



“Our logistics real estate facilities are designed to minimize environmental impacts and maximize energy efficiency.” - Prologis¹

Ticker	PLD (NYSE) ²
Headquarters	San Francisco, California
Market Cap	USD \$34.3 billion
Company History	Incorporated in 1983 REIT in 2004
Properties	3,282 around the globe
Green Building Certifications	233 sustainable buildings across 87 million sq. ft. in 16 countries (as of December 31, 2016)
Total Sq. Ft.	684 Million sq. ft.
Employees	1,600 (as of December 31, 2016)
Customers	5,000



Prologis’s Multi-Story Warehouse in Narashino, Japan.
Source: Prologis, Inc. www.prologis.com

¹Data as of December 31, 2017, unless otherwise stated. Available in the Prologis 2016 Sustainability Report.

Recent Awards



Dow Jones Sustainability Index
North America 2008-2017



Global Real Estate
Sustainability Benchmark
2017 Green Star



NAREIT
Leader in the Light Award
6th consecutive year

Who is Prologis, Inc.?

Have you ever placed an order online through Amazon? There’s a good chance that your delivery came from a Prologis warehouse. Prologis owns logistics real estate facilities across the globe that they rent to companies that need to transport goods. Prologis’s customers include brands you may be familiar with: Amazon, FedEx, UPS, Walmart, and Best Buy. Prologis customizes the warehouse space to its tenant’s requirements. For Amazon, that means installing robotic storage solutions for quick order fulfillment. For Procter & Gamble, Prologis worked with the local authorities to build access roads to the facility. The

company adds value in the logistics supply chain by enabling their customers to receive, store and deliver goods more efficiently. Supporting long-term trends in urbanization, consumption and e-commerce, Prologis locates buildings near metropolitan areas to minimize the distances people and goods must travel.

Sustainability Initiatives

Prologis strives to build warehouses to achieve local green building certifications to deliver best-in-class projects. Prologis is a leader in roof-top solar installations. At the end 2016, Prologis was ranked third in total solar energy generation capacity in the US, behind only Target and Walmart.³ Prologis roof-top solar currently generates 165 Megawatts which is enough to power 24,484 homes for a year.⁴

ACCOMPLISHMENTS: ⁵	LOOKING FORWARD: ⁶
<p>Skylights – Reduce electricity usage for lighting</p> <p>Cool Roofs – Reflect sunlight to lower AC needs</p> <p>Solar Panels – Turn underutilized rooftops into source of clean energy</p> <p>Local Building Materials – 20-30% are regionally sourced for most new projects</p> <p>Recycling – Built areas for collection and storage</p> <p>LED Lighting – Interior and exterior installations</p> <p>Water Reduction – Xeriscaping and drought-tolerant plants</p> <p>Electric Car (EV) Charging Stations</p>	<p>Goal 1: 100% of new development designed with a goal of certification where recognized sustainability rating systems are available</p> <p>Goal 2: 100% energy-efficient lighting across portfolio</p> <p>Goal 3: 200 Megawatts of solar in portfolio by 2020</p>

Property Spotlight

Georgetown Crossroads is a LEED Gold Certified building in downtown Seattle and one of the first multistory warehouses in the US. Prologis’s development of multistory warehouses in downtown areas demonstrates a commitment to urbanism, a key measurement of sustainability. Building warehouse storage and office facilities near densely populated areas reduces sprawl, keeps jobs local, and enables the use of public transport. It also allows companies like Amazon to innovate transportation choices for ‘the last mile’. The last mile of the delivery is often the most difficult because of traffic congestion, parking issues, and greater sensitivity to noise and pollution. With the trend of customers demanding more frequent deliveries in shorter timeframes, companies prefer closer warehouses, so they can make shorter trips, using smaller, even electric, vehicles. This reduces fuel consumption and improves air quality. It also allows for on-demand-delivery jobbing, creating even more local employment.

Notes and Sources:

¹ Prologis (2017) "Serious About Sustainable Development" Available at: <https://www.prologis.com/industrial-development-capabilities/capital-deployment/sustainable-development>.

² Prologis, Inc. is 4.89% of the Vert Global Sustainable Real Estate Fund (VGSRX) as of December 31, 2017.

³ Solar Energy Industries Association (2016) "Solar Means Business: Tracking Solar Adoption by America's Top Companies". Available at: <https://www.seia.org/research-resources/solar-means-business-2016>.

⁴ Prologis (2016) "Prologis 2016 Sustainability Report: An Integrated Approach to Sustainability," p. 16.

⁵ Prologis (2016) "Prologis Buildings: A Story of Sustainability – The Americas." Infographic.

⁶ Prologis (2016) "Environmental Stewardship" Available at: <https://www.prologis.com/about/sustainable-industrial-real-estate/environmental-stewardship>.

The Vert Global Sustainable Real Estate Fund holds publicly traded REITs. The Fund does not hold any of the companies discussed when describing Prologis's area of business. None of those companies are publicly traded REITs.

Fund holdings and sectors are subject to change at any time and should not be considered a recommendation to buy or sell any security.

Mutual fund investments involve risk. Principal loss is possible. Investors should be aware of the risks involved with investing in a fund concentrating in REITs and real estate securities, such as declines in the value of real estate and increased susceptibility to adverse economic or regulatory developments. Investments in foreign securities involve political, economic and currency risks, greater volatility and differences in accounting methods. A REIT's share price may decline because of adverse developments affecting the real estate industry. REITs may be subject to special tax rules and may not qualify for favorable federal tax treatment which could have adverse tax consequences. The Fund's focus on sustainability may limit the number of investment opportunities available to the fund and at time the fund may under perform funds that are not subject to similar investment considerations.

The Vert Global Sustainable Real Estate Fund's investment objectives, risks, charges, and expenses must be considered carefully before investing. The statutory and summary prospectuses contain this and other important information about the investment company, and may be obtained by calling 1-844-740-VERT or visiting www.vertfunds.com. Read carefully before investing.

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