PLD · NYSE · WEEK ENDED 24 JUL 2026

Weekly Investor Report

Prologis Inc · Real Estate · Reit - Industrial

LATEST CLOSE

147.6 USD

-1.4% latest week

Weekly setup

Constructive, but selective

The weekly trend is active. Price is 7.4% above the Trend Line and sits at 89.2% of its 52-week range. The latest completed week returned -1.4%, after a 5.5% four-week move. The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is expensive relative to peers. Options positioning is bullish with 46/100 conviction, while the latest news-sentiment score is 54/100. Near-term considerations: earnings are due in 76d.

Technical setup score 69/100. This score describes the weekly technical setup; the conclusion above also considers fundamentals, positioning, sentiment, and event risk.

LATEST CLOSE

147.6 USD

24 Jul 2026

1W RETURN

-1.4%

latest completed week

4W RETURN

5.5%

short-term follow-through

12W RETURN

5.2%

quarterly tape

TREND BREADTH

88.5%

46 of 52 weeks active

VOLUME RATIO

1.5x

vs 13-week average

What is working

- The trend backdrop is active with a 46-week active streak.
- Price is above the Trend Line, keeping the weekly tape constructive.
- Price is above Fair Value, showing premium demand versus the model.
- Next-week expectancy is positive at 55.91% based on similar historical setup states.

What could go wrong

- Activity pressure is negative, which weakens the current setup.
- 4 reversal markers appear in the recent smart-money tape.

What to watch next

- Price is close to its 52-week high; watch for continuation or exhaustion.
- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

This week's evidence at a glance

PRICE FOLLOW-THROUGH

-1.4%

Latest completed week; four-week move 5.5%.

INDICATOR STACK

94/39

Trend and activity pressure are weighted against the latest 12-week confirmation window.

TREND BACKDROP

Active

The trend backdrop defines the current weekly regime.

PATIENT CAPITAL

Quiet

Activity-pressure buy-signal status for institutional accumulation timing.

NEXT-WEEK EXPECTANCY

Positive 55.91%

Historical one-week expectancy contributes to the evidence score when direction is confirmed.

OPTIONS PRESSURE

Bullish

46/100 conviction; expected move 5.5%.

NEWS SENTIMENT

54/100

48 relevant articles in the latest sentiment read.

EVENT RISK

76d

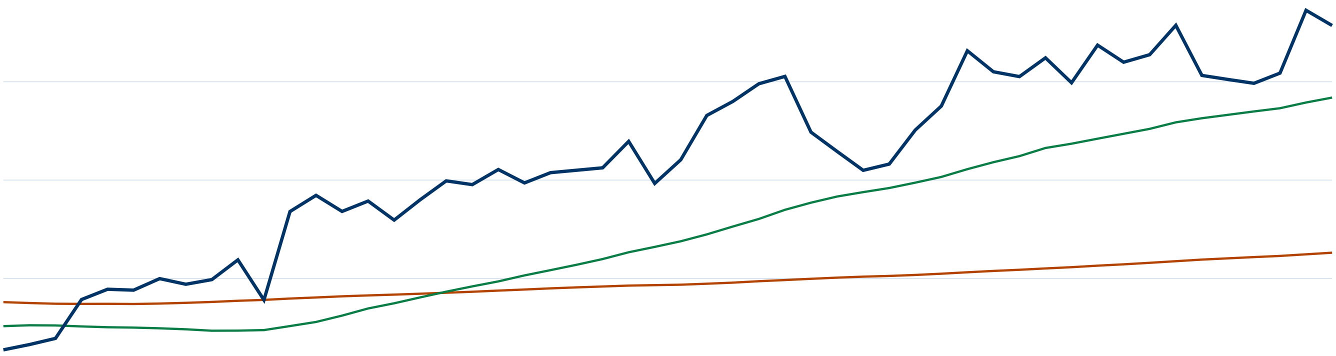
Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.

01 · PRICE ACTION

Where price is—and whether the trend supports it

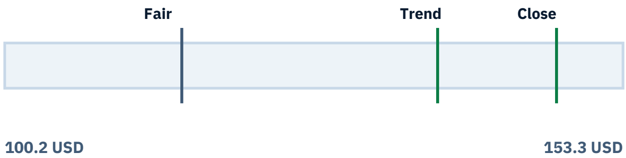
The weekly trend is active. Price is 7.4% above the Trend Line and sits at 89.2% of its 52-week range. The latest completed week returned -1.4%, after a 5.5% four-week move.

52-week price path



Blue: weekly close · Green: Trend Line · Orange: Sharemaestro Fair Value

Position in the 52-week range



Latest close sits at 89.2% of the 52-week range.

RANGE LOCATION

89.2%

Shows where the latest close sits between the 52-week low and high.

TREND DISTANCE

7.4%

Price premium or discount versus the weekly Trend Line.

FAIR-VALUE GAP

27.9%

Premium demand or model discount versus Sharemaestro Fair Value.

HIGH-WATER GAP

-3.7%

Distance from the latest 52-week high.

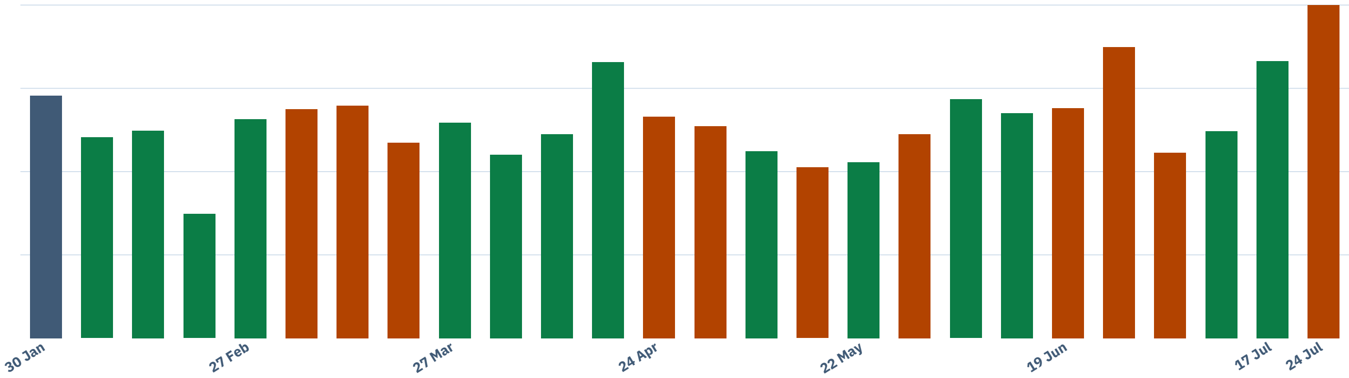
02 · VOLUME AND DEMAND

Is real participation confirming the move?

Latest weekly volume is 1.5x the 13-week average. Participation is unusually strong and confirms that the move is attracting attention.

26-week volume confirmation

Bar height shows weekly volume. Green marks an up week; orange marks a down week.



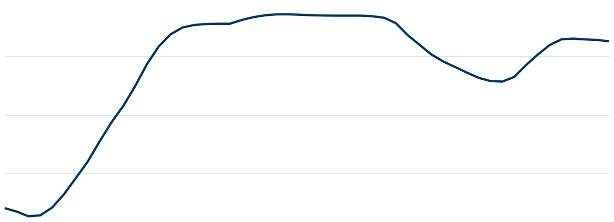
PARTICIPATION	BASELINE	ONE-YEAR BASE	LATEST WEEKLY VOLUME
1.5x	**18.2M**	**17.1M**	**26.9M**
Latest volume versus the 13-week average.	13-week average volume.	52-week average volume.	Most recent completed week.

Demand beneath price

Activity pressure and institutional-style signals

These indicators assess whether participation is improving beneath price. They are supporting evidence, not proof of institutional buying.

Activity pressure path



Latest 0.90 · 12-week average 0.84

12-week confirmation

Signal	Read	Meaning
Trend active	12/12	Active trend-backdrop weeks in the latest 12-week window.
Positive pressure	9/12	Weeks with constructive activity pressure in the latest 12-week window.
Positive leadership	12/12	Weeks with positive relative leadership in the latest 12-week window.
Activity pressure	0.90	Current proprietary activity-pressure read.
Buy signals	0	Accumulation signal count in the latest 12 weeks.
Reversal markers	4	4 reversal markers

No recent accumulation markers. 4 reversal markers.

03 · MOMENTUM AND LEADERSHIP

Is performance persistent—and is the stock leading?

Performance is 5.5% over four weeks, 5.2% over 12 weeks, and 38.2% over one year. The current trend has remained active for 46 consecutive weeks.

Performance by holding period

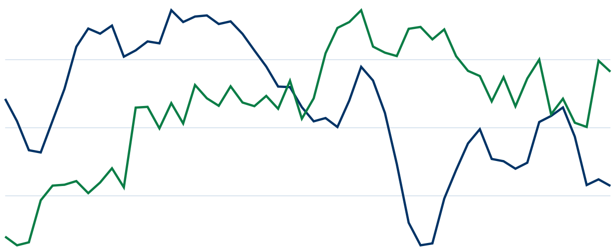
1W	-1.4%
4W	5.5%
12W	5.2%
26W	17.9%
52W	38.2%

ACTIVE TREND STREAK
46 weeks
Consecutive active weeks.

ACTIVE WEEKS
46
Latest 52 weeks.

TREND BREADTH
88.5%
Share of active weeks.

Activity pressure vs relative leadership



Blue: activity pressure · Green: relative leadership

PRESSURE
-0.11
Latest activity-pressure read.

PRESSURE CHANGE
-117.3%
Four-week change in activity pressure.

LEADERSHIP
6.75
Latest relative-leadership reading.

RS CHANGE
85.6%
Four-week change in relative leadership.

Technical setup scorecard

Trend	94
Momentum	67
Activity Pressure	39
Relative Leadership	77
Next-Week Expectancy	78
Volume	62
Smart Money	55
Risk Control	81

04 · FUNDAMENTALS AND VALUATION

What investors are paying for—and the quality behind it

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is expensive relative to peers.

FACTOR WEEK	STATEMENTS THROUGH	FIELD COVERAGE	MODEL CONFIDENCE
26 Jul 2026	**31 Dec 2025**	**100%**	**100%**
Latest published factor snapshot.	Financial reporting period used.	Available factor fields.	Snapshot confidence.

Relative factor standing

Higher display scores are better. Each score is converted from the underlying universe rank, where rank 1 is best.

Overall factor strength	**13/100**
Value	**9/100**
Quality	**25/100**
Momentum	**80/100**
Growth	**79/100**

Valuation

How much investors are paying for earnings, sales, and cash flow.

P/E Price divided by trailing earnings.	**32.7x**
PRICE / SALES Market value relative to trailing revenue.	**15.0x**
EV / EBITDA Enterprise value relative to operating cash earnings.	**21.1x**
FREE-CASH-FLOW YIELD Free cash flow as a share of enterprise value.	**5.6%**

Business quality

Margins and the return generated on invested capital.

GROSS MARGIN Gross profit retained from each unit of revenue.	**29.1%**
OPERATING MARGIN Operating profit retained from revenue.	**61.1%**
FREE-CASH-FLOW MARGIN Free cash flow generated from revenue.	**107.9%**
RETURN ON INVESTED CAPITAL Operating return generated on invested capital.	**6.0%**

04 · FUNDAMENTALS AND VALUATION · CONTINUED

Growth, shareholder returns, and balance-sheet strength

The second half of the fundamental read separates recent business growth from cash returned to shareholders and financial leverage.

Growth and financial strength

Recent business growth and accounting strength.

REVENUE GROWTH	Latest one-year revenue growth.	**7.3%**
EPS GROWTH	Latest one-year earnings-per-share growth.	**22.0%**
FREE-CASH-FLOW GROWTH	Latest one-year free-cash-flow growth.	**-**
PIOTROSKI F-SCORE	Nine-point accounting-strength checklist.	**4/9**

Shareholder return and balance sheet

Cash returned to owners and financial leverage.

DIVIDEND YIELD	Cash dividends relative to market value.	**2.8%**
BUYBACK YIELD	Net share repurchases relative to market value.	**0.0%**
SHAREHOLDER YIELD	Dividend yield plus net buyback yield.	**2.8%**
NET DEBT / EBITDA	Balance-sheet debt relative to operating cash earnings.	**4.0x**

How to read this

Quality and valuation are separate questions. A strong company can still carry a demanding valuation, so profitability, growth, balance-sheet strength, and the price paid for those characteristics should be assessed independently.

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is expensive relative to peers.

05 · OWNERSHIP, OPTIONS, AND SENTIMENT

What other market participants are doing

Options, insider transactions, market sentiment, and activity-pressure signals can confirm or challenge the price story. None should be used alone.

Options positioning

Bullish

PLD shows bullish options pressure with a 46/100 conviction score, put-call volume ratio of 0.31, expected move of 5.5%, and Sharemaestro trend signal active.

CONVICTION	EXPECTED MOVE	PUT/CALL VOLUME
46/100	5.5%	0.31
Options signal conviction.	Nearest-chain pricing.	Contract volume balance.

Pressure	55
Speculation	41
Volatility	40
Trend agreement	39

Insider activity

19 / 1

19 acquisitions and 1 disposals in the latest 180-day insider tape.

Acquisitions / disposals over the latest 180 days. Insider activity is context, not a stand-alone signal.

News sentiment

54/100

Weighted news tone is neutral across 48 relevant articles.

12 positive · 35 neutral · 1 negative

Patient Capital

Quiet

Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.

No recent buy signal

06 · CATALYSTS AND RISK

What can move the shares—and how volatile the path has been

Event timing, options-implied movement, drawdown, and weekly gains and losses frame the risk around the current setup.

NEXT EARNINGS

76d

Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.

OPTIONS EXPECTED MOVE

5.5%

Nearest-chain priced movement where available.

52-WEEK DRAWDOWN

-3.7%

Distance below the 52-week high.

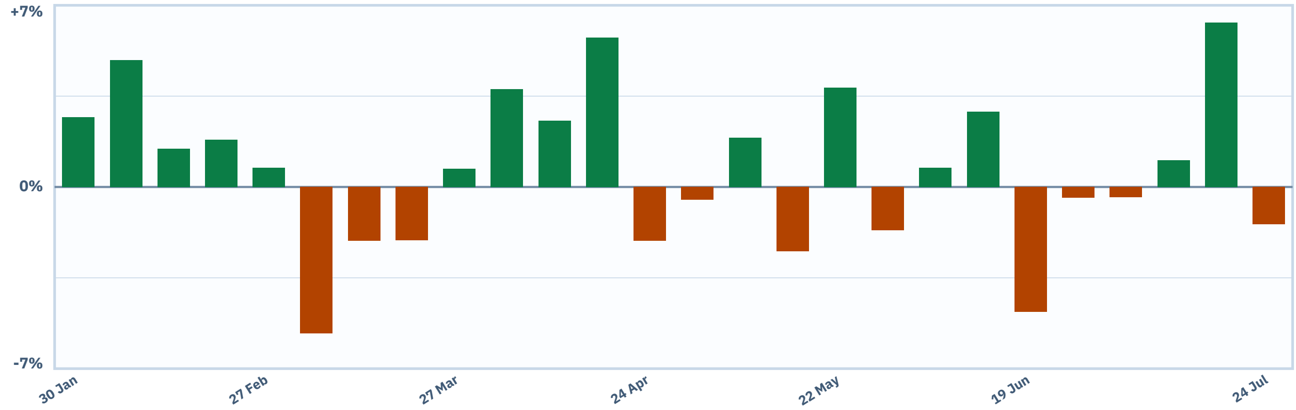
13-WEEK VOLATILITY

2.8%

Standard deviation of weekly returns.

Weekly gains and losses

Each bar is one completed week. Gains rise above zero; losses fall below it. Taller bars mean a larger move.



WEEKS HIGHER

15 of 26

11 weeks finished lower.

BEST WEEK

+6.3%

Week of 17 Jul.

WORST WEEK

-5.6%

Week of 6 Mar.

LATEST WEEK

-1.4%

Week of 24 Jul.

Shape of recent returns

Strong gains	3
Modest gains	12
Flat weeks	-
Modest losses	9
Sharp losses	2

RECENT VOL

2.8%

13-week weekly-return volatility.

BASE VOL

3.1%

52-week weekly-return volatility.

UP/DOWN SPLIT

32/20

Count of positive and negative weeks in the 52-week window.

AVERAGE SKEW

2.5% / -2.2%

Average positive week versus average negative week.

07 · SECTOR AND PEER CONTEXT

Is this stock leading—or simply moving with its group?

Sector and industry breadth distinguish company-specific strength from a broad group move.

Sector · US Real Estate

4-WEEK RANK	GROUP AVERAGE	TREND BREADTH
20 / 100	1.4%	66.0%
Standing within the tracked group.	Average four-week return.	Share of peers with an active trend.

Peer	Exchange	1W return	4W return	Trend
REXR	NYSE	4.1%	15.0%	Inactive
SBRA	NASDAQ	11.2%	14.4%	Active
VTR	NYSE	4.6%	13.6%	Active
AHR	NYSE	0.5%	13.2%	Active
BEKE	NYSE	-8.7%	11.4%	Inactive

Industry · US Reit - Industrial

4-WEEK RANK	GROUP AVERAGE	TREND BREADTH
5 / 17	2.7%	94.1%
Standing within the tracked group.	Average four-week return.	Share of peers with an active trend.

Peer	Exchange	1W return	4W return	Trend
REXR	NYSE	4.1%	15.0%	Inactive
LXP	NYSE	3.9%	10.8%	Active
TRNO	NYSE	-3.2%	10.2%	Active
FR	NYSE	-2.7%	6.2%	Active
PLD	NYSE	-1.4%	5.5%	Active

08 · EVIDENCE AND WEEKLY DATA

The underlying research record

Every top-level statement should be traceable to a stored market, fundamental, event, or positioning observation.

Cross-signal evidence matrix

Evidence pillar	Score / read	Summary	Detail
Weekly tape	70/100	Trend, activity pressure, participation, and risk combine to a 70/100 tape read.	
Indicator analysis	77/100	Latest 12-week confirmation: trend 12/12, activity pressure 9/12, relative leadership 12/12.	Activity pressure 0.90; 4 reversal markers
Next-Week Expectancy	Positive 55.91%	Next-week expectancy is positive with a 55.91% historical one-week setup read.	Adds short-term historical context without overriding trend, activity, or relative leadership.
Factors	29/100	O'Shaughnessy factor stack blends value, quality, momentum, and confidence.	Buyback Yield rank 66
SVQF	12/100	Value and quality alignment from the Sharemaestro SVQF framework.	Composite rank 895.5 of 1013
Patient Capital	Quiet	Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.	No recent buy signal
Options	56/100	PLD shows bullish options pressure with a 46/100 conviction score, put-call volume ratio of 0.31, expected move of 5.5%, and Sharemaestro trend signal active.	Bullish · Call-side pressure · Expected move 5.5%
Sentiment	54/100	Weighted news tone is neutral across 48 relevant articles.	REG - Threadneedle AM Hdgs Prologis, Inc. SEGRO PLC - Form 8.3 Prologis, Inc.
Insiders	19 / 1	19 acquisitions and 1 disposals in the latest 180-day insider tape.	
Earnings	76d	Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.	
Research flow	1 items	1 recent research articles and 0 Market Watch posts are available.	

Current evidence clusters

PRICE FOLLOW-THROUGH
-1.4%
Latest completed week; four-week move 5.5%.

INDICATOR STACK
94/39
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TREND BACKDROP
Active
The trend backdrop defines the current weekly regime.

PATIENT CAPITAL
Quiet
Activity-pressure buy-signal status for institutional accumulation timing.

NEXT-WEEK EXPECTANCY
Positive 55.91%
Historical one-week expectancy contributes to the evidence score when direction is confirmed.

OPTIONS PRESSURE
Bullish
46/100 conviction; expected move 5.5%.

NEWS SENTIMENT
54/100
48 relevant articles in the latest sentiment read.

EVENT RISK
76d
Next report is scheduled for 14 Oct 2026; event risk rises as the date approaches.

08 · EVIDENCE AND WEEKLY DATA · CONTINUED

Recent completed weeks

The completed weekly bars behind the report provide a compact audit trail for price, trend, Fair Value, activity pressure, leadership, and volume.

Week	Close	Return	Trend Line	Fair Value	Pressure	Leadership	Volume	Trend
24 Jul 2026	147.6 USD	-1.4%	137.4 USD	115.4 USD	-0.11	6.75	26.9M	On
17 Jul 2026	149.8 USD	6.3%	136.7 USD	115.2 USD	-0.05	8.01	22.3M	On
10 Jul 2026	140.9 USD	1.0%	135.9 USD	114.9 USD	-0.10	0.37	16.7M	On
03 Jul 2026	139.4 USD	-0.4%	135.4 USD	114.8 USD	0.36	0.86	15.0M	On
26 Jun 2026	140.0 USD	-0.4%	135.0 USD	114.6 USD	0.64	3.64	23.5M	On
19 Jun 2026	140.5 USD	-4.8%	134.5 USD	114.4 USD	0.56	1.84	18.5M	On
12 Jun 2026	147.7 USD	2.9%	133.9 USD	114.2 USD	0.50	8.15	18.2M	On
05 Jun 2026	143.5 USD	0.7%	133.0 USD	114.0 USD	0.11	5.97	19.3M	On
29 May 2026	142.4 USD	-1.7%	132.3 USD	113.7 USD	0.05	2.75	16.4M	On
22 May 2026	144.8 USD	3.8%	131.6 USD	113.5 USD	0.13	6.11	14.2M	On
15 May 2026	139.5 USD	-2.5%	130.9 USD	113.3 USD	0.15	3.32	13.8M	On
08 May 2026	143.0 USD	1.9%	130.2 USD	113.2 USD	0.43	6.25	15.1M	On
01 May 2026	140.4 USD	-0.5%	129.1 USD	113.0 USD	0.29	6.84	17.1M	On
24 Apr 2026	141.1 USD	-2.1%	128.2 USD	112.8 USD	0.04	8.54	17.9M	On

How to use this report

This is a completed-week research summary. It explains the available evidence and its conflicts; it does not predict a guaranteed outcome or replace your own risk assessment. Fundamental figures may refer to an earlier financial reporting period, which is shown in the fundamentals section.

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