

LOCAL PARTNER TO GLOBAL TRADE.™

AMB INVESTOR FACT SHEET



AMB Property Corporation® (NYSE: AMB) is a leading owner, operator and developer of global industrial real estate, focused on major hub and gateway distribution markets in the Americas, Europe and Asia. As of September 30, 2010, AMB owned, or had investments in, on a consolidated basis or through unconsolidated joint ventures, properties and development projects expected to total approximately 158.4 million square feet (14.7 million square meters) in 49 markets within 15 countries.

Total Market Capitalization²
\$8.4 billion

2010 Dividend Yield¹
4.2%

AMB's Strengths

- Fully integrated operator with proven business model and clear investment strategy
- Portfolio comprises High Throughput Distribution® and logistics facilities built for efficiency at the center of logistics, infrastructure and real estate
- Fully integrated operator with distinct advantages over capital allocators
- Experienced, cycle-tested leadership team with a proven track record of performance
- Local teams leverage AMB's global platform to provide industry-leading solutions
- Long-standing commitment and recognized leader of corporate governance
- One of the strongest liquidity profiles in the REIT universe with more than \$1.7 billion of liquidity¹
- Well-positioned to capitalize on favorable investment environment

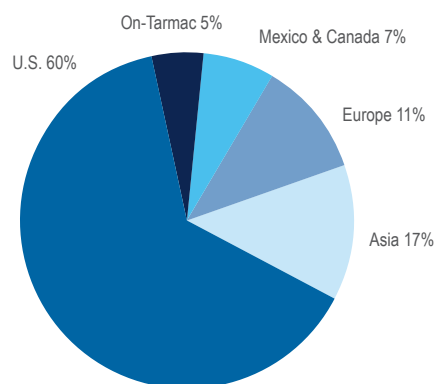
Listed Securities

- AMB — Common Stock
- AMB.L — Series L Preferred Stock
- AMB.M — Series M Preferred Stock
- AMB.O — Series O Preferred Stock
- AMB.P — Series P Preferred Stock

Market Presence



Market Allocation^{1,3}



Target Customer Sectors

- Freight Forwarders
- Third-Party Logistics Integrators
- Retailers
- Consumer Products
- Airlines / Cargo Handlers

Transportation Expertise

- Airport Authorities
- Port Authorities
- Railroads

Top 10 Customers

- Deutsche Post World Net (DHL)
- United States Government
- Sagawa Express
- Nippon Express
- FedEx Corporation
- Panalpina, Inc.
- Kuehne + Nagel Inc.
- Caterpillar Logistics Services
- La Poste
- BAX Global / Schenker / Deutsche Bahn

¹ As of September 30, 2010

² Total Market Capitalization is defined as total debt plus preferred equity plus market equity

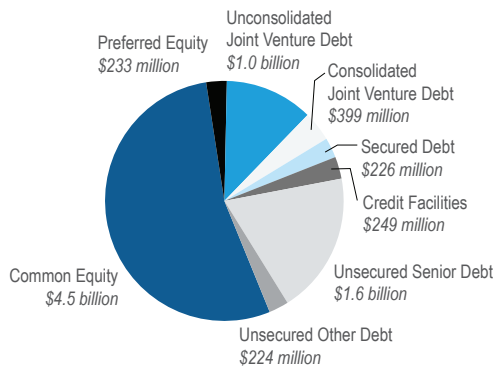
³ Data represents the % of ABR owned and managed. Owned and managed is defined by AMB as assets in which AMB has at least a 10% ownership interest, is the property or asset manager, and which it currently intends to hold for the long-term



LOCAL PARTNER TO GLOBAL TRADE.™

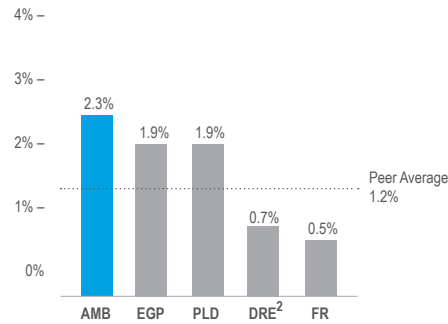
www.amb.com NYSE: AMB

AMB's Share of Debt (as of September 30, 2010)



Total market capitalization: \$8.4 billion

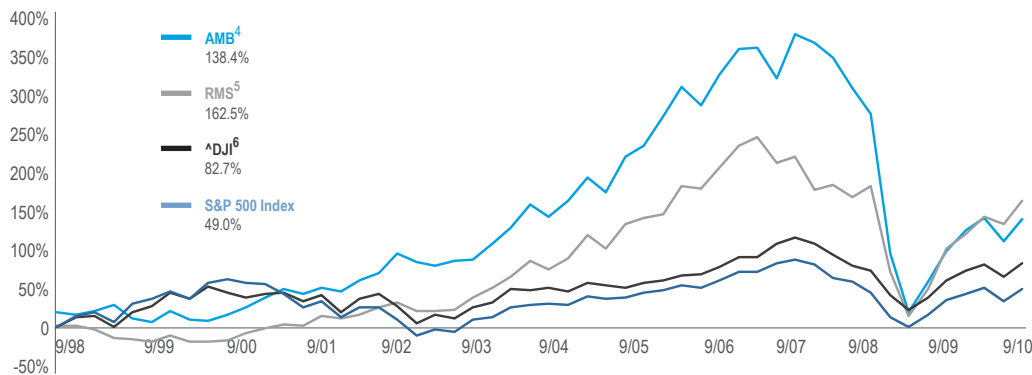
Same Store Net Operating Income Growth¹



¹ Data reflects 1998 through 3Q2010 average annual growth, the latest comparable reporting period

² DRE reflects historical data for 37 versus 51 quarters (as shown for AMB, EGP, PLD, FR) due to unavailable quarterly information

Total Return³



³ Indexed prices are market capitalization weighted and assume dividends are reinvested by the ex-dividend date

⁴ AMB is indexed to its IPO price of \$21.00 on November 21, 1997

⁵ RMS symbol for the MSCI US REIT Index, formerly the Morgan Stanley REIT index

⁶ ^DJI symbol for the Dow Jones Industrial Average index

Same Store Net Operating Income

Please see our Forms 10-K for the years ended December 31, 2008 and 2009 and our analyst package filed on Form 8-K on October 20, 2010 for a discussion of same store net operating income and reconciliations for prior years and quarters.

Reporting Definitions

Please see the section entitled "Reporting Definitions/Supplemental Financial Measures" in our analyst package filed on Form 8-K on October 20, 2010 for our reporting definitions.

AMB's Share of Debt Calculations

"AMB's share of" debt calculations for certain financial measures represent the pro-rata portion of the applicable financial measure based on AMB's percentage of equity interest in each of the consolidated and unconsolidated joint ventures accounted for in the applicable financial measure. Please see definition of "AMB's share of" calculations in the section entitled "Reporting Definitions/Supplemental Financial Measures" in our analyst package filed on Form 8-K on October 20, 2010 for further discussion of management's assessment of such measures.

Forward-Looking Statements

This profile contains forward-looking statements regarding our ability to take advantage of growth opportunities and capitalize on a favorable investment environment, our access to capital markets, the strength and capacity of our balance sheet, our ability to manage our debt maturities and meet our customers' needs, our cash-basis same store net operating income growth, our capital structure, and future capital and market allocation. The events or circumstances reflected in these statements might not occur and you should not rely on them as predictions of future events. There are important factors that could cause actual results to differ materially from those in the forward-looking statements. Our success also depends upon economic trends generally, including capital markets and availability, global trade, interest rates, income tax laws, governmental regulation, legislation, population changes and certain other matters discussed under the heading "Risk Factors" and elsewhere in our annual report on Form 10-K for the year ended December 31, 2009. Please see the section entitled "Forward-looking Statements" in our analyst package filed on Form 8-K on October 20, 2010 for further discussion of forward-looking statements.

Global Headquarters

AMB Property Corporation

Pier 1, Bay 1
 San Francisco, California 94111
 Main +1 415 394 9000
 Fax +1 415 394 9001

Corporate Governance

Independent Directors

- T. Robert Burke
Co-Founder,
AMB Property Corporation
- David A. Cole
Former Chairman & CEO,
Kurt Salmon Associates, Inc.
- Lydia H. Kennard
Principal,
Airport Property Ventures, LLC
- J. Michael Losh
Former CFO, General Motors
Former Chairman, GMAC
- Frederick W. Reid
President, Flexjet & Skyjet U.S.
Former CEO, Virgin America
- Jeffrey L. Skelton
Managing Partner,
Resultant Capital Partners
- Thomas W. Tusher
Former President & COO,
Levi Strauss & Co.
- Carl B. Webb
Senior Partner,
Ford Management, L.P.

Directors/Executive Officers

- Hamid R. Moghadam
Chairman & CEO
- Thomas S. Olinger
Chief Financial Officer
- Guy F. Jaquier
President, Europe and Asia;
President, Private Capital
- Eugene F. Reilly
President, Americas

Corporate Communications

Tracy A. Ward, Vice President
 Direct +1 415 733 9565
 Email tward@amb.com

Transfer Agent

Computershare Trust Company, N.A.
 150 Royall Street
 Canton, Massachusetts 02021
 Toll-free +1 800 331 9474