

PRESS RELEASE	DATE
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Warwickshire logistics park reaches full occupancy after customer expansion deal

Following a period of growth Furnolic Co. Ltd (Furnolic), has expanded its UK base of operations. The global e-commerce business signed a 10-year lease agreement with Prologis UK, a leading investor, owner and developer of logistics property for a second unit at Prologis Park Ryton, which is now at full occupancy.

The unit, DC4 adds a further 166,748 sq. ft. of prime logistics space to Furnolic's UK footprint.

Having been recently refurbished to bring the unit in line with Prologis's progressive sustainability standards, DC4 has achieved an EPC A rating with onsite offices now fully electric and EV charging points built into the car park.

Furnolic, which trades under the names Songmics, Vasagle and Feandrea, is one of the largest retailers on Amazon. It specialises in homeware, furniture and pet furniture, with a global footprint that spreads across the US (Ameziel), Germany (Euziel), Japan (Zieljp), France, Spain, Italy, Canada and Mexico.

Tong Wang, Director at Furnolic Co. Ltd, commented: "Our continued partnership with Prologis in the UK and across Europe is testament to the company's ongoing commitment to customer service. Our longstanding relationship has meant that we've been able to grow sustainably in our core target regions through the flexibility and professionalism of the Prologis UK customer experience team, which is second to none."

Prologis Park Ryton is strategically located in the West Midlands, providing easy access to six major motorways within a 14-mile radius. It is expected that the new leasing agreement will generate further jobs for the local area. Other businesses at Prologis Park Ryton include Jaguar Land Rover, DHL and LEVC.

Tom Price, Leasing Director at [Prologis UK](#), adds: "Working with Tony and the team has been fantastic. We're always proud to be a part of our customers' growth. It has been a privilege to be able to facilitate Furnolic's expansion into another unit at Prologis Park Ryton, a location at the heart of the Golden Triangle of logistics here in the Midlands."

The e-commerce business will use [Prologis Essentials](#), a turnkey warehouse fitout service, for racking at the new facility - a decision which mirrors its leasing agreement in 2021 that saw Furnolic become one of Prologis UK's very first Essentials customers.

The announcement follows a similar leasing of 380,000 sq. ft. DC1, Prologis Rugby Central Park to a global appliance manufacturer, with their relocation to the Golden Triangle providing significant benefits, improving efficiencies of operation and bringing environmental benefits.

Avison Young, JLL and ILP Partners acted for Prologis UK and Realogis acted for Furnolic.

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.