

PRESS RELEASE

20 February 2025

Investment at Prologis Park Beddington drives economic growth in Croydon & Sutton

Prologis UK, a leading logistics property owner, developer and investor, announces a significant increase to its Foreign Direct Investment in Croydon & Sutton, reaching over \$250 million with expansion currently underway at Prologis Park Beddington.

Investing in market-leading Industrial Logistics facilities

Prologis' investments in the boroughs include eight Industrial Logistics distribution centres spanning 650,000 sq. ft., home to national and international businesses, including Royal Mail, Amazon, Oddbox, EasyShipping and Unitrunk.

Expanding on this investment, Prologis UK is developing a further four additional market-leading units, covering 93,935 sq. ft as a second phase to Prologis Park Beddington on Beddington Lane. Completion is expected in May 2025, offering four BREEAM 'Outstanding' rated units ranging between 15,000 to 46,000 sq. ft. Details of available units can be found [here](#).

Once complete, the new development is expected to support approximately 270 full-time jobs, providing a substantial boost to local employment. Beyond job creation, the latest phase of development is projected to generate c£1.5 million in Business Rate revenue whilst aiming to deliver meaningful social impact to the local community.

Simon Perks, Director of Capital Deployment at Prologis UK, said: *"From the outset, our goal was to deliver real value to the communities of Croydon & Sutton. By combining employment opportunities and education outreach, we're creating a development that will have a lasting positive impact. It's exciting to see the social value we envisioned coming to life."*

Building Futures: Inspiring the Next Generation

Over the past year, Prologis UK, in partnership with [Winvic Construction](#), has led skills development sessions and educational visits for young people from Sutton, where the latest development is located. Students from local schools and training providers have toured the construction site at Prologis Park Beddington, whilst learning about careers in property, construction and logistics.

Development sessions, for recent school leavers, have included supporting people in understanding career pathways and developing their CV in preparation for job applications. To date, two apprentices have been hired by Winvic through Prologis UK's Construction Skills Programme.

Danny Nelson, Managing Director – Industrial at Winvic, said: *"Our work at Prologis Park Beddington has been about more than just construction – it's about creating opportunities and leaving a positive legacy. Through initiatives like apprenticeships and work insights, we're helping to nurture future talent while delivering lasting social, economic, and environmental benefits for the local area."*

Cassie Davis, Assistant Principal - Director of 6th Form at [Harris Academy Sutton](#) said: *"Visiting Winvic's live construction site was an eye-opening experience for our students, showcasing the diverse career opportunities and pathways into the industry. They gained real-world insight into large-scale projects and were especially engaged in learning about roles beyond engineering. Many left feeling inspired, with some even expressing interest in work experience - a fantastic outcome from an insightful and engaging visit."*

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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 December 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 1.3 billion square feet (120 million square meters) in 20 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 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, expectations regarding new lines of business, 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.