January 17, 2014

For Immediate Release

(Updated) SUMMARY OF FINANCIAL RESULTS (REIT)
For the 1st Fiscal Period Ended May 31, 2013

Nippon Prologis REIT, Inc. announces an amendment to the "SUMMARY OF FINANCIAL RESULTS (REIT) For the 1st Fiscal Period Ended May 31, 2013" announced on July 12, 2013, as outlined below with the amended parts blacklined.

<Before amendment>
P.4
"2 . Management Policies and Results of Operations / (2) Results of Operations / (I) Overview of the 1st Fiscal Period ended May 31, 2013 / (i) Major Operational Results of NPR"

NPR was established on November 7, 2012 based on the "Act on Investment Trust and Investment Corporation" ("Investment Trust Law") and was listed on the REIT Securities Market ("J-REIT Market") of the Tokyo Stock Exchange ("TSE") on February 14, 2012 (securities code: 3283).

(Omitted)

<After amendment>
P.4
"2 . Management Policies and Results of Operations / (2) Results of Operations / (I) Overview of the 1st Fiscal Period ended May 31, 2013 / (i) Major Operational Results of NPR"

NPR was established on November 7, 2012 based on the "Act on Investment Trust and Investment Corporation" ("Investment Trust Law") and was listed on the REIT Securities Market ("J-REIT Market") of the Tokyo Stock Exchange ("TSE") on February 14, 2013 (securities code: 3283).

(Omitted)

<Before amendment>
P.8
"2 . Management Policies and Results of Operations / (2) Results of Operations / (II) Outlook for Next Fiscal Period / (ii) Significant Subsequent Events / (b) Borrowing of Bank Loans"

(Omitted)

	Lender	Amount of borrowing (billion yen)	Interest rate	Borrowing date	Maturity date	Repayment method	Collateral
Short term	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ Ltd. Sumitomo Mitsui Trust Bank, Limited. Mizuho Bank, Ltd. (1) Mitsubishi UFJ Trust & Banking Corporation Aozora Bank, Ltd. The Norinchukin Bank Resona Bank, Limited	3.4	Base interest rate (JBA three months Japanese Yen TIBOR) + 0.25%	June 13, 2013	June 13, 2013	Paid in full upon maturity	Unsecured and non-guaranteed

Long term	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ Ltd. Mizuho Bank, Ltd. (1) Mitsubishi UFJ Trust & Banking Corporation The Norinchukin Bank Resona Bank, Limited.	2.0(2) (I)	Base interest rate (JBA three months Japanese Yen TIBOR) + 0.40%	June 13, 2013	June 13, 2017	Paid in full upon maturity	Unsecured and non-guaranteed

(Omitted)

	Lender	Amount of borrowing (billion yen)	Interest rate	Borrowing date	Maturity date	Repayment method	Collateral
Long term	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ Ltd. Sumitomo Mitsui Trust Bank, Limited. Mizuho Bank, Ltd. (1) Mitsubishi UFJ Trust & Banking Corporation Development Bank of Japan Inc.	20.0	Base interest rate (JBA three months Japanese Yen TIBOR) + 0.60%	October 10, 2013	October 10, 2021	Paid in full upon maturity	Unsecured and non-guaranteed

(Omitted)

<After amendment>

P.9

"2 . Management Policies and Results of Operations / (2) Results of Operations / (II) Outlook for Next Fiscal Period / (ii) Significant Subsequent Events / (b) Borrowing of Bank Loans"

(Omitted)

	Lender	Amount of borrowing (billion yen)	Interest rate	Borrowing date	Maturity date	Repayment method	Collateral
Short term	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ Ltd. Sumitomo Mitsui Trust Bank, Limited. Mizuho Bank, Ltd. (1) Mitsubishi UFJ Trust & Banking Corporation Aozora Bank, Ltd. The Norinchukin Bank Resona Bank, Limited	3.4	Base interest rate (JBA three months Japanese Yen TIBOR) + 0.25%	June 13, 2013	June 13, 2014	Paid in full upon maturity	Unsecured and non-guaranteed
Long term	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ Ltd. (Delete) Mitsubishi UFJ Trust & Banking Corporation The Norinchukin Bank Resona Bank, Limited.	2.0(2) (I)	Base interest rate (JBA three months Japanese Yen TIBOR) + 0.40%	June 13, 2013	June 13, 2017	Paid in full upon maturity	Unsecured and non-guaranteed

(Omitted)

	Lender	Amount of borrowing (billion yen)	Interest rate	Borrowing date	Maturity date	Repayment method	Collateral
Long term	Sumitomo Mitsui Banking Corporation The Bank of Tokyo-Mitsubishi UFJ Ltd. Sumitomo Mitsui Trust Bank, Limited. Mizuho Bank, Ltd. (1) Mitsubishi UFJ Trust & Banking Corporation Development Bank of Japan Inc.	20.0	Base interest rate (JBA three months Japanese Yen TIBOR) + 0.60%	October 1, 2013	October 1, 2021	Paid in full upon maturity	Unsecured and non-guaranteed

(Omitted)

<Before amendment>

P.11

"2 . Management Policies and Results of Operations / (2) Results of Operations / (II) Outlook for Next Fiscal Period / (ii) Significant Subsequent Events / (c) Acquisition of Assets"

(Omitted)

Prologis Park Narita 1-C

(Omitted)

Date of construction April 27, 2005

(Omitted)

<After amendment>

P.11

"2 . Management Policies and Results of Operations / (2) Results of Operations / (II) Outlook for Next Fiscal Period / (ii) Significant Subsequent Events / (c) Acquisition of Assets"

(Omitted)

Prologis Park Narita 1-C

(Omitted)

Date of construction April 27, 2007

(Omitted)

Note:
NPR website address: http://www.prologis-reit.co.jp

Real Estate Investment Trust Securities Issuer: Nippon Prologis REIT, Inc. (Code 3283)
Mitsubishi Building, 2-5-2, Marunouchi, Chiyoda-ku, Tokyo
Executive Director：Masahiro Sakashita

Asset Management Company: Prologis REIT Management K.K.
Representative: Masahiro Sakashita, CEO
Inquiries: Atsushi Toda, CFO Tel. +81-3-6867-8585