

# Portfolio-wide case study

## PROLOGIS



**GOAL**

Improve the environmental and financial performance of a large and distributed industrial portfolio through the use of the LEED volume certification standards and program

**APPROACH**

Investment in sustainable building certifications

**PROPERTY TYPE**

Industrial

**LOCATION**

Assets distributed throughout North and South America

**BUILDING AREA**

792,000 m<sup>2</sup> (8.525 million ft<sup>2</sup>) across 33 properties

### Building certification requirements drive environmental performance

To accelerate and streamline the adoption of sustainable building certifications, Prologis has committed to using the U.S. Green Building Council's LEED volume certification program. By the end of 2014, Prologis was the first industrial owner to use the LEED volume program. By the first quarter of 2015, Prologis had completed five projects with 28 projects registered throughout Canada, Mexico, and the United States, with future projects slated for Brazil.

### Investment and Returns

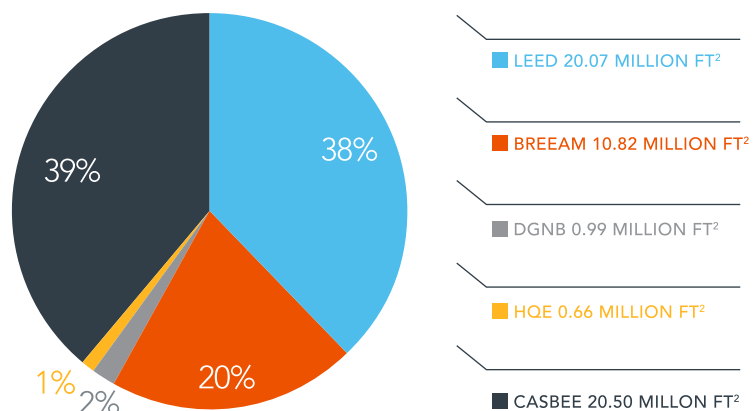
The LEED volume program has enabled Prologis to reduce its cost of certification by establishing a prototype design that enhances energy efficiency for tenants while streamlining the design and construction processes in the field. This has reduced tenant utility costs and extended the life-cycle cost of its buildings.

### Global Building Certification Program

As part of its overall commitment to sustainability, Prologis has more than 4.9 million square meters (53 million ft<sup>2</sup>) of sustainable building certifications. The graphic below shows the ratings systems used, along with the total area of the certified properties. The ratings systems used are:

- LEED: Leadership in Energy and Environmental Design
- BREEAM: Building Research Establishment Environmental Assessment Method
- DGNB: Deutsche Gesellschaft für Nachhaltiges Bauen
- HQE: Haute Qualité Environnementale
- CASBEE: Comprehensive Assessment System for Built Environment Efficiency

Prologis Portfolio by Sustainability Rating System



Prologis has invested in the certification of buildings for sustainability in order to provide best-in-class facilities that enhance the sustainability of tenants' operations and derive a competitive advantage by providing energy-efficient facilities at a competitive lease rate. This program is consistent with Prologis's focus on minimizing the environmental impacts of its operations and development activity in every market in which the company has invested.