

Prologis, Inc. (PLD)

Real Estate / REIT - Industrial · New York Stock Exchange



EQUITY FACTSHEET

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$125.75 2026-10-16	MARKET CAP \$119.5B VOLUME 5.8M	52-WK HIGH \$153.35 52-WK LOW \$121.17	TRAILING PE 27.7 P/S 12.76	GROSS MARGIN 21.7% NET MARGIN 45.5%	ROE 8% ROIC 3%	PIOTROSKI 4/9 ALTMAN Z 1.9	1-YR RETURN +4.6% 5-YR RETURN +82.2%
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Prologis, Inc. don't just lead the industry, they define it. The firm creates the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, their ecosystems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of oneâ€not just shaping the future of logistics but building what comes next. Prologis, Inc. was established in 1983 and is incorporated in Maryland.

SECTOR Real Estate INDUSTRY REIT - Industrial EXCHANGE NYSE MARKET CAP \$119.5B EMPLOYEES 2,802 (SEC-filed) CEO Daniel S. Letter IPO 1997-11-21
COUNTRY US
Pier 1, San Francisco, CA 94111 · Tel 415-394-9000 · prologis.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

64 / 100

Street mean \$152.67 (6 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

ROUTINE SELLING — LOW SIGNAL

\$8M sold / 6 mo, zero open-market buys

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
64
OF 100

Score Breakdown

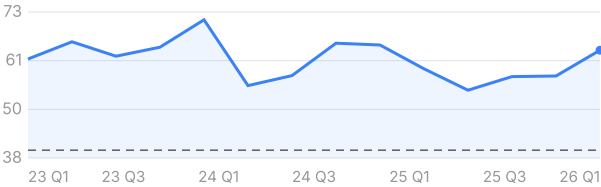
Profitability	56/100
Growth	60/100
Momentum	87/100
Quality	75/100
Earnings Quality	98/100
Balance Sheet	49/100
Value	49/100
Risk (safety)	50/100
Overall	64.0/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
PSA	72
EXR	47
EQIX	70
AMT	57
WELL	66
SPG	57
PLD	64

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 71 in 24 Q1, latest 64 — -7 since. Fell in 1 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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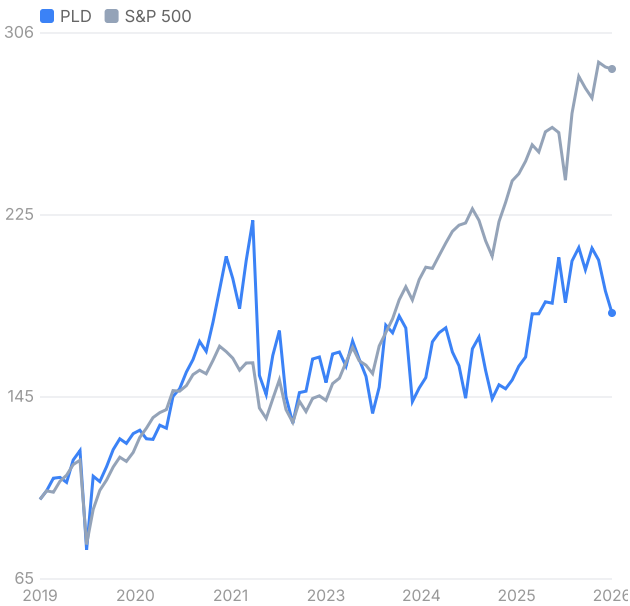
3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · PLD +4.6% · S&P 500 +15.9% · spread -11.3pp



7 Years vs S&P 500 · PLD +82.2% · S&P 500 +189.9% · spread -107.6pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS

business vs price

BUSINESS QUALITY

64 / 100

IS Score 64.0 / 100 · -7.3 from peak of 71

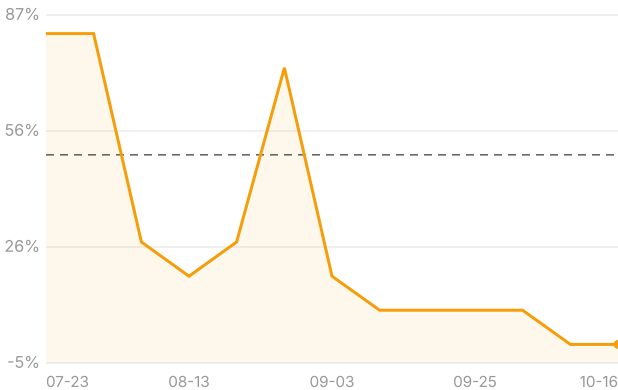


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BEARISH

Technical Score 14 / 100 · Power -73 · 1 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

These two disagree — business quality 64, price structure 14 out of 100, so the business reads better than the price does. We publish the disagreement rather than resolving it: they answer different questions, and the gap between them is information, not an error.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 75 and holds two consecutive quarters	now 64.0	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 54 → 58 → 58 → 64	the direction matters more than the level
Technical vote share back above 50%	now 0%	price structure no longer broken
Institutional holder count rises two quarters running	peak 1,733 → now 1,733	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

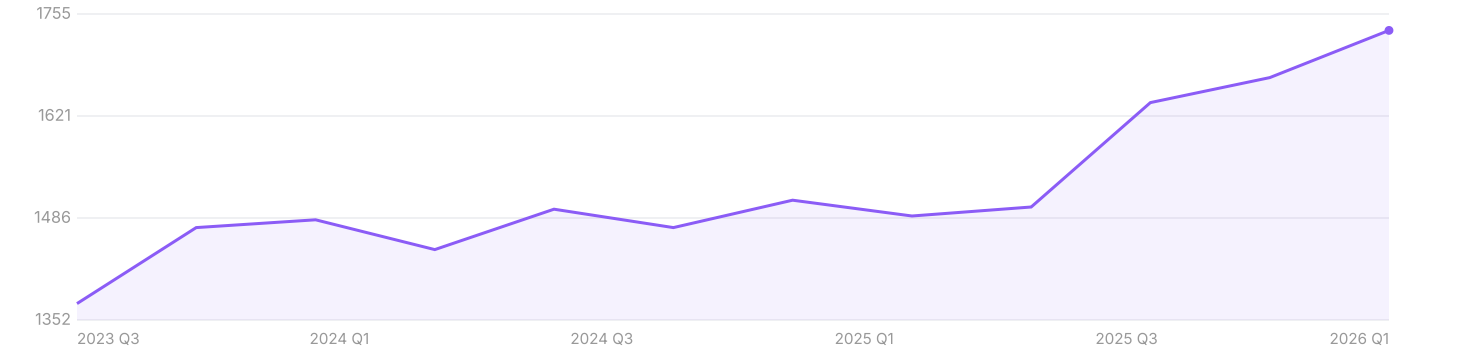
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 2 of 4 top 13% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 0 buys none disclosed	INSIDER BUYS (180D) 0 none disclosed	
ETF FUNDS (30D) 1356 up / 1055 down net +301 funds	INSTITUTIONS ADDED (13F) 62 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 1,733 · latest 1,733 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%
2026 Q2	1,733	894.5M	\$115.6B	95.9%
2026 Q1	1,671	872.3M	\$109.6B	93.5%
2025 Q4	1,638	872.6M	\$105.9B	93.5%
2025 Q3	1,501	863.4M	\$94.2B	92.5%
2025 Q2	1,489	877.3M	\$87.5B	94.0%
2025 Q1	1,510	867.4M	\$91.5B	93.0%
2024 Q4	1,474	863.4M	\$86.1B	92.5%
2024 Q3	1,498	860.4M	\$102.1B	92.2%
2024 Q2	1,445	853.8M	\$93.1B	91.5%
2024 Q1	1,484	860.9M	\$108.3B	92.3%
2023 Q4	1,474	863.8M	\$112.3B	92.6%
2023 Q3	1,374	854.6M	\$93.9B	91.6%

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

8 INSIDER ACTIVITY							live Form 4 data
INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED	
Bitá Cristina Gabriela	director	2026-09-30	A-Award	69	—	8,395	
Bitá Cristina Gabriela	director	2026-09-30	A-Award	43	—	5,255	
Bitá Cristina Gabriela	director	2026-09-30	A-Award	231	—	5,486	
Metcalfe Guy A	director	2026-09-30	A-Award	52	—	6,378	
Metcalfe Guy A	director	2026-09-30	A-Award	4	—	452	
Metcalfe Guy A	director	2026-09-30	A-Award	231	—	683	
Oconnor David P	director	2026-09-30	A-Award	233	—	28,464	
Fotiades George L	director	2026-09-30	A-Award	195	—	23,801	

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9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY					EDGE
6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT	
S — Open-market sales	2	53,597	\$8.0M	Counted	
M — Exercises (paired A/D)	6	10,454	—	None — mechanics	
F — Tax withholding	1	595	\$0.1M	None — compensation	
G — Gifts	3	2,000,892	—	None	
P — Open-market purchases	0	0	\$0	Counted — none occurred	

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL	OPEN-MARKET SELLS	OPEN-MARKET BUYS	CLUSTER
Routine Selling — Low Signal	\$8.0M 2 txns / 6 mo	\$0.0M 0 txns / 6 mo	None active 3+ insiders / 21 days

10 CONGRESSIONAL TRADING					EDGE · STOCK Act
MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-09-25	2026-10-09
Ro Khanna	House	SELL	\$15,001 - \$50,000	2026-09-11	2026-10-09
Kevin Hern	House	SELL	\$50,001 - \$100,000	2026-03-20	2026-04-06
Shelley Moore Capito	Senate	BUY	\$1,001 - \$15,000	2025-08-01	2025-09-03
Shelley Moore Capito	Senate	BUY	\$1,001 - \$15,000	2025-08-01	2025-09-03
Shelley Moore Capito	Senate	BUY	\$1,001 - \$15,000	2025-08-01	2025-09-03
HOUSE 12-MO 16 trades 4 purchases		SENATE 12-MO 0 trades None purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

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11 INSTITUTIONAL OWNERSHIP & 13F FLOW

live 13F data

13F FILERS (LAST COMPLETE Q) 1,671	13F SHARES 872M 93.5% of shares out	NEW / CLOSED 167 / 106 positions, QoQ	INCREASED / REDUCED 729 / 563 positions, QoQ
PUT/CALL (13F) 0.80 option positions	FREE FLOAT 99.7% 948M sh		

2.8 · Largest Reporting 13F Managers

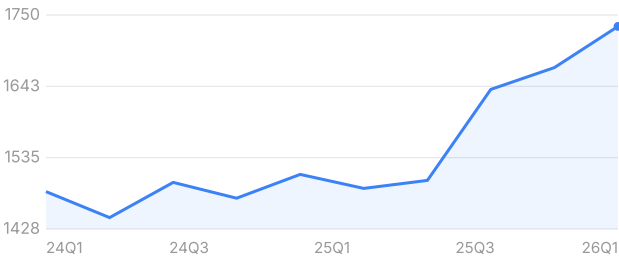
MANAGER	SHARES	VALUE
Valeo Financial Advisors, Llc	1.2M	\$161M
Sarasin & Partners Llp	685,281	\$89M
Ifm Investors Pty Ltd	407,800	\$53M
State Of Alaska, Department Of Rev	398,089	\$52M
Czech National Bank	273,053	\$35M
Fjarde Ap - Fonden /Fourth Swedish N	270,645	\$35M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

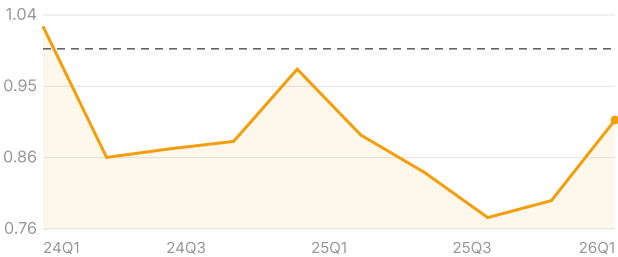
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VNQ	6.9%	\$4.6B
VGSNX	6.9%	\$4.6B
VGSLX	6.9%	\$4.6B
VITSX	0.2%	\$3.9B
VTSEX	0.2%	\$3.9B
VTI	0.2%	\$3.9B

13F Filers Holding PLD — quarterly

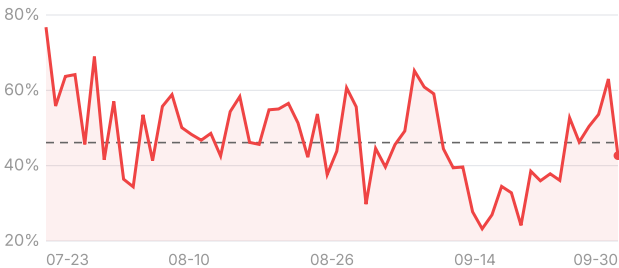


Institutional Put/Call — quarterly



12 SHORT VOLUME — DAILY, 60 SESSIONS

EDGE · live FINRA feed



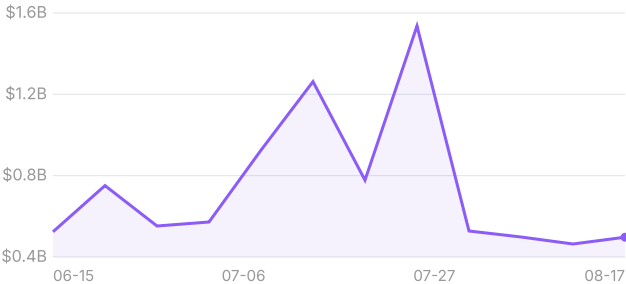
Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 42.5% 2026-10-15	20-DAY AVG 40.3% 50-day 45.9%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 42% · N: 43% · B: 79% latest session
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13 DARK POOL ACTIVITY

EDGE · live ATS data

Weekly Notional (\$B)



Where PLD Trades in the Dark

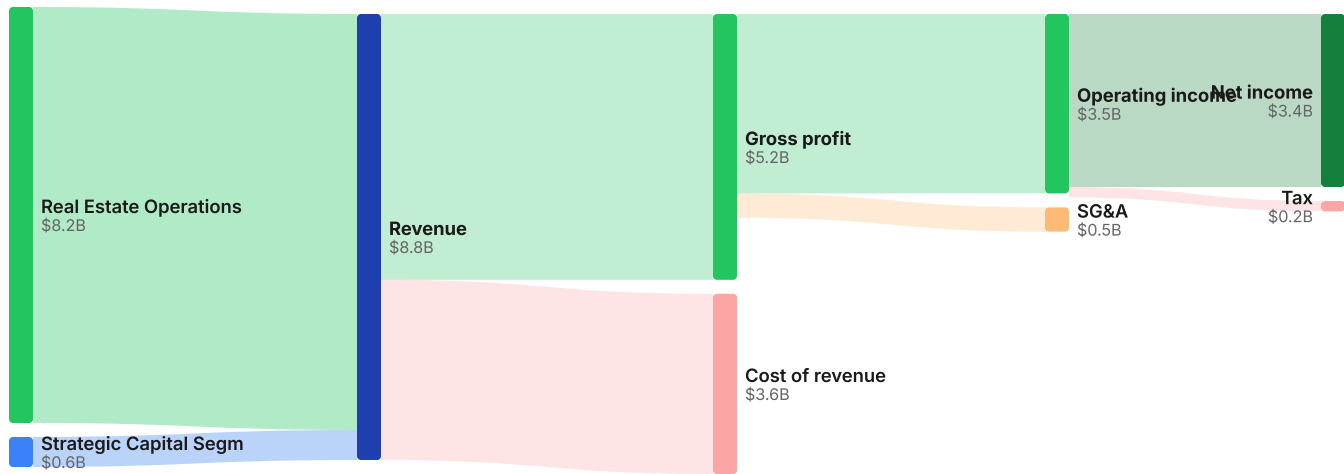
ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	4.0M	46 sh
Ubsa Ubs Ats	2.6M	47 sh
Ebxi Level Ats	1.9M	31 sh
Sgmt Sigma X2	1.7M	43 sh
Mspl Ms Pool (Ats-4)	1.2M	158 sh
Mlix Instinct X	1.1M	71 sh

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REVENUE FLOW — FY2025

live segmentation + income data



Where a dollar of Prologis, Inc. revenue goes. All values FY2025 filings, live.

15

GEOGRAPHIC REVENUE

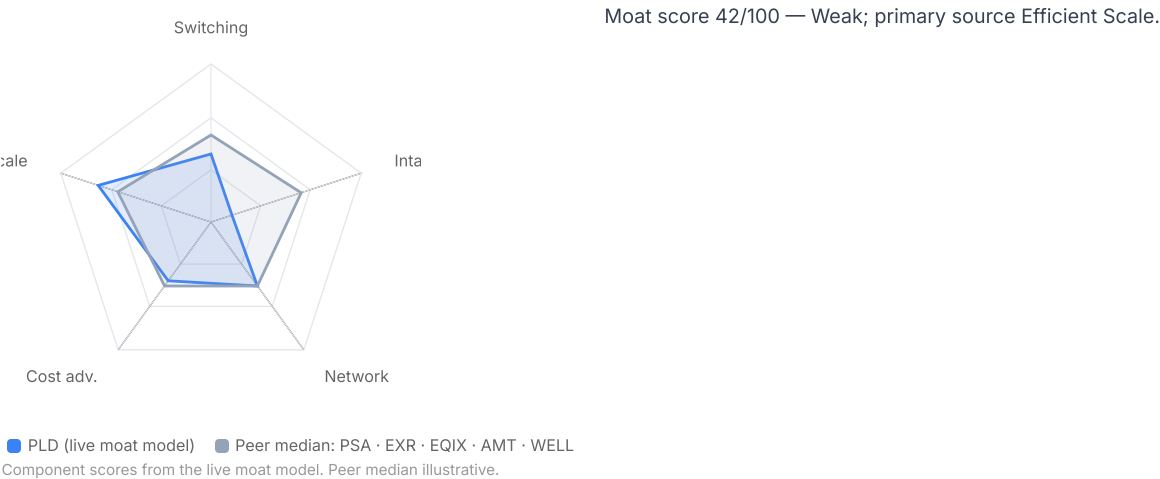
live segmentation

REGION	REVENUE	SHARE
Real Estate Operations	\$7.8B	97%
Strategic Capital	\$219M	3%

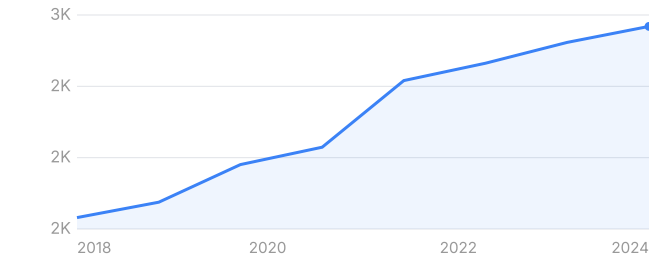
16

MOAT & COMPETITIVE POSITION

LIVE MODEL · 42/100 WEAK



3.8 · Employees (SEC filings)



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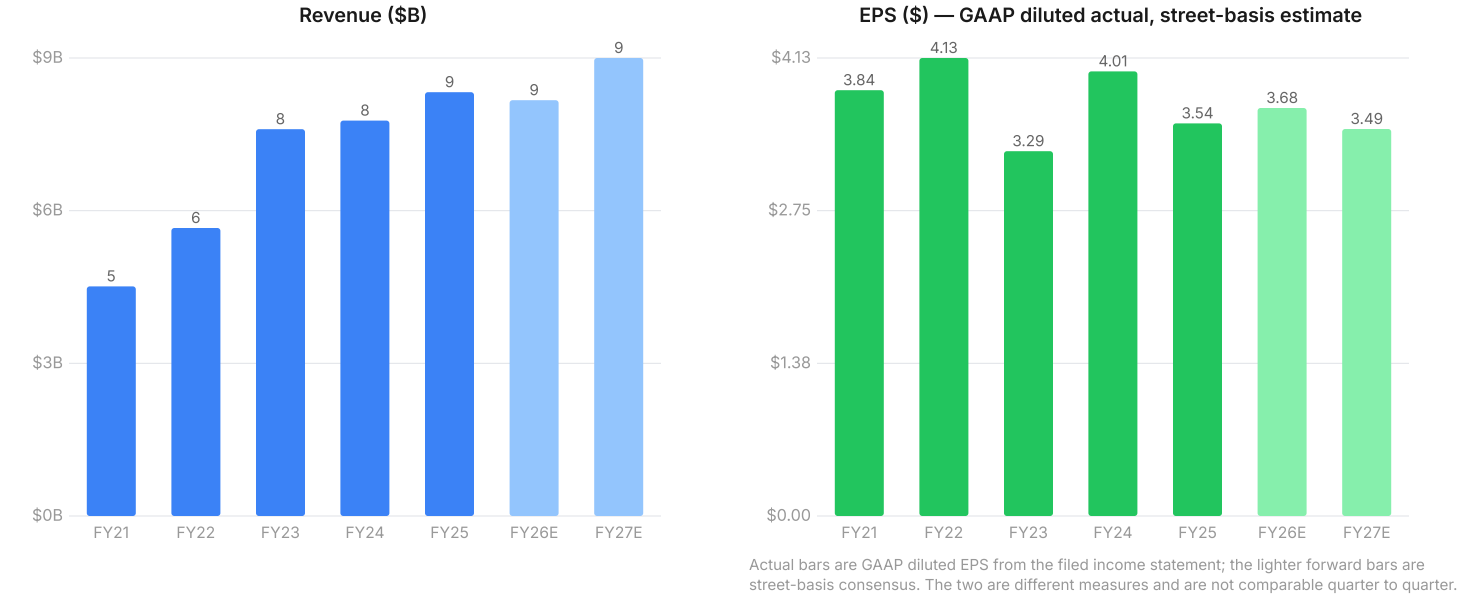
17 CORPORATE INFORMATION — KEY OFFICERS

2,802 employees

OFFICER	TITLE
Daniel Letter	CEO & Director
Timothy D. Arndt	Chief Financial Officer
Carter Andrus	Chief Operating Officer
Hamid R. Moghadam	Co-Founder & Executive Chairman

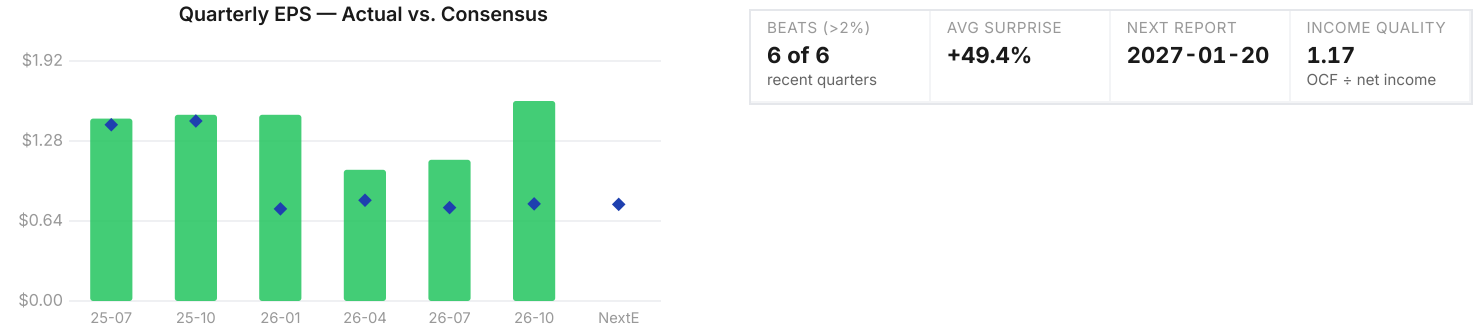
18 REVENUE & EPS — HISTORY AND ESTIMATES

live consensus



19 ESTIMATE VS. ACTUAL & SURPRISES

live data



20 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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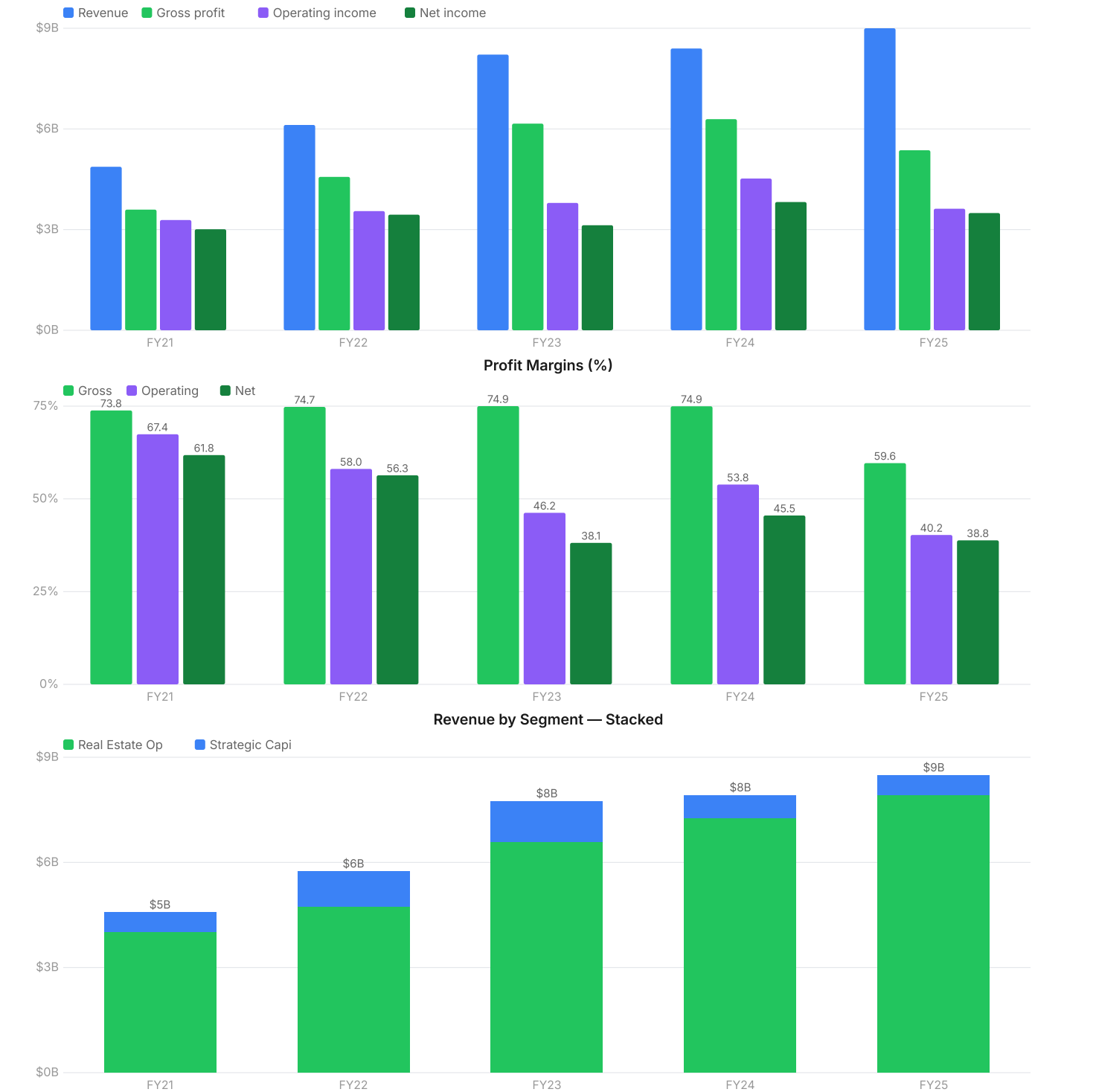
PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

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INCOME TRENDS — 5 YEAR live financials

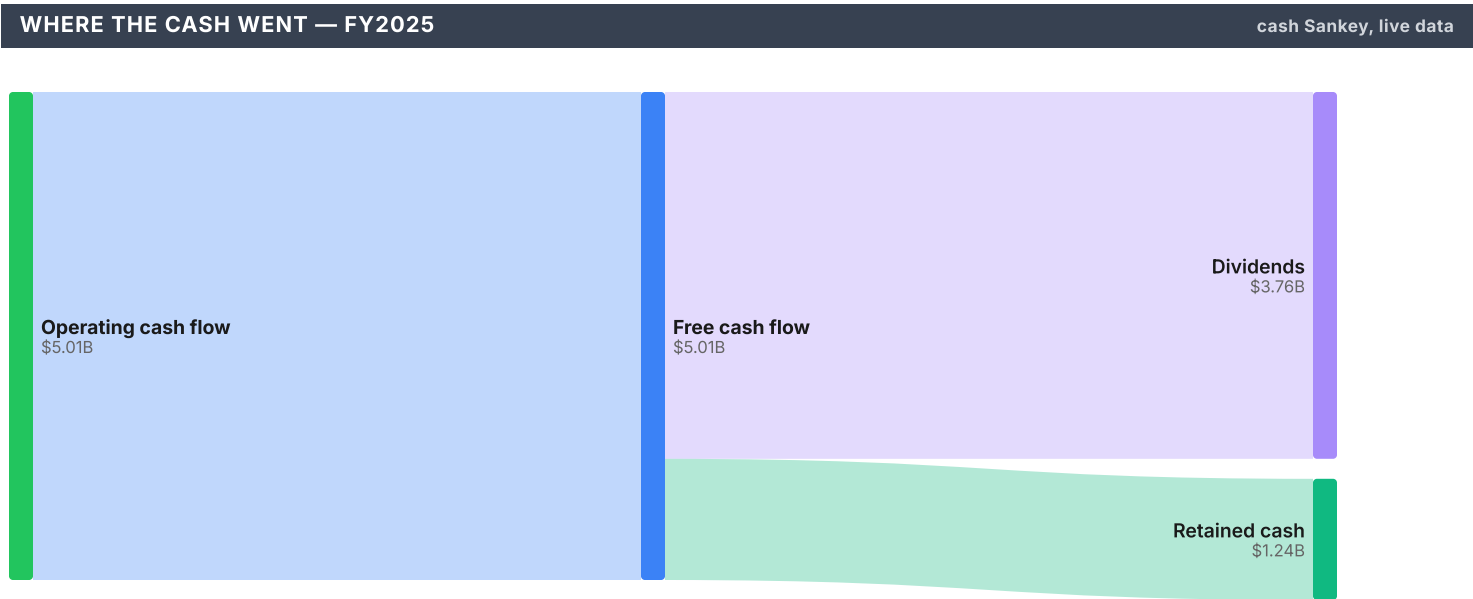
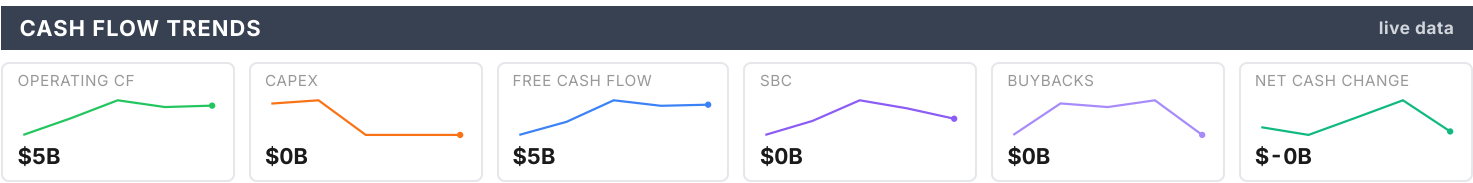


Live segmentation data.

YoY Growth Heatmap — Income Lines					
YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+7.2%	+25.5%	+34.3%	+2.2%	+7.2%
Gross profit	+7.4%	+27.2%	+34.7%	+2.2%	-14.7%
Operating income	+51.3%	+8.1%	+6.9%	+19.1%	-19.9%
Net income	+98.4%	+14.5%	-9.1%	+22.0%	-8.6%

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21 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	4.8	6.0	8.0	8.2	8.8	
Cost of revenue	1.2	1.5	2.0	2.1	3.6	
Gross profit	3.5	4.5	6.0	6.1	5.2	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.3	0.3	0.4	0.4	0.5	
Operating income	3.2	3.5	3.7	4.4	3.5	
EBITDA	5.2	5.8	6.6	7.5	7.2	
D&A	1.6	1.8	2.5	2.6	2.6	
Pretax income	3.3	3.7	3.5	4.1	3.8	
Income tax	0.2	0.1	0.2	0.2	0.2	
Net income	2.9	3.4	3.1	3.7	3.4	
Diluted EPS (\$)	3.84	4.13	3.29	4.01	3.54	
Diluted shares (M)	786	835	952	954	958	



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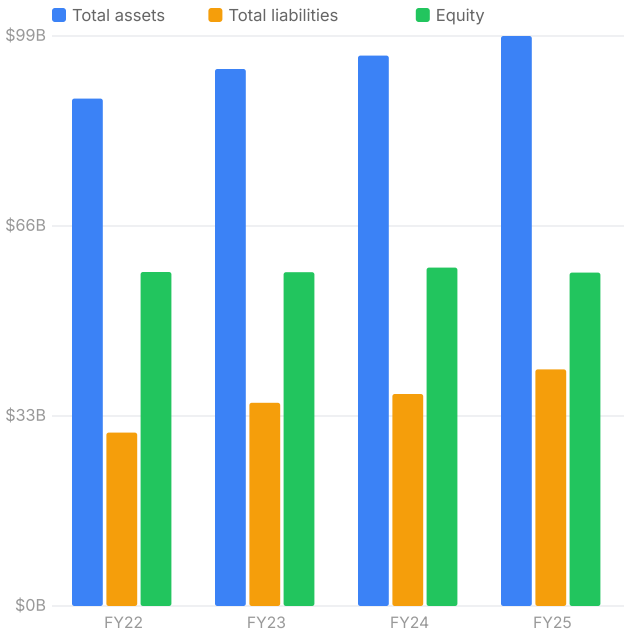
Balance Sheet — Full

\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.3	0.5	1.3	1.1	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.6	0.6	0.6	0.0	
Total current assets	1.7	1.8	2.4	1.3	
PP&E (net)	0.9	0.9	0.9	80.4	
Goodwill + intangibles	1.2	1.0	0.8	0.0	
Total assets	87.9	93.0	95.3	98.7	
Accounts payable	1.7	1.8	1.8	0.0	
Short-term debt	1.5	1.0	0.2	0.0	
Deferred revenue	0.3	0.4	0.5	0.0	
Total current liabilities	3.7	3.3	2.6	5.9	
Long-term debt	22.3	28.0	30.7	35.0	
Total liabilities	30.0	35.2	36.7	41.0	
Shareholders' equity	57.9	57.8	58.6	57.8	

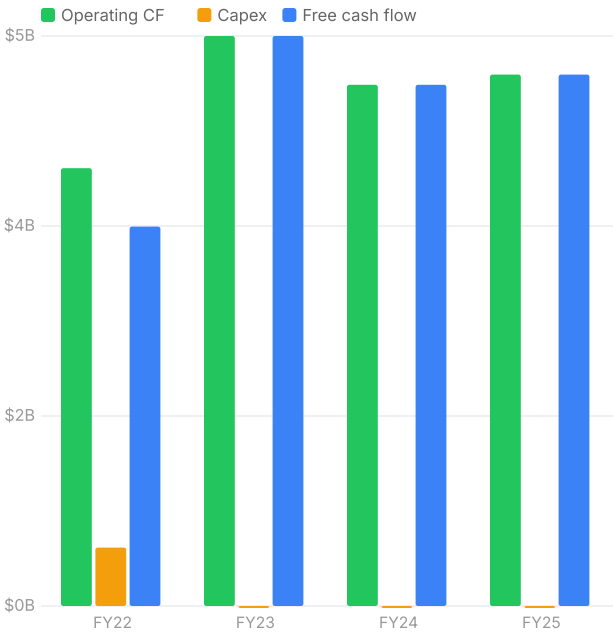
Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	3.6	3.1	3.9	3.4	
D&A	1.8	2.5	2.6	2.6	
Stock-based compensation	0.2	0.3	0.2	0.2	
Working capital change	(0.0)	0.1	(0.1)	0.0	
Operating cash flow	4.1	5.4	4.9	5.0	
Capital expenditures	(0.6)	0.0	0.0	0.0	
Investing cash flow	(4.5)	(6.4)	(3.1)	(3.6)	
Buybacks	(0.0)	(0.0)	(0.0)	0.0	
Dividends paid	(2.5)	(3.2)	(3.6)	(3.8)	
Debt issuance / (repay)	3.0	4.9	2.9	0.0	
Financing cash flow	0.1	1.3	(1.0)	(1.6)	
Free cash flow	3.6	5.4	4.9	5.0	

Balance Sheet Structure (\$B)



Cash Generation vs Capex (\$B)



Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

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22 EXPANDED RATIO ANALYSIS (I)							live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	9.0%	7.8%	5.7%	7.0%	6.2%	8%	
ROA	5.1%	4.6%	3.4%	4.0%	3.4%	4.2%	
ROIC	6.0%	4.3%	4.2%	5.0%	3.8%	3.4%	
Gross margin	73.8%	74.7%	74.9%	74.9%	59.6%	21.7%	
Operating margin	67.4%	58.0%	46.2%	53.8%	40.2%	38.2%	
Net margin	61.8%	56.3%	38.1%	45.5%	38.8%	45.5%	
EBITDA margin	108.2%	97.0%	81.9%	91.8%	81.9%	91.3%	
FCF margin	57.3%	62.7%	58.3%	55.7%	57.0%	—	
VALUATION							
P/E	38.84	28.86	38.81	26.08	36.75	27.7	
P/B	3.42	1.82	2.23	1.80	2.30	2.2	
P/S	23.99	16.25	14.80	11.87	13.91	12.76	
P/FCF	41.89	25.92	25.36	21.30	24.42	22.8	
EV/EBITDA	25.59	20.94	22.50	16.93	21.70	18.0	
EV/Revenue	27.69	20.31	18.42	15.55	17.77	16.5	
Earnings yield	2.6%	3.5%	2.6%	3.8%	2.7%	3.59%	
FCF yield	2.4%	3.9%	3.9%	4.7%	4.1%	4.39%	
EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.97	0.46	0.55	0.92	0.23	0.70	
Quick ratio	0.97	0.46	0.55	0.92	0.23	0.70	
Debt / equity	0.54	0.46	0.56	0.58	0.66	0.68	
Debt / assets	31.1%	27.9%	31.8%	33.0%	35.5%	36.1%	
Net debt / EBITDA	3.42	4.18	4.43	4.01	4.71	4.06	
Interest coverage	13.43	13.65	6.37	5.92	4.56	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.08	0.08	0.09	0.09	0.09	0.09	
Receivables turnover	15.51	14.89	22.80	22.37	43.15	—	
DSO (days)	24	25	16	16	8	—	
DPO (days)	350	359	316	314	91	126	
Cash conversion cycle	-327	-334	-300	-297	-82	-126	
GROWTH (YoY)							
Revenue growth	7.2%	25.5%	34.3%	2.2%	7.2%	—	
Net income growth	98.4%	14.5%	-9.1%	22.0%	-10.8%	—	
EPS growth	95.7%	-7.6%	-9.6%	21.8%	-11.2%	—	
FCF growth	0.0%	37.4%	24.9%	-2.4%	9.6%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	3.84	3.55	3.21	3.91	3.47	4.51	
Book value / share	43.71	56.22	55.84	56.58	55.52	61.56	
Revenue / share	6.22	6.31	8.42	8.60	9.18	9.92	
FCF / share	3.56	3.96	4.92	4.79	5.23	5.55	
Cash / share	0.73	0.29	0.56	1.38	1.20	1.87	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.0%	0.0%	0.0%	0.0%	0.11%	
Altman Z-Score	3.55	2.12	2.23	1.84	1.96	1.9	
Piotroski F-Score	6	6	5	7	4	4/9	
Beneish M-Score	-2.01	-2.25	-2.69	-2.41	-3.46	-0.83	

23 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	4 / 9	Middling		
Altman Z-Score	1.9	Grey zone	Grey	
Income quality	1.17	Cash-backed	OCF ÷ net income	
Beneish M-Score	-0.83	Elevated	vs -2.22 threshold	

24 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.88	Revenue stability	0.91
Interest burden		0.85	Earnings stability	0.48
Operating margin		61.1%	Earnings persistence	0.91
Asset turnover		0.09×	Revenue CAGR 3y	6.0%
Financial leverage		1.87×	EPS CAGR 3y	9.3%
= ROE		8%	FCF CAGR 3y	5.8%

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SHAREHOLDER RETURN PROFILE				live
BUYBACK YIELD	DIVIDEND YIELD	TOTAL SHAREHOLDER RETURN	SBC / REVENUE	
0.11%	3.36%	3.11%	2.2%	
		cash yield	dilution pressure	



26 PEER COMPARISON							live peer engine
COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
PSA	\$55.7B	28.4	22%	40.6%	+3.0%	6/9	-1.7%
EXR	\$29.5B	30.8	7%	30.1%	+1.5%	4/9	-7.0%
EQIX	\$97.3B	63.2	11%	18.2%	+9.9%	6/9	+22.0%
AMT	\$86.3B	25.4	91%	31.6%	+6.7%	6/9	-3.2%
WELL	\$169.2B	121.7	3%	6.8%	+38.1%	6/9	—
SPG	\$66.5B	14.5	134%	27.0%	+15.0%	7/9	—
DLR	\$65.3B	81.1	3%	23.6%	+18.7%	5/9	—
O	\$53.1B	40.9	3%	27.8%	+8.6%	6/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

27 ANALYST CONSENSUS & ESTIMATES

live consensus

Buy

42 Analysts

Str Sell (0)

Sell (1)

Hold (15)

Buy (26)

Str Buy (0)

MEAN TARGET (QTR)

TARGET VS. PRICE

NEXT REPORT

\$152.67

+21.4%

2027-01-20

6 targets

last-quarter mean

street \$0.77

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$8.62B	\$8.71B / \$8.54B	\$3.68	\$3.69 / \$3.65	2
FY2027	\$9.50B	\$9.60B / \$9.41B	\$3.49	\$3.53 / \$3.42	2
FY2028	\$10.25B	\$10.46B / \$10.05B	\$3.95	\$4.64 / \$3.26	2

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28 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$150.00	+19.3%	2
Last Quarter	\$152.67	+21.4%	6
Last Year	\$144.42	+14.8%	38
All Time	\$146.33	+16.4%	84

Rolling mean of published targets vs. last close \$125.75. Aggregated from StreetInsider, Benzinga, Pulse 2.0.

Third-Party Composite Rating



Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

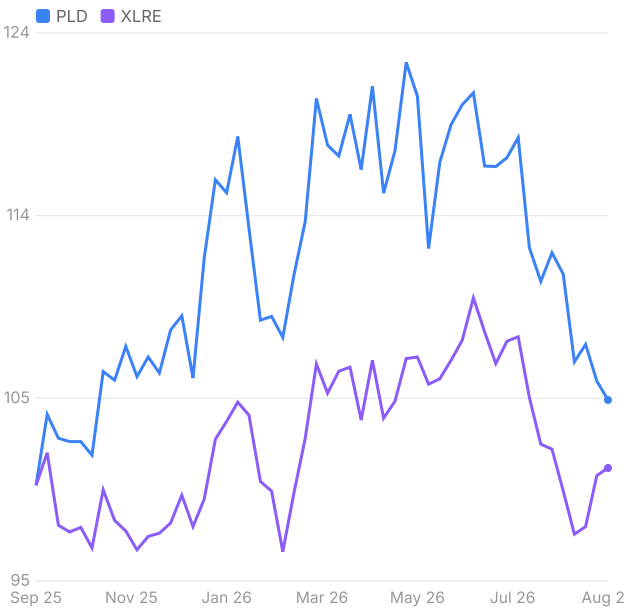
29 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set

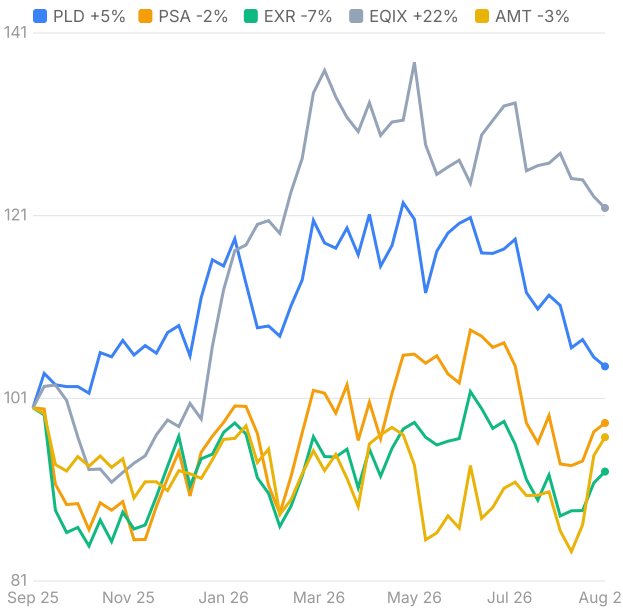
PLD +4.6% vs S&P 500 +15.9% — spread -11.3pp



Sector — XLRE +0.9%



Peer Set — indexed to 100



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$130.82	-5.07	-3.88%	Below
SMA 50	\$135.49	-9.74	-7.19%	Below
SMA 200	\$137.81	-12.06	-8.75%	Below
EMA 9	\$129.15	-3.40	-2.63%	Below
EMA 21	\$130.93	-5.18	-3.96%	Below
EMA 50	\$134.41	-8.66	-6.44%	Below
EMA 200	\$134.90	-9.15	-6.78%	Below

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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30 TECHNICAL POWER SCOREEDGE · site engine · 14/100 composite

TECHNICAL VERDICT

BEARISH

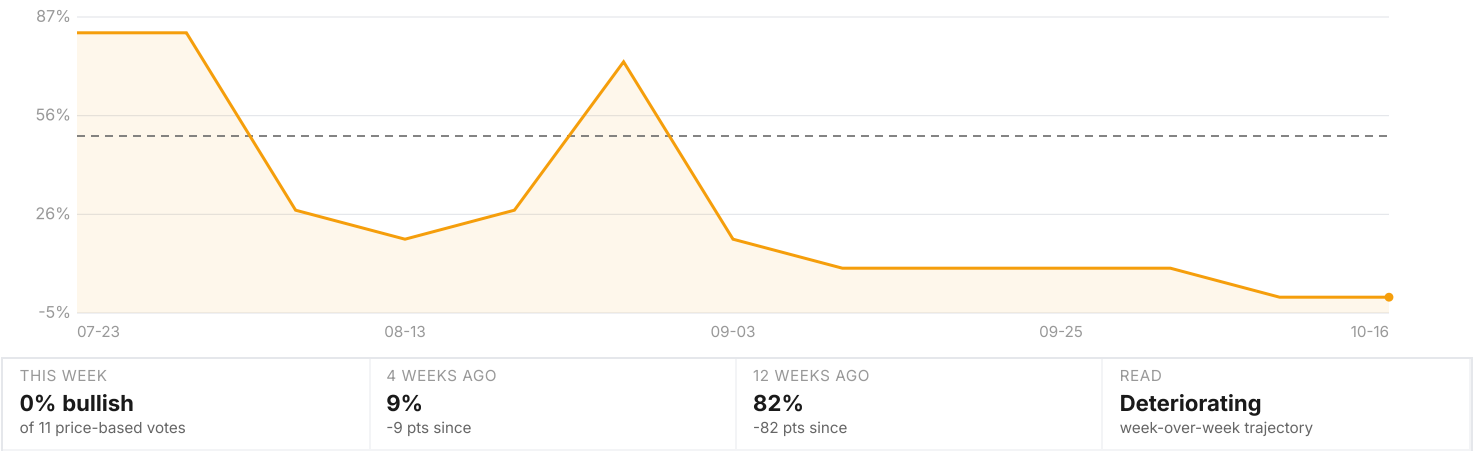
Power Score -73

1 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%		0
Momentum 25%		9
Volume 20%		19
Volatility 10%		0
Patterns 15%		50

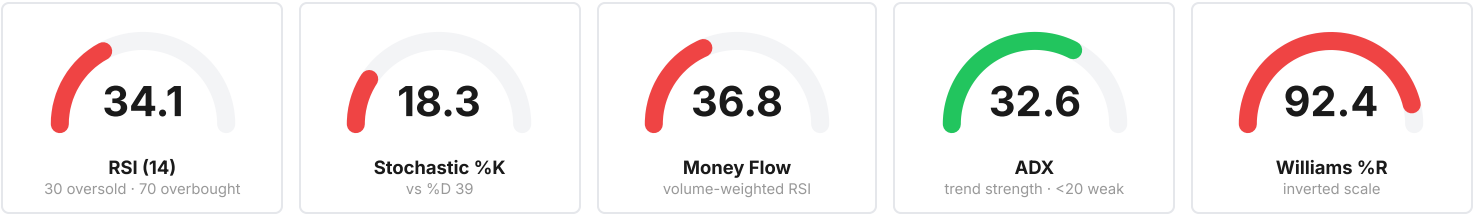
BEARISH — BUT WHICH WAY IS IT TRENDING?vote share recomputed weekly, 13 weeks



INDICATOR VOTE GRID1 bull / 21 bear

● Price vs SMA 20	\$130.82	● Price vs SMA 50	\$135.49	● Price vs SMA 200	\$137.81
● EMA 9/21 Cross	129.2/130.9	● SMA 50/200	Death	● ADX Direction	ADX 33
● Supertrend	\$134	● Parabolic SAR	\$136	● SMA Slope	-0.460
● RSI	34.1	● Stochastic K/D	18/39	● StochRSI K/D	45/67
● Williams %R	-92	● CCI	-122	● TSI vs Signal	-23.6
● CMO	-31.8	● ROC	-2.47%	● OBV Signal	Distrib
● Chaikin MF	-0.240	● MFI	37	● Force Index	-5M
● Elder Ray Bull	-2.02				

INDICATOR GAUGESsite technicals-tab style



31 KEY LEVELS & VOLATILITYlive indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$128.49 / \$130.84 / \$134.73	S1 / S2	\$124.60 / \$122.25
Bollinger (20,2)	\$124.96 - \$136.69	Squeeze	Off
52-wk range	\$119.32 - \$153.35	Off 52-wk high	-18.0%
ATR (14)	\$2.85 (2.3%)	Historical vol	20.2%

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32 SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+1.4% Jan 65%	-1.5% Feb 40%	+4.1% Mar 76%	+2.4% Apr 65%	-1.1% May 50%	-0.8% Jun 50%	+3.5% Jul 75%	-0.7% Aug 60%	-0.4% Sep 55%	+2.1% Oct 65%	+0.9% Nov 70%	+5.3% Dec 50%
---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Sample: 20 years — treat short histories as suggestive, not statistical.

33 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	PLD	S&P 500
Weekly volatility (σ , 1y)	2.84%	1.83%
Best / worst week (1y)	+6.1% / -6.7%	—
Max drawdown (5y, monthly)	-40.1%	—
1-week VaR (95%)	-4.8%	—
Beta (5y)	1.32	1.00

34 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

PLD EQUITY WEATHER (LIVE)
STORMY · -48

Trend

Momentum

Volume

Volatility

Breadth

-47

-39

-51

-60

-50

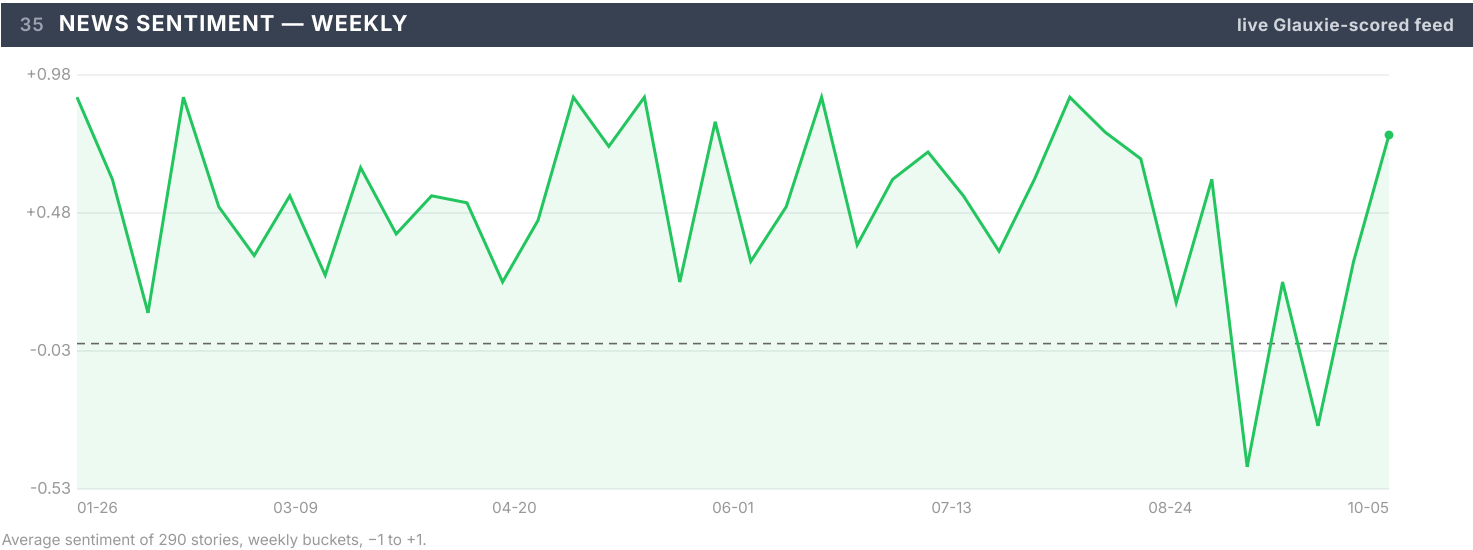
MARKET REGIME (2026-10-16)
NEUTRAL

VIX
19.99
Normal

DOW THEORY
Confirmed
Bearish

SPY / QQQ TSI
7.2 / 4.7
trend strength

SECTOR STRENGTH
46/100
breadth average



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36 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Stormy

OVERALL -48.0 -16.4 vs industry	TREND -46.8 -5.3 vs industry	MOMENTUM -39.1 -32.9 vs industry	VOLUME -51.1 -2.1 vs industry
--	---	---	--

READING	PLD	REIT - INDUSTRIAL N=107	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-48.0	-31.6	-28.0	-20.5
Trend	-46.8	-41.5	-37.3	-21.3
Momentum	-39.1	-6.2	-17.0	-15.8
Volume	-51.1	-49.0	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

37 EXECUTIVE COMPENSATION

live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Hamid Moghadam Executive Chairman	\$25.0M	93% equity+incentive
Daniel Letter Chief Executive Officer	\$15.2M	82% equity+incentive
Timothy Arndt Chief Financial Officer	\$9.3M	78% equity+incentive
Carter Andrus Chief Operating Officer	\$6.7M	75% equity+incentive
Joseph Ghazal Former Chief Investment Office	\$6.4M	78% equity+incentive

38 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	80
Social	69
Governance	76
Composite ESG	75



39 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

40 DISCLOSURES

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41 DATA PROVENANCE FOR THIS REPORT			sources · coverage · method
DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT	
Price & volume	market_db.historical_prices	52 rows	
Fundamentals	income_statements_annual	6 rows · 2020 to 2025	
Reported vs consensus	fact/earnings_calendar	24 rows · 2021-01-26 to 2026-10-15	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	63 rows · 2010 to 2026	
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-09-30	
Proposed sales (Form 144)	edgar/form144	not present for this symbol	
Beneficial ownership (13D/G)	edgar/13dg	not present for this symbol	
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15	
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31	
ETF & fund holding	etf_holdings_changelog (30d)	1 record	
Peer set	stock_peers_dynamic	8 rows	
Industry medians	industry_medians	1 record	
Congressional trades	congress_db (House + Senate)	1 record	
ESG	fact/esg_disclosures	1 record	

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.