included the creation of guidelines for a variety of community engagement programs. We expanded our Employee Volunteer Program so that all employees now receive 4 days per year to volunteer in their local communities. To support the organizations our employees personally care about, we expanded our Matching Gift Program and developed a new Dollars for Doers program, both of which rolled out in early 2011.

Our efforts have not gone unnoticed. Recognizing the importance ProLogis places on its Corporate Responsibility efforts, we were once again listed in the Carbon Disclosure Leadership Index and the Dow Jones Sustainability Index (World and North America), as well as several other socially responsible investment indexes.

As we close this chapter of ProLogis' history and open the next, we see opportunities to extend our global reach and enhance the service afforded to our customers through the synergies with AMB. But along with those opportunities comes the greater responsibility as a global leader in real estate to demonstrate stewardship, compassion, forethought and prudent governance. Our desire is to continue to make corporate responsibility the hallmark of our industry leadership and the means by which we measure true success as a company. We look forward to building a future that is better for all our stakeholders because of our partnership with and service to them.

**Walter C. Rakowich**  
**Chief Executive Officer**

# About this report

This report documents ProLogis' corporate responsibility commitment and performance for the 2010 calendar year. The presented data are collected from our global operations except where noted and do not include performance data from joint ventures, customers or suppliers. ProLogis reports on corporate

responsibility efforts annually, and our last report was released in the spring of 2010 for the 2009 calendar year. As of publication, there have been no re-statements of information provided in previous corporate responsibility-related disclosures.

In light of the merger between ProLogis and AMB Property Corporation, we have focused this summary report solely on

2010 performance. Forward-looking statements, strategic objectives and performance targets from previous years, as well as information on our organizational profile, can be found at [www.prologis.com](http://www.prologis.com). We invite our stakeholders to look for additional corporate responsibility information for the merged company over the course of 2011.



At ProLogis, we take corporate responsibility seriously. Whether we're reducing our environmental footprint, enriching our communities through employee involvement or upholding high ethical standards in our business, every endeavor we undertake is an opportunity to lead by example as a global corporate citizen.

We want ProLogis to be known as one of the most responsible companies in our industry. That's an ongoing challenge that makes us grateful for, but never satisfied with, our continual progress.

**Jack Rizzo**  
Chief Sustainability Officer

# Environmental stewardship



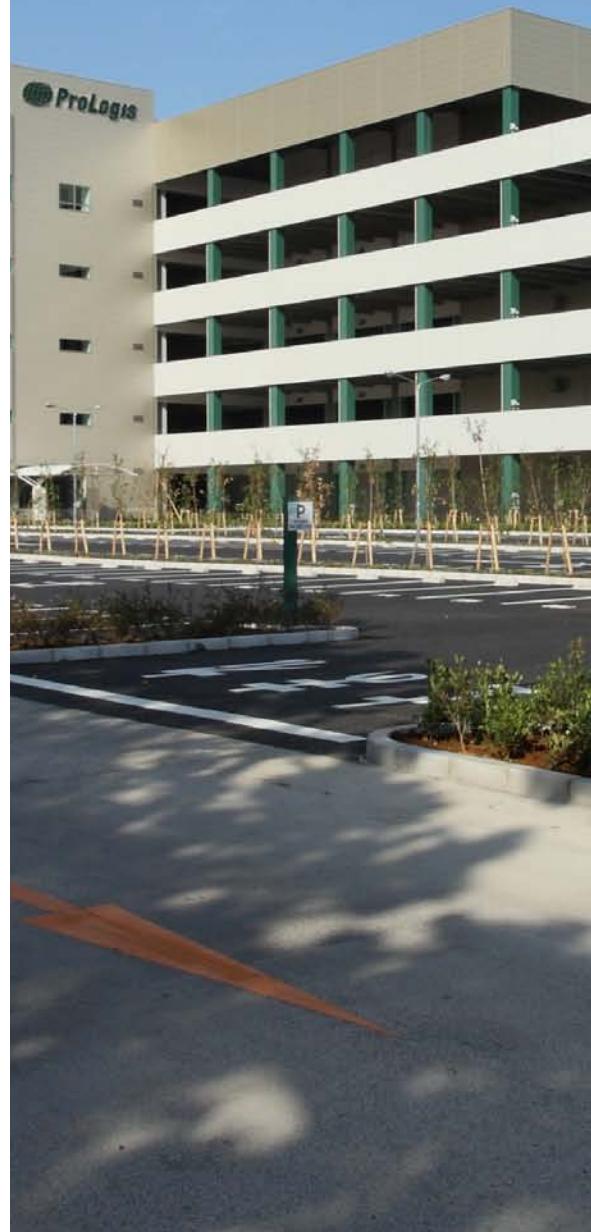
As an industry leader in environmental stewardship, we see it as our duty to address two major global challenges confronting humankind: climate change and overburdened ecosystems.

## Our objectives:

**Minimize carbon emissions** for our customers by providing energy-efficient buildings and a geographically diverse platform that minimizes fuel consumption.

**Minimize the ecological impact of our developments** by meeting or exceeding local or regional sustainable development standards worldwide.

**Minimize the impact of our own operations** by engaging associates in every office to reduce our environmental footprint in areas such as energy, waste, procurement and water.



**30M** At the end of 2010, ProLogis had 64 buildings registered or certified with green building rating systems worldwide, totaling over 30 million square feet. These rating systems include the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) program, BREEAM (Building Research Establishment's Environmental Assessment Method) in the U.K. and CASBEE (Comprehensive Assessment System for Built Environment Efficiency) in Japan.

**51M** We are focused on improving the energy efficiency of the existing facilities in our portfolio. As of the end of 2010, high-efficiency lighting had been installed in over 51 million square feet of warehouse space.



In 2010, **ProLogis Parc Ichikawa I** (shown) achieved a Class S ranking, the highest possible ranking under the CASBEE system. Sustainable features at this property include a precast-concrete seismic isolation system, a rainwater recycling system and solar-powered outdoor lighting.

# Addressing climate change

In May 2010, ProLogis launched a new Rooftop Photovoltaic Test Site in Denver, Colorado, to test solar panel technologies.

The test site totals 11 kWp DC of power generation capacity from 99 modules and eight different module manufacturers.

The initial configuration provides side-by-side comparisons of several module technologies, including monocrystalline, cylindrical thin film, glass-on-glass thin film and membrane-applied thin film modules.



# 30 MW

At the end of the year, we had completed the installation of solar panels on rooftops of 34 of our buildings worldwide, for a combined total of over 30 megawatts of solar energy capacity. That is enough energy to power 2,700 U.S. houses for a year. These installations, covering approximately 11 million square feet, occupy less than three percent of our existing rooftops; the potential for new projects is enormous.

ProLogis continues to work with the Chicago Climate Exchange (CCX), the world's first voluntary, legally binding greenhouse gas emissions reduction, registry and trading program. As an Associate Member in CCX, we have committed to annually measuring and offsetting 100 percent of our U.S. operational carbon footprint. We have taken our commitment to the next level by measuring and offsetting 100 percent of our global operational carbon footprint. In 2010 this amounted to 10,253 metric tons CO<sub>2</sub> equivalent.

**ProLogis Park Jennifer #1-3** in Portland, Oregon USA, hosts a 976 kW photovoltaic installation on 362,700 square feet using building-integrated thin-film solar panels, completed in 2010.



# Social responsibility

At ProLogis, social responsibility means setting expectations of excellence in how we interact with our associates, suppliers and local communities.

## Our objectives:

**Engage with our associates** to provide a challenging, dynamic and diverse work environment that supports their professional development.

**Engage with our suppliers** to discuss and address relevant social issues pertaining to the health, safety and welfare of those working in our supply chain.

**Engage with our communities** to support initiatives that improve education and human welfare where there is need.





**5,300**

ProLogis associates volunteered 5,300 hours in their local communities in 2010, supporting organizations such as Junior Achievement, Habitat for Humanity and Ronald McDonald House.

**\$1.4M**

ProLogis and its associates donated more than \$1.4 million in cash and in-kind donations to nonprofit organizations in 2010.

ProLogis' **Space For Good** program provides warehouse space to nonprofit and charity organizations for free or at a reduced rental rate. The program enables ProLogis to leverage its assets and further its commitment to being a good corporate citizen. During 2010, ProLogis donated approximately 646,000 square feet of space to 20 nonprofit organizations, including Boy Scouts of America, Project C.U.R.E. and Toys for Tots.

To aid in the relief efforts following the devastating earthquake and tsunami in Japan in early 2011, ProLogis signed a Space for Good lease with a major Japanese third-party logistics provider. That company is helping local relief organizations by receiving and delivering supplies and used the ProLogis space as temporary storage for emergency supplies. Additionally, the ProLogis Foundation and ProLogis associates made contributions to Mercy Corps and Japanese Red Cross Society to assist with the relief efforts.

# Engaging our stakeholders



To develop a true culture of corporate responsibility and give associates the opportunity to participate in our efforts, ProLogis created the Corporate Responsibility Champion network.

These individuals have volunteered to serve as the point-of-contact between headquarters and their office for all corporate responsibility matters. Participating in quarterly conference calls provides a framework for regular communication, education, and data sharing among our offices. In 2010, the group's focus was on minimizing each individual field office's impact on the environment and contributing to the local communities in which we operate.





Walt Rakowich, CEO, discusses ProLogis' philosophy of corporate responsibility with stakeholders at the University of Denver's "Voices of Experience" Series, April 19, 2010.

In 2010, ProLogis held two Customer Advisory Board meetings in North America and one in Europe. In these meetings, we gathered feedback from key global customers regarding industry trends affecting their business and how we can serve them better, including how we can improve customer communications and our approach to showing and promoting our properties.



ProLogis conducted an Investor Perception Survey in 2010 in order to assess our strengths, weaknesses, client services and investor attitudes. Upon review of the survey results, we implemented a plan that will improve communication with and quality of service to our clients.



ProLogis is the leading global provider of distribution facilities, with operations in markets all across North America, Europe and Asia. The company has over \$32 billion of assets owned, managed and under construction, comprising more than 435 million square feet (40 million square meters) in more than 2,200 facilities worldwide. ProLogis' customers include

manufacturers, retailers, transportation companies, third-party logistics providers and other enterprises with large-scale distribution needs. Headquartered in Denver, Colorado USA, ProLogis is a member of the S&P 500 and is publicly traded on the New York Stock Exchange under the ticker "PLD."

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