



PRESS RELEASE

3 July 2024

Prologis Park Kettering supports Mannol's expanding UK operations

Prologis UK, a leading owner, developer and investor of logistics property, has leased DC4 Prologis Park Kettering to Mannol, a leading global lubricant supplier. The 10-year lease will support Mannol's expanding UK operations.

Located in the prime logistics 'Golden Triangle', the 154,452 sq. ft. unit will provide the space required for Mannol's future growth ambitions, with transport links to the M1, M6 and M11, as well as connections to coastal ports and rail hubs, for national and international distribution. Mannol will join household brands including CEVA, Argos and Specsavers at the Park.

Jevgenij Lyzko, Chief Executive Officer at Mannol, said: "As we continue to grow, we were in need of a larger unit to cater for our expanding operations. We chose Prologis UK as our trusted partner to provide this. DC4 Kettering offers a large, modern facility and has the benefit of great transport links to our distribution network and an array of welfare amenities for our workforce."

In line with Prologis UK's sustainability credentials, DC4 underwent a full refurbishment, including both the main warehouse and the office block, bringing the unit to an EPC A rating. The all-electric unit is fitted with warehouse LED lighting, sprinklers and racking allowing for immediate occupation.

Prologis Park Kettering also benefits from a rich labour pool with a large percentage of the local population already employed within the logistics sector. Additionally, the site benefits from a public open space, Linear Park, encompassing 90 acres of regenerated land and featuring woodland areas, outdoor gym and network of paths to staff and the local community. Linear Park is owned and managed by Prologis as part of its PARKlife services.

Mannol has also been provided with a Prologis Essentials allowance, providing opportunity for future upgrades as and when required. As an integrated product service offering, Prologis Essentials is a turnkey warehouse solution which can offer enhancements in the areas of operations, energy and mobility.

Tom Price, Leasing Director at Prologis UK, said: "DC4, and Prologis Park Kettering, was the perfect fit for Mannol's expanding operations. Originally built in 2007, we upgraded DC4 to meet the same high-quality standards of our current generation buildings in order to match customer expectations. The refurbishment programme also allowed for additional future proofing, for example the option to add in additional EV charging points as needed.

"We look forward to welcoming Mannol and watching the business grow and take advantage of all that the location offers."

ILPP and Cushman and Wakefield acted for Prologis UK. Louch Shacklock acted for Mannol.

ENDS

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ABOUT PROLOGIS

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.

FORWARD-LOOKING STATEMENTS

The statements in this document that are not historical facts are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. These forward-looking statements are based on current



expectations, estimates and projections about the industry and markets in which we operate as well as management's beliefs and assumptions. Such statements involve uncertainties that could significantly impact our financial results. Words such as "expects" "anticipates," "intends," "plans," "believes," "seeks," and "estimates" including variations of such words and similar expressions are intended to identify such forward-looking statements, which generally are not historical in nature. All statements that address operating performance, events or developments that we expect or anticipate will occur in the future—including statements relating to rent and occupancy growth, acquisition and development activity, contribution and disposition activity, general conditions in the geographic areas where we operate, our debt, capital structure and financial position, our ability to earn revenues from co-investment ventures, form new co-investment ventures and the availability of capital in existing or new co-investment ventures—are forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although we believe the expectations reflected in any forward looking statements are based on reasonable assumptions, we can give no assurance that our expectations will be attained and, therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Some of the factors that may affect outcomes and results include, but are not limited to: (i) international, national, regional and local economic and political climates and conditions; (ii) changes in global financial markets, interest rates and foreign currency exchange rates; (iii) increased or unanticipated competition for our properties; (iv) risks associated with acquisitions, dispositions and development of properties, including the integration of the operations of significant real estate portfolios; (v) maintenance of Real Estate Investment Trust status, tax structuring and changes in income tax laws and rates; (vi) availability of financing and capital, the levels of debt that we maintain and our credit ratings; (vii) risks related to our investments in our co-investment ventures, including our ability to establish new co-investment ventures; (viii) risks of doing business internationally, including currency risks; (ix) environmental uncertainties, including risks of natural disasters; (x) risks related to global pandemics; and (xi) those additional factors discussed in reports filed with the Securities and Exchange Commission by us under the heading "Risk Factors." We undertake no duty to update any forward-looking statements appearing in this document except as may be required by law.