SUMMARY OF FINANCIAL RESULTS (REIT)
For the Seventh Fiscal Period Ended May 31, 2016

July 14, 2016

Name of Issuer: Nippon Prologis REIT, Inc. ("NPR")
Stock Exchange Listing: Tokyo Stock Exchange
Securities Code: 3283
Website: http://www.prologis-reit.co.jp/english/index.html
Representative: Masahiro Sakashita, Executive Director

Name of Asset Manager: Prologis REIT Management K.K.
Representative: Masahiro Sakashita, President and CEO
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Scheduled Date of Filing of Securities Report: Aug. 30, 2016
Scheduled Date for Commencement of Distributions Payments: Aug. 15, 2016
Supplementary Materials for Financial Results: Yes ・ No
Investors & Analysts Meeting: Yes ・ No

1. Financial Results for the Fiscal Period ended May 31, 2016 (Seventh Fiscal Period) (Dec. 1, 2015 to May 31, 2016)

(Values are rounded down to the nearest million yen)

(1) Operating Results (Percentages indicates percentage change from the previous period)

	Operating revenues		Operating income		Ordinary income		Profit	
Period ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
May 31, 2016	14,866	3.7	7,288	5.0	6,235	4.1	6,255	4.5
Nov. 30, 2015	14,332	0.6	6,944	(0.2)	5,988	0.7	5,987	3.4

	Profit per unit	Return on unit holders' equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenues
Period ended	Yen	%	%	%
May 31, 2016	3,518	2.5	1.4	41.9
Nov. 30, 2015	3,459	2.5	1.4	41.8

(2) Distributions

	Distributions per unit (including SCD)	Distributions per unit (excluding SCD)	SCD per unit	Total of distributions (including SCD)	Total of distributions (excluding SCD)	Total of SCD	Payout ratio	Ratio of distributions to net assets
Period ended	Yen	Yen	Yen	Millions of yen	Millions of yen	Millions of yen	%	%
May 31, 2016	4,006	3,396	610	7,378	6,255	1,123	100.0	2.4
Nov. 30, 2015	3,942	3,459	483	6,822	5,986	835	100.0	2.5

* "SCD" indicates "Surplus Cash Distributions".

(Note 1) Total of SCD is the refund of paid in capital, which is all categorized as distributions in the form of the reduction in unit holders' capital for tax purposes.

(Note 2) The ratios of net asset value attributable to a reduction in unit holders' paid-in capital for the fiscal periods ended May 31, 2016 and Nov. 30, 2015, are 0.005 and 0.004, respectively. The payment of SCD is deemed a return of capital. This calculation methodology is pursuant to Article 23, Paragraph 1, Item 3 of the Act on Special Measures Concerning Taxation.

(Note 3) As new investment units were issued in the fiscal period ended May 31, 2016, there was a change in the number of outstanding investment units and the following formula was used to calculate payout ratio:
Payout ratio = Total distributions (excluding SCD) / Net income * 100

(3) Financial Position

	Total assets	Net assets	Ratio of unit holders' equity to total assets	Net asset per unit
Period ended	Millions of yen	Millions of yen	%	Yen
May 31, 2016	459,519	265,236	57.7	143,997
Nov. 30, 2015	419,403	240,906	57.4	139,192

(4) Cash Flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at the end of the fiscal period
Period ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
May 31, 2016	6,963	(41,893)	32,648	20,696
Nov. 30, 2015	8,808	(427)	(6,783)	22,979

2. Earnings Forecasts for the Fiscal Period ending Nov. 30, 2016 (Eighth Fiscal Period) (from June 1, 2016, to Nov. 30, 2016) and May 31, 2017 (Ninth Fiscal Period) (from Dec. 1, 2016, to May 31, 2017)

(Percentages indicate change from the previous period)

	Operating revenues		Operating income		Ordinary income		Profit		Distributions per unit (including SCD)	Distributions per unit (excluding SCD)	SCD
Period ending	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen	Yen
Nov. 30, 2016	15,705	5.6	7,672	5.3	6,708	7.6	6,707	7.2	4,156	3,642	514
May 31, 2017	15,623	(0.5)	7,593	(1.0)	6,634	(1.1)	6,633	(1.1)	4,117	3,601	516

(Reference) Forecasted Profit per unit for the fiscal period ending Nov. 30, 2016: 3,641 yen
Forecasted Profit per unit for the fiscal period ending May 31, 2017: 3,601 yen

3. Other

(1) Changes in Accounting Policies, Accounting Estimates or Restatements

(a) Changes in Accounting Policies due to Revisions to Accounting Standards and Other Regulations: None

(b) Changes in Accounting Policies due to Other Reasons: None

(c) Changes in Accounting Estimates: None

(d) Restatements: None

(2) Number of Investment Units Issued and Outstanding

Number of investment units issued and outstanding at the end of the fiscal period including treasury units:

As of May 31, 2016: 1,841,950 units
As of Nov. 30, 2015: 1,730,750 units

Number of treasury units at end of period:

As of May 31, 2016: 0 units
As of Nov. 30, 2015: 0 units

* The Implementation Status of Statutory Audit

At the time of this financial report, the audit procedures for the financial statements pursuant to the Financial Instruments and Exchange Act have not yet been completed.

* Explanation on the Appropriate Use of the Forecast of Results and Other Matters of Special Consideration

The forward-looking statements in this material are based on information currently available to us and on certain assumptions that we believe are reasonable. Actual operating performance may differ substantially due to various factors. Furthermore, those statements shall not be deemed a guarantee or any commitment of the amount of future distributions and surplus cash distributions. Please refer to "Assumptions for fiscal periods ending Nov. 30, 2016 (Eighth Fiscal Period) (from June 1, 2016, to Nov. 30, 2016) and May 31, 2017 (Ninth Fiscal Period) (from Dec. 1, 2016, to May 31, 2017)" on page 7 for assumptions regarding forward-looking statements.

1. Organizational Structure of Investment Corporation

No significant changes have occurred to the organizational structure of the investment corporation since the most recent securities report (filed Feb. 25, 2016); therefore, their descriptions are not included here.

2. Management Policies and Results of Operations

(1) Management Policies

No significant changes have occurred to investment policies, investment targets and distribution policies since the most recent securities report (filed Feb. 25, 2016), the securities registration statement (filed Feb. 29, 2016) and the extraordinary report (filed Feb. 29, 2016) and, therefore, their descriptions are not included here.

(2) Results of Operations

(I) Overview of the Seventh Fiscal Period ended May 31, 2016

(i) Major Operational Results of NPR

NPR was established on Nov. 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 Feb. 14, 2013 (securities code: 3283).

NPR is a real estate investment trust (REIT) that invests in logistics real estate with the sponsorship of the Prologis Group(*), the global leader in logistics real estate. NPR focuses on investing in logistics facilities, targeting high-quality, Class-A properties that meet the demands of tenant logistics companies and other users with respect to operational efficiency, and which fulfill certain size, location, equipment, convenience and safety criteria. NPR aims to maximize its unit holder value through stability in rental revenues and steady growth of its portfolio and by optimizing the value of its portfolio.

NPR acquired 12 properties (aggregate acquisition price: 173,020 million yen) on Feb. 15, 2013, following its listing, and acquired additional 17 properties in total (aggregate acquisition price: 232,030 million yen) during the second, third and fourth fiscal periods. NPR acquired four additional properties (aggregate acquisition price: 42,140 million yen) during the reporting fiscal period. As a result, NPR owned 33 properties (aggregate acquisition price: 447,190 million yen) as of the end of the reporting fiscal period.

(*) The Prologis Group is a group of Prologis, Inc., and its affiliates, which include ProLogis K.K., a Japanese subsidiary, and various special purpose vehicles or joint ventures where the ownership of the Prologis Group may be less than a majority. The global parent company, Prologis, Inc., is a real estate investment trust headquartered in the United States and listed on the New York Stock Exchange (NYSE: PLD).

(ii) Operational Results of the Seventh Fiscal Period ended May 31, 2016

During the reporting fiscal period, the overall Japanese macro-economy continued to demonstrate modest improvement, while we witnessed elevated uncertainty of the global macro-economy, including the economic slowdown of emerging markets, such as China, and countries producing natural resources, fluctuating US economic indicators and signs of stagnation of EU countries' economy. Japanese consumer spending did not grow due to stagnant consumer sentiment, but there appeared signs of future growth represented by an improvement in the labor market environment and partial house hold income. As for corporate spending, especially after the announcement of the Bank of Japan's negative interest rate policy at the end of January 2016, the Japanese yen significantly appreciated against other currencies such as the US dollar and the euro, and accordingly, Japanese exporters have taken a cautious stance on capital expenditures.

J-REIT market entered into a downturn cycle from the beginning of January 2016 as the volatility of global capital markets significantly increased in accordance with the growing uncertainty of the outlook for the global economy. However, at the end of January 2016, the Bank of Japan announced its intent to introduce a negative interest rate policy, and thereafter, the J-REIT market dramatically recovered and has been demonstrating solid performances. As a result of the negative interest rate policy, overall Japanese market interest rates and yields have been significantly compressed and, therefore, Japanese domestic institutional investors such as commercial banks and mutual funds increased their focus on J-REIT dividend yields and their investment stance toward J-REITs is becoming positive. On the other hand, global institutional investors are taking a neutral stance on J-REIT investment while they are trying to discern the potential magnitude of the Bank of Japan's further monetary easing and long-term outlook of the Japanese economy. In total, we believe the J-REIT market will continue to perform reasonably well in the future, given the fact that

J-REIT dividend yield continues to be attractive in the global monetary easing environment and J-REITs' financial performances are deemed relatively remote from the uncertainty of global macroeconomic trends.

In the Japanese real estate asset secondary market, investor appetite is significantly high, reflecting the favorable financing market environment, and competition over good quality real estate is escalating because such good-quality investments are scarce.

We believe demand is increasing for Class-A logistics facilities as NPR's customers (logistics space users) move from older and smaller facilities to larger, more advanced facilities. In our view, this shift is a result of the ongoing reconfiguration of Japan's supply chain, triggered by (i) the transition from manufacturing to services, migration of manufacturing to overseas locations, continuous expansion in global trade and economic, industrial and social structural changes inside and outside of Japan, and (ii) the expansion of e-commerce and third-party logistics (3PL) providers.

As of the end of the reporting fiscal period, NPR owned 33 properties (aggregate acquisition price: 447,190 million yen), all of which were developed by the Prologis Group. The portfolio's total leasable area was 2,158,501.07 square meters and the occupancy rate remained high, at 97.8 percent as of the end of the reporting fiscal period.

(iii) Overview of Financing

(a) Issuance of New Investment Units

NPR issued new investment units through its follow-on offering (105,900 units), with a payment date of March 14, 2016, with an aim to procure funds to acquire four new properties. NPR additionally issued units through a third-party allotment (5,300 units) with a payment date of April 13, 2016. As a result of these offerings, NPR successfully raised 24.8 billion yen equity money (net of underwriters' fees), and the balance of NPR's unit holders' capital was 258,979 million yen and the total number of units issued and outstanding was 1,841,950 as of the end of the reporting fiscal period.

(b) Borrowings

On February 15, 2016, NPR successfully completed a 23.3 billion yen bank loan refinancing, in which the matured three-year loan was split into three tranches with separate maturities: five-year, six-year and eight-year loans (weighted average duration of 6.5 years). Taking advantage of the extremely low interest rate environment, the interest rates of these loans were effectively fixed, significantly reducing NPR's cost of debt with a longer and diversified duration.

Also, for the purpose of acquiring the four new assets associated with ancillary costs and expenses, NPR borrowed short-term loans of 7 billion yen and bridge loans of 31 billion yen on March 3, 2016. Such bridge loans were subsequently prepaid with the net proceeds from the abovementioned offerings and borrowed long-term loans of 7.6 billion yen on March 15, 2016. As a result, the ending balance of NPR's interest-bearing debt was 176,800 million yen, out of which investment corporation bonds accounted for 5 billion yen as of the end of the reporting fiscal period. NPR's loan-to-value ratio (the ratio of aggregate balance of interest-bearing debt, including bank loans and the outstanding balance of long-term and short-term investment corporation bonds to NPR's total assets, hereinafter "LTV") was 38.5 percent as of the end of the reporting fiscal period.

(c) Credit Rating

NPR's credit ratings as of the end of the reporting fiscal period (May 31, 2016) were as follows:

Rating Agency	Rating Object	Rating	Outlook
Japan Credit Rating Agency, Ltd.	Long-term issuer rating	AA	Stable
	Ratings on bonds	AA	-

(iv) Overview of Financial Results and Distributions

As a result of these investment activities and financings, NPR generated operating revenues of 14,866 million yen, operating income of 7,288 million yen, ordinary income of 6,235 million yen and profit of 6,255 million yen for the reporting fiscal period. NPR's distributions for the same period were 3,396 yen per unit, which included NPR's profit distributions in deductible expenses in accordance with the Section 1 of Article 67-15 of the Act on Special Taxation Measures Law (a customary practice of J-REITs). The distribution amount was determined to distribute all unappropriated retained earnings for the reporting period, excluding fractions less than one yen.

In addition, NPR intends to regularly distribute cash in excess of the amount of retained earnings ("Regular Surplus Cash

Distributions") in each fiscal period in accordance with a distribution policy set forth in its articles of incorporation (*1). Furthermore, to maintain the stability of NPR's distributions per unit in the event that it is expected that an amount of distributions per unit temporarily decreases due to a series of financing actions such as the issuance of new investment units (including investment unit third-party allotment), the issuance of investment corporation bonds and borrowings, etc. and cancellation, redemption or repayment of such debt, which may result in a temporary dilution of investment units or incurrence of large expenses, NPR may decide to make distributions as one-time surplus cash distributions ("One-time Surplus Cash Distributions," collectively with the Regular Surplus Cash Distributions, "SCD" or "SCDs") (*2).

For the reporting fiscal period, NPR made Regular Surplus Cash Distributions of 891 million yen, equivalent to 28.5 percent of NPR's depreciation expense of 3,129 million yen for the reporting fiscal period. In addition, NPR made One-time Surplus Cash Distributions of 232 million yen based on an assessment of temporary earnings dilution of 126 yen per unit as a result of financing actions. Consequently, the total amount of SCD per unit for the reporting fiscal period was determined at 610 yen (*3).

(*1) Going forward, NPR intends to distribute regular surplus cash distributions on a regular basis in an amount no higher than 60 percent of its depreciation expense for an applicable fiscal period, while pursuing other uses of capital such as maintenance expenses, capital expenditures, repayment of borrowings and funding of new acquisitions. In the meantime, NPR intends to regularly distribute approximately 30 percent of depreciation expense for an applicable fiscal period.

(*2) NPR intends to maintain the maximum amount of total SCD, which is the sum of the Regular Surplus Cash Distributions and the One-time Surplus Cash Distributions, in an amount no higher than 40 percent of its depreciation expense for an applicable fiscal period.

(*3) NPR estimates that the amount of anticipated semi-annual average of emergency or short-term repair and maintenance expenses and medium- to long-term repair and maintenance expenses is 268 million yen. This assessment was conducted in the engineering report for each property prepared by Earth-Appraisal Co., Ltd. NPR determines the amount of SCD, and distributes SCD, while focusing on maintaining its financial stability in addition to factors such as the current economic and real estate market environment, NPR's LTV and potential impacts on NPR's credit rating. Please note that the amount of SCD will be deducted from the balance of NPR's unit holders' equity upon payment.

(II). Outlook for Next Fiscal Period

(i) Future Management Policies and Issues

(a) Basic Policies

NPR, along with Prologis REIT Management K.K. (the "Asset Manager"), will continue to aim to maximize NPR's unit holder value through focused investments in and operations of our Class-A logistics facilities. To achieve our external and internal growth objectives, NPR and the Asset Manager intend to fully utilize the sponsor support agreement entered into with the Prologis Group. NPR and the Asset Manager expect to generate future growth by taking advantage of a strong pipeline of support from the Prologis Group and its global customer network, operational expertise and other management resources.

The Prologis Group is a leading logistics real estate company and pioneer of the development of Class-A logistics facilities in Japan. It plans to continue to actively develop Class-A logistics facilities in the region. Through cooperation with the Prologis Group, NPR believes it can provide unique opportunities for its unit holders to invest in high-quality logistics facilities developed by the Prologis Group. NPR and the Asset Manager will concentrate solely on owning and operating logistics facilities, while the Prologis Group will focus on development and property management. Through these delineated roles, NPR believes it can minimize potential conflicts of interest with the sponsor and efficiently manage and grow its portfolio.

(b) External Growth Strategies

Pursuant to the sponsor support agreement, NPR is currently being granted exclusive negotiation rights from the Prologis Group for seven properties (Prologis Park Narita 1-D, Prologis Park Yoshimi, Prologis Park Narashino5, Prologis Park Chiba New Town, Prologis Park Ibaraki, Prologis Park Koga1 and Prologis Park Kobe2). The Prologis Group will continue to develop new assets of approximately 40 to 60 billion yen every year in Japan. NPR is entitled to receive exclusive negotiation rights for logistics facilities that will be developed, owned or operated by the Prologis Group once these facilities achieve stabilization to the extent that those facilities qualify for NPR's investment criteria. All acquisitions are subject to the related party transaction guidelines of the

Asset Manager to ensure appropriate terms and conditions of transactions.

The Asset Manager will also pursue acquisitions of properties from third parties. In such cases, both the status of the acquisition pipeline from the Prologis Group and the conditions of the real estate market will be considered.

(c) Internal Growth Strategies

All leases for NPR's portfolio are in the form of fixed-term lease contracts. Consistent with NPR's investment strategy, approximately 80 percent (based on acquisition price) of NPR's portfolio comprises multi-tenant logistics facilities that typically have average lease terms of five years with diversified multiple tenants, resulting in a diversified lease maturity schedule.

With the staggered lease maturities and a diversified tenant base, NPR is able to gradually increase profitability as leases are renewed and re-tenanted in an improving market environment while we mitigate tenant credit concentration risks and lease-up risks at lease maturities. Fundamentally, the total size of current stock of the Class-A logistics facilities in Japan is still significantly small in light of anticipated tenant demand and, as a result, we have observed gradual rent growth in the past couple of years. At the same time, the in place rents being paid by NPR's tenants currently appear below market, on average. Therefore, we believe we are able to effectively grow rents upon renewals and re-tenanting, and increase rental revenues over time.

For build-to-suit logistics facilities, lease terms are typically 10 to 15 years. NPR and the Asset Manager believe that building a portfolio by blending the two different property types—multi-tenant and build-to-suit—will maximize both cash flow stability and portfolio diversity.

NPR and the Asset Manager receive support based on the sponsor support agreement with the Prologis Group in connection with property management, market research and human resources. In addition, NPR is able to attract a greater number of tenants by accessing the Prologis Group's global customer network, providing further tenant diversification and earnings stability.

(d) Financing Strategies

NPR and the Asset Manager intend to implement strategic and flexible financing strategies to maximize NPR's medium- to long-term profitability, steady growth of its portfolio/value and stability/efficiency of asset management.

NPR intends to issue new investment units to grow its portfolio in the long-term, with thorough consideration of timing, fully considering and analyzing the status of capital markets/economic environment, acquisition timing of new properties and NPR's capital structure and potential impacts on existing unit holders. With regard to debt financing such as bank loans, NPR seeks financing with long-term stability by fixing most interest rates for the long-term. NPR will manage its balance sheet as a stabilized LTV of approximately 50 percent (with an upper limit of 60 percent) to maintain its sound financial status. NPR intends to borrow from financial institutions that hold the potential for sustainable long-term relationships. In addition, NPR will continue to consider issuance of investment corporation bonds in an attempt to diversify sources of debt financings.

(ii) Earnings Forecast

	Operating revenues (Millions of yen)	Operating income (Millions of yen)	Ordinary income (Millions of yen)	Profit (Millions of yen)	Distributions per unit (including surplus cash distributions)	Distributions per unit (excluding surplus cash distributions)	Surplus cash distributions per unit
Period ending Nov. 30, 2016 (8th period)	15,705	7,672	6,708	6,707	4,156	3,642	514
Period ending May 31, 2017 (9th period)	15,623	7,593	6,634	6,633	4,117	3,601	516

(Note) Forecast calculations are based on the assumptions as of the date hereof. Actual operating revenues, operating profit, ordinary income, profit, distributions per unit (excluding surplus cash distributions), and surplus cash distributions per unit may vary due to changes in NPR's operational environment and circumstances including acquisitions or sales of properties, changes in rent revenues attributable to tenant movement, unexpected repair, changes in interest rates or issuance of additional investment units. Therefore, these forecasts should not be deemed a commitment or guarantee of the amount of future cash distributions.

Assumptions for the fiscal periods ending Nov. 30, 2016 (eighth fiscal period) (from June 1, 2016, to Nov. 30, 2016) and May 31, 2017 (ninth fiscal period) (from Dec. 1, 2016, to May 31, 2017)

Item	Assumption
Accounting period	● Fiscal period ending Nov. 30, 2016 (eighth fiscal period) (from June 1, 2016, to Nov. 30, 2016) (183 days) ● Fiscal period ending May 31, 2017 (ninth fiscal period) (from Dec. 1, 2016, to May 31, 2017) (182 days)
Portfolio of Investment Assets Held	● It is assumed that there will be no material change in the operational status of the 33 properties NPR owned as of May 31, 2016, up until May 31, 2017. Such changes include acquisitions of new properties and dispositions of properties held. ● The actual results may change due to acquisitions of new properties or dispositions of existing properties, etc.
Operating revenues	● Operating rental revenues are estimated, by taking into account factors such as market trends and competitiveness of NPR's properties, to be 15,705 million yen and 15,623 million yen for the periods ending Nov. 30, 2016, and May 31, 2017, respectively. The expected average occupancy rates are estimated to be 97.6 percent and 98.0 percent for the periods ending Nov. 30, 2016, and May 31, 2017, respectively. ● For operating rental revenues, it is assumed that tenants will pay rents without delinquency or withholding.
Operating expenses	● Expenses except depreciation are calculated by taking into account variable factors such as seasonal events and are assumed to be 3,232 million yen and 3,232 million yen for the periods ending Nov. 30, 2016, and May 31, 2017, respectively. ● Depreciation expenses, including ancillary costs associated with property acquisitions, are calculated using the straight-line method and are assumed to be 3,328 million yen and 3,340 million yen for the periods ending Nov. 30, 2016, and May 31, 2017, respectively. ● Upon acquisitions of properties, real estate taxes (fixed asset taxes) are generally included in the purchase prices of properties on a pro-rated basis of a calendar year and start to be expensed from the next calendar year. ● With respect to building repair expenses, the amount assumed to be necessary for each property is calculated based on the repair and maintenance plans of the Asset Manager. However, actual repair expenses may be substantially different from the expected amount due to certain unanticipated factors.
Non-operating expenses	● We assume that we will recognize 8 million yen for each of the fiscal periods ending Nov. 30, 2016, and May 31, 2017, as amortization of organization expenses. ● As for interest expenses and other debt-related costs, 939 million yen and 934 million yen are expected for each of the periods ending Nov. 30, 2016, and May 31, 2017, respectively. The debt-related amortization, which is included in debt-related expenses, is expected to be 136 million yen and 136 million yen for each of the periods ending Nov. 30, 2016, and May 31, 2017.
Borrowings and bonds	● The balance of NPR's interest-bearing liabilities outstanding as of the date hereof is 176,800 million yen, including the balance of investment corporation bonds. Among such debts, there is an outstanding balance of investment corporation bonds in the amount of 5 billion yen, and the remainder is loans from financial institutions. ● We assume that we will fully refinance a 7 billion yen short-term loan that is due on March 3, 2017. We assume there will be no bonds due prior to the end of the fiscal period ending May 31, 2017.
Investment units	● It is assumed that the number of investment units currently issued and outstanding will not change. Currently, there are 1,841,950 units issued and outstanding.
Distributions per unit (excluding surplus cash distributions (SCD))	● Distributions per unit (excluding SCD) are calculated based on the premises of the distribution policy in the articles of incorporation of NPR that all profit shall be distributed. ● Distributions per unit (excluding SCD) may change considerably due to various factors including changes in operational environment arising from any additional acquisitions or dispositions of properties, changes in rent revenues attributable to tenant moves, occurrence of unexpected repairs, changes in interest rates and issues of new investment units in the future.

Surplus cash distributions (SCD) per unit	● SCD per unit is calculated based on the premises of the fund distribution policy contained in the articles of incorporation of NPR. It is assumed that SCD in the periods ending Nov. 30, 2016, and May 31, 2017 will be equal to 28.5 percent of depreciation expenses for each of the fiscal periods, which are assumed to be 946 million yen and 950 million yen, respectively. ● The amount of depreciation expenses may vary as a result of changes in the amount of total assets under management, ancillary costs, capital expenditures, the allocation of purchase price to each asset item, estimated depreciable life, etc. SCD, which will be based on the amount of depreciation expenses, may vary accordingly. ● NPR intends to pay SCD only to the extent that it can maintain appropriate levels of financial soundness and stability after considering alternatives of cash uses such as repairs and capital expenditures, repayment of borrowings and property acquisition opportunities. The maximum payable SCD amount is 60 percent of depreciation expenses during the applicable fiscal period. In the event such as occurrence of material damages on NPR's assets, etc. when NPR needs to allocate its cash to emergency capital expenditures, the amount of SCD per unit may vary. ● For now, NPR intends to pay SCD at an amount equivalent to approximately 30 percent of the depreciation expense for the relevant fiscal period. ● To determine the amount of SCD, NPR also considers the payout ratio of total distribution amount relative to adjusted funds from operations ("AFFO"). NPR defines AFFO as funds from operations ("FFO") minus capital expenditures plus amortization of capitalized finance costs. FFO is defined as the sum of profit and non-cash expenses. For calculations, please refer to the following formulas: FFO = profit + depreciation + property-related amortization + loss on sale of real estate - gain on sale of real estate AFFO = FFO - capital expenditure + amortization of capitalized finance costs ● Capital expenditures are assumed to be 640 million yen and 576 million yen in the periods ending Nov. 30, 2016, and May 31, 2017, respectively. ● NPR does not plan to pay SCD in case such payment would cause the Distribution LTV, as defined below, to exceed 60 percent. Distribution LTV(%) = A / B x 100 A = interest-bearing debt (including borrowings held in trust and investment corporation bonds) at the end of the fiscal period + balance of tenant leasehold deposits released at the end of the fiscal period ● B = total appraisal real estate value at the end of the fiscal period + the amount of cash deposits at the end of the fiscal period – the total amount distributions (including SCD)
Others	● It is assumed that any revision that will have an impact on the forecast information above will be made with respect to applicable laws and regulations, tax codes, accounting standards, listing rules and rules of the Investment Trusts Association, Japan, etc. ● It is assumed that any unexpected material change will not take place in the macroeconomic environment and real estate market conditions, etc.

3. Financial Statements

(1) Balance Sheet

(Unit: Thousands of yen)

	As of Nov. 30, 2015	As of May 31, 2016
ASSETS		
Current assets:		
Cash and deposits	19,648,024	17,394,480
Cash and deposits in trust	3,331,121	3,302,017
Operating accounts receivable	371,612	387,375
Prepaid expenses	242,193	311,309
Deferred tax assets	24	10
Consumption taxes receivables	-	2,127,110
Other current assets	30	116
Total current assets	23,593,006	23,522,421
Fixed assets:		
Property and equipment		
Buildings	7,549,209	7,549,209
Less: accumulated depreciation	(509,060)	(599,521)
Buildings, net	7,040,148	6,949,687
Structures	249,739	249,739
Less: accumulated depreciation	(52,616)	(61,901)
Structures, net	197,123	187,837
Tools, furniture and fixtures	5,434	5,434
Less: accumulated depreciation	(1,429)	(1,682)
Tools, furniture and fixtures, net	4,004	3,752
Land	3,834,204	3,834,204
Buildings in trust	224,517,935	254,388,011
Less: accumulated depreciation	(13,032,500)	(15,898,486)
Buildings in trust, net	211,485,434	238,489,524
Structures in trust	4,270,648	5,119,786
Less: accumulated depreciation	(590,248)	(730,809)
Structures in trust, net	3, 680,400	4,388,976
Machinery and equipment in trust	11,267	11,267
Less: accumulated depreciation	(593)	(924)
Machinery and equipment in trust, net	10,673	10,342
Tools, furniture and fixtures in trust	426,245	478,782
Less: accumulated depreciation	(99,204)	(121,190)
Tools, furniture and fixtures in trust, net	327,040	357,591
Other tangible assets in trust	35	35
Less: accumulated depreciation	(22)	(26)
Other tangible assets in trust, net	13	8
Land in trust	168,427,926	180,810,277
Construction in progress in trust	-	5,071
Total property and equipment	395,006,969	435,037,275
Intangible assets		
Other intangible assets	3,636	3,718
Total intangible assets	3,636	3,718
Investments and other assets		
Long-term prepaid expenses	734,904	900,333
Security deposit	10,000	10,000
Other	400	400
Total investments and other assets	745,304	910,733

(Unit: Thousands of yen)

	As of Nov. 30, 2015	As of May 31, 2016
Total fixed assets	395,755,910	435,951,727
Deferred assets:		
Organization expenses	31,222	23,077
Investment corporation bond issuance costs	23,744	21,834
Total deferred assets	54,966	44,911
Total assets	419,403,883	459,519,060
LIABILITIES		
Current liabilities:		
Operating accounts payable	1,215,677	856,555
Short-term loans payable	-	7,000,000
Current portion of long-term loans payable	23,300,000	-
Accounts payable	260,081	431,428
Accrued expenses	1,357,709	1,426,504
Accrued consumption taxes	269,146	-
Income taxes payable	715	499
Advances received	2,416,256	2,609,893
Other current liabilities	83,648	505,030
Total current liabilities	28,903,236	12,829,913
Non-current liabilities:		
Investment corporation bonds payable	5,000,000	5,000,000
Long-term loans payable	133,900,000	164,800,000
Tenant leasehold and security deposits	247,773	247,773
Tenant leasehold and security deposits in trust	10,445,198	11,403,825
Other non-current liabilities	732	1,066
Total non-current liabilities	149,593,703	181,452,665
Total liabilities	178,496,940	194,282,579
NET ASSETS		
Unit holders' equity		
Unit holders' capital		
Unit holders' capital, gross	238,527,550	263,424,563
Deduction of unit holders' capital	(3,608,828)	(4,444,780)
Unit holders' capital	234,918,722	258,979,782
Surplus		
Unappropriated retained earnings (undisposed loss)	5,988,220	6,256,697
Total surplus	5,988,220	6,256,697
Total unit holders' equity	240,906,942	265,236,480
Total net assets (*2)	*2 240,906,942	*2 265,236,480
Total liabilities and net assets	419,403,883	459,519,060

(2) Statement of Income

(Unit: Thousands of yen)

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
Operating revenues:		
Operating rental revenues	*1 13,181,769	*1 13,849,474
Other rental revenues	*1 1,151,196	*1 1,017,058
Total operating revenues	14,332,966	14,866,532
Operating expenses:		
Expenses related to property rental business (*1)	*1 6,075,774	*1 6,189,427
Asset management fee	1, 221,716	1,284,792
Asset custody fee	35,796	37,091
Directors' compensation	4,800	4,800
Audit fee	15,000	15,000
Other operating expenses	35,755	46,633
Total operating expenses	7,388,843	7,577,744
Operating income	6,944,123	7,288,788
Non-operating income:		
Interest income	1,907	2,101
Refund of real estate taxes	4,403	-
Gain on donation of fixed assets	-	7,013
Total non-operating income	6,311	9,115
Non-operating expenses:		
Interest expenses	791,888	783,235
Interest expenses on investment corporation bonds	17,235	17,424
Amortization of deferred organization expenses	8,145	8,145
Amortization of investment corporation bond issuance costs	1,910	1,910
Borrowing related expenses	143,017	147,622
Investment unit issuance expenses	-	27,098
Offering costs associated with the issuance of investments unit	-	77,129
Others	28	81
Total non-operating expenses	962,224	1,062,647
Ordinary income	5,988,210	6,235,256
Extraordinary income:		
Subsidy income	-	*2 20,720
Total extraordinary income	-	20,720
Income before income taxes	5,988,210	6,255,976
Incomes taxes – current	1,103	821
Incomes taxes – deferred	0	13
Total income taxes	1,104	835
Profit	5,987,106	6,255,141
Retained earnings brought forward	1,114	1,556
Unappropriated retained earnings (undisposed loss)	5,988,220	6,256,697

(3) Statement of Unit Holders' Equity

Previous Period (from June 1, 2015 to Nov. 30, 2015)

(Units: Thousands of yen)

	Unit holders' equity						Total net assets
	Unit holders' capital			Surplus		Total unit holders' equity	
	Unit holders' capital, gross	Deduction of unit holders' capital	Unit holders' capital	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at the beginning of the period	238,527,550	(2,611,916)	235,915,634	5,788,742	5,788,742	241,704,376	241,704,376
Change during the period							
Surplus cash distributions		(996,912)	(996,912)			(996,912)	(996,912)
Dividends from surplus				(5,787,628)	(5,787,628)	(5,787,628)	(5,787,628)
Profit				5,987,106	5,987,106	5,987,106	5,987,106
Total change during the period		(996,912)	(996,912)	199,478	199,478	(797,433)	(797,433)
Balance at the end of the period	*1238,527,550	(3,608,828)	234,918,722	5,988,220	5,988,220	240,906,942	240,906,942

The Reporting Period (from Dec. 1, 2015 to May 31, 2016)

(Units: Thousands of yen)

	Unit holders' equity						Total net assets
	Unit holders' capital			Surplus		Total unit holders' equity	
	Unit holders' capital, gross	Deduction of unit holders' capital	Unit holders' capital	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at the beginning of the period	238,527,550	(3,608,828)	234,918,722	5,988,220	5,988,220	240,906,942	240,906,942
Change during the period							
Issuance of new investments	24,897,012		24,897,012			24,897,012	24,897,012
Surplus cash distributions		(835,952)	(835,952)			(835,952)	(835,952)
Dividends from surplus				(5,986,664)	(5,986,664)	(5,986,664)	(5,986,664)
Profit				6,255,141	6,255,141	6,255,141	6,255,141
Total change during the period	24,897,012	(835,952)	24,061,060	268,477	268,477	24,329,537	24,329,537
Balance at the end of the period	*1263,424,563	(4,444,780)	258,979,782	6,256,697	6,256,697	265,236,480	265,236,480

(4) Statement of Cash Distribution (Unit: Yen)

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
I Unappropriated retained earnings (undisposed loss)	5,988,220,742	6,256,697,961
II Distributions in excess of retained earnings		
Deduction from unit holders' capital	835,952,250	1,123,589,500
III Distributions	6,822,616,500	7,378,851,700
(Distributions per unit)	(3,942)	(4,006)
Of which, distributions of retained earnings	5,986,664,250	6,255,262,200
(Of which, distributions of retained earnings per unit)	(3,459)	(3,396)
Of which, distributions in excess of retained earnings	835,952,250	1,123,589,500
(Of which, distributions in excess of retained earnings per unit)	(483)	(610)
IV Retained earnings carried forward	1,556,492	1,435,761
Calculation method of distribution amount	Pursuant to the "Policy on the Distribution of Funds" as defined in Article 39, Paragraph 1 of Article 2 of incorporation of NPR, the amount of distributions shall be the amount that does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Special Taxation Measures Act. Based on the policy, NPR declared the distribution amount of 5,986,664,250 yen which was the amount equivalent to the maximum integral multiples of number of investment units issued and outstanding (1,730,750 investment units) as of the reporting fiscal period. In addition, based on the distribution policy as defined in Article 39, Paragraph 2 of the article 88 of incorporation, NPR shall make Surplus Cash Distributions (SCD), defined as distributions in excess of retained earnings, as a return of unit holders' capital, each fiscal period on a continuous basis. Furthermore, NPR is per permitted to distribute One-time Surplus Cash Distributions for the purpose of maintaining stable distributions per unit in the event that its distributions per unit is expected to temporarily dilute by a certain degree as a result of financing actions. Accordingly, NPR declared SCD of 835,952,250 yen, as a return of unit	Pursuant to the "Policy on the Distribution of Funds" as defined in Article 39, Paragraph 1 of Article 2 of incorporation of NPR, the amount of distributions shall be the amount that does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Special Taxation Measures Act. Based on the policy, NPR declared the distribution amount of 6,255,262,200 yen which was the amount equivalent to the maximum integral multiples of number of investment units issued and outstanding (1,841,950 investment units) as of the reporting fiscal period. In addition, based on the distribution policy as defined in Article 39, Paragraph 2 of the article 88 of incorporation, NPR shall make Surplus Cash Distributions (SCD), defined as distributions in excess of retained earnings, as a return of unit holders' capital, each fiscal period on a continuous basis. Furthermore, NPR is per permitted to distribute One-time Surplus Cash Distributions for the purpose of maintaining stable distributions per unit in the event that its distributions per unit is expected to temporarily dilute by a certain degree as a result of financing actions. Accordingly, NPR declared SCD of

	holders' capital, which was the amount equivalent to approximately 28.5% of depreciation expense of 2,935,990,820 yen for the period.	891,503,800 yen, as a return of unit holders' capital, which was the amount equivalent to approximately 28.5% of depreciation expense of 3,129,190,780 yen for the period. In addition, NPR made One-time Surplus Cash Distributions of 232,085,700 yen based on an assessment of temporary earnings dilution of 126 yen per unit as a result of financing actions.

(Note) NPR is permitted to distribute cash in excess of the amount of retained earnings if the amount of the accounting profit is smaller than 90% of its distributable retained earnings on a tax basis to the extent that such distribution amount does not exceed the amount of NPR's depreciation for the same fiscal period, and if NPR determines that such excess distribution amount is appropriate. Also, NPR is permitted to distribute cash in any amount to the extent that such amount is determined by NPR's board of directors and if the amount of distributions does not satisfy certain conditions of special tax treatment which NPR shall be eligible to otherwise. Please note that the amount of SCD shall be subtracted from the balance of unit holders' paid-in capital upon payment.

(5) Statement of Cash Flows

(Units: Thousands of yen)

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
Cash flows from operating activities:		
Income before income taxes	5,988,210	6,255,976
Depreciation	2,935,990	3,129,190
Amortization of organization expenses	8,145	8,145
Amortization of investment corporation bond issuance costs	1,910	1,910
Investment unit issuance expenses	-	27,098
Interest income	(1,907)	(2,101)
Interest expense	809,123	800,660
Decrease (Increase) in operating accounts receivable	(110,312)	(15,763)
Decrease (Increase) in consumption taxes refund receivables	-	(2,127,110)
Decrease (Increase) in prepaid expenses	52,367	(69,116)
Decrease (Increase) in long-term prepaid expenses	109,210	(165,428)
Increase (Decrease) in operating accounts payable	383,508	(359,476)
Increase (Decrease) in accounts payable-other	3,353	18,963
Increase (Decrease) in accrued expenses	14,268	68,781
Increase (decrease) in accrued consumption taxes	(591,758)	(269,146)
Increase (Decrease) in advances received	23,317	193,636
Others, net	702	266,584
Subtotal	9,626,130	7,762,803
Interest received	1,907	2,101
Interest paid	(817,873)	(800,647)
Income taxes paid	(1,221)	(1,037)
Net cash used in operating activities	8,808,942	6,963,219
Cash flows from investing activities:		
Purchases of property and equipment	(759)	(5,220)
Purchases of property and equipment in trust	(438,204)	(42,993,804)
Purchases of intangible assets in trust	-	(1,599)
Proceeds from tenant leasehold and security deposits in trust	340,689	1,279,367
Repayments from tenant leasehold and security deposits in trust	(329,016)	(172,707)
Net cash used in investing activities	(427,290)	(41,893,964)
Cash flows from financing activities:		
Proceeds from long-term loans payable	-	7,000,000
Proceeds from short-term loans payable	-	61,900,000
Repayments of long-term loans payable	-	(54,300,000)
Payments for investment corporation bond issuance costs	-	24,869,914
Payment of distributions of retained earnings	(5,787,023)	(5,985,948)
Payment of distributions in excess of retained earnings	(996,772)	(835,869)
Net cash provided by financing activities	(6,783,795)	32,648,096
Net increase (decrease) in cash and cash equivalents	1,597,856	(2,282,648)
Cash and cash equivalents at the beginning of period	21,381,289	22,979,146
Cash and cash equivalents at the end of period	*1 22,979,146	*1 20,696,498

(6) Notes Concerning Going Concerns Assumption

None

(7) Notes Concerning Significant Accounting Policies

1. Method of depreciation of non-current assets	(1) Property and equipment (including trust assets) The straight-line method is used. The useful lives of major property and equipment are as follows. Buildings 3-66 years Structures 2-60 years Machinery and equipment 17 years Tools, furniture and fixtures 2-18 years (2) Intangible assets (including trust assets) The straight-line method is used.
2. Accounting method of deferred charges	(1) Investment unit issuance expenses The full amount of investment unit issuance expenses is recorded as expense at the time of expenditure. (2) Organization expenses All organization expenses are amortized over five years using straight-line method. (3) Investment corporation bond issuance costs Investment corporation bond issuance costs are amortized over the remaining life of the bonds using straight-line method.
3. Revenue and expense recognition	Accounting treatment of property taxes and other taxes With respect to property taxes, city planning taxes and depreciable asset taxes, of the tax amount assessed and determined, the amount corresponding to the relevant fiscal period is accounted for as rental expenses. Of the amounts paid for the acquisitions of real estate properties or beneficiary right in trust of real estate, the amount equivalent to property taxes is capitalized as part of the acquisition cost of the relevant property instead of being charged as an expense. Capitalized property taxes amounted to 211,359 thousand yen for the fiscal period ended May 31, 2016.
4. Hedge accounting	(1) Hedge accounting method For interest rate swaps, special accounting treatment is adopted. (2) Hedge instruments and hedged items Hedge instruments – interest rate swaps Hedged items – interests on loans payable (3) Hedging policy NPR uses interest rate swaps for the purpose of hedging risks defined in the articles of incorporation based on its risk management policies. (4) Hedge effectiveness test Assessment of the hedge effectiveness has been omitted since all interest rate swaps meet the specific matching criteria under the special accounting treatment.
5. Cash and cash equivalents as stated in the Statement of Cash Flows	Cash and cash equivalents consist of cash on hand and cash in trust, floating deposits, deposits in trust and short-term investments that are very liquid and realizable with a maturity of three months or less when purchased and that are subject to insignificant risks of changes in value.
6. Other significant matters which constitute the basis for preparation of financial statements	(1) Accounting treatment of trust beneficiary interests of real estate As to trust beneficiary interests of real estate, all accounts of assets and liabilities within assets in trust, as well as all income generated and expenses incurred from assets in trust, are recorded in the relevant balance sheets and income statement accounts. Of which, the following significant trust assets are shown separately on the balance sheet. (a) Cash and deposits in trust (b) Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust and land in trust (c) Construction in progress in trust (d) Tenant leasehold and security deposits in trust (2) Accounting treatment of consumption taxes Transactions subject to consumption taxes are recorded at amounts exclusive of consumption taxes.

(8) Notes to Financial Statements

(Notes to Balance Sheet)

*1. Commitment line agreement

NPR is in the contract of commitment line agreement with two banks.

	As of Nov. 30, 2015	As of May 31, 2016
Total amount of committed line of credit	8,000,000 thousand yen	8,000,000 thousand yen
Borrowings drawn down	-thousand yen	-thousand yen
Balance of unused committed line of credit	8,000,000 thousand yen	8,000,000 thousand yen

As of Nov. 30, 2015

*2. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations: 50,000 thousand yen.

As of May 31, 2016

*2. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations: 50,000 thousand yen.

(Notes to Statement of Income)

*1. Operating income from property leasing is as follows:

(Units: Thousands of yen)

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
(1) Property-related revenues		
Rental revenues		
Rental revenues	12,390,334	12,989,562
Common area charges	791,434	859,912
Total	13,181,769	13,849,474
Other rental revenues		
Received utilities cost	954,600	834,397
Others	196,596	182,661
Total	1,151,196	1,017,058
Total property-related revenues	14,332,966	14,866,532
(2) Property-related expenses		
Rental expenses		
Subcontract expenses	747,337	786,734
Utilities cost	955,454	814,386
Taxes and dues	1,248,122	1,255,014
Non-life insurance premium	23,813	24,941
Repair and maintenance	148,516	161,659
Depreciation	2,935,990	3,129,190
Custodian fee	13,770	14,730
Other expenses	2,769	2,769
Total rental expenses	6,075,774	6,189,427
(3) Operating income from property leasing ((1)-(2))	8,257,192	8,677,105

*2. Subsidy income in the reporting period refers to the location incentive ordinance of the City of Tosu.

(Notes to Statement of Unit Holders' Equity)

*1. Number of investment units authorized and number of investment units issued and outstanding

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
Number of investment units authorized	10,000,000 units	10,000,000 units
Number of investment units issued and outstanding	1,730,750 units	1,841,950 units

(Notes to Statement of Cash Flow)

*1. Relationship between cash and cash equivalents in statement of cash flows and accounts and amounts in the accompanying balance sheet

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
Cash and deposits	19,648,024 thousand yen	17,394,480 thousand yen
Cash and deposits in trust	3,331,121 thousand yen	3,302,017 thousand yen
Cash and cash equivalents	22,979,146 thousand yen	20,696,498 thousand yen

(Notes Related to Lease Contracts)

Operating lease transactions (as lessor)

Unearned rental revenue

	As of Nov. 30, 2015	As of May 31, 2016
Due within one year	23,935,998 thousand yen	26,277,434 thousand yen
Due after one year	74,214,688 thousand yen	82,788,757 thousand yen
Total	98,150,687 thousand yen	109,066,192 thousand yen

(Notes Related to Financial Instruments)

1. Status of financial instruments

(1) Policy for Financial Instruments

NPR procures funds for the acquisition of assets through the issuance of new investment units, bank loans and the issuance of investment corporation bonds.

NPR generally invests surplus funds in bank deposits, considering the safety and liquidity of the investment and also reflecting the market environment and NPR's cash positions.

NPR enters into derivative transactions solely to reduce the risks of rising interest rates related to financings. NPR does not use derivative transactions for speculative purposes.

(2) Financial Instruments, their Risks and Risk Management System

Bank deposits are used for the investment of surplus funds. These deposits are exposed to credit risks, such as bankruptcy of depository financial institutions, but such credit risks are limited and carefully controlled by using only short-term deposits in financial institutions with high credit ratings, fully considering market environment and NPR's cash flow status.

Bank loans and investment corporation bonds are made primarily to procure funds for acquisition of properties, repayment of bank loans and redemption of investment corporation bonds. Although NPR is exposed to potential liquidity risks upon repayment and redemption of loans, such risks are mitigated by diversifying the maturities and lending institutions, establishing commitment line agreements, securing liquidity of cash in hand and managing such liquidity risks by preparing and monitoring cash flow projections.

In addition, some loans bear floating interest rates and are exposed to potential risks of rising interest rates. NPR attempts to mitigate such risks by maintaining a conservative loan to value ratio and increasing the ratio of long-term fixed-interest rate loans.

(3) Supplemental Explanation Regarding Fair Values of Financial Instruments

The fair value of financial instruments is calculated based on their observable market value, if available. When no observable market values are available, the fair value is assessed based on prices derived and estimated through reasonable assumptions. Because various factors are reflected in estimating the fair value, different assumptions and factors may result in variances of value.

2. Estimated Fair Value of Financial Instruments

As of Nov. 30, 2015

The book value, the fair value and the difference between the values as of Nov. 30, 2015, are as follows. Financial instruments for which fair value is difficult to estimate are excluded from the following table.(Note 2)

(Unit: Thousands of yen)

	Book value	Fair value	Difference
(1) Cash and deposits	19,648,024	19,648,024	-
(2) Cash and deposits in trust	3,331,121	3,331,121	-
Total assets	22,979,146	22,979,146	-
(4) Current portion of long-term loans payable	23,300,000	23,297,065	(2,934)
(5) Investment corporation bonds payable	5,000,000	5,049,100	49,100
(6) Long-term loans payable	133,900,000	136,732,905	2,832,905
Total liabilities	162,200,000	165,079,071	2,879,071
(7) Derivative transactions	-	-	-

As of May 31, 2016

The book value, the fair value and the difference between the values as of May 31, 2016, are as follows. Financial instruments for which fair value is difficult to estimate are excluded from the following table.(Note 2)

(Unit: Thousands of yen)

	Book value	Fair value	Difference
(1) Cash and deposits	17,394,480	17,394,480	-
(2) Cash and deposits in trust	3,302,017	3,302,017	-
Total assets	20,696,498	20,696,498	-
(3) Short-term loans payable	7,000,000	7,000,000	-
(5) Investment corporation bonds payable	5,000,000	5,162,300	162,300
(6) Long-term loans payable	164,800,000	167,870,392	3,070,392
Total liabilities	176,800,000	180,032,692	3,232,692
(7) Derivative transactions	-	-	-

(Note 1) Methods used to calculate fair values of financial instruments

(1) Cash and deposits and (2) Cash and deposits in trust

Due to the short maturities, the book value of these instruments is deemed a reasonable approximation of the fair value and, therefore, book value is used as the fair value.

(3) Short-term loans payable

Due to the short maturities, the book value of these instruments is deemed a reasonable approximation of the fair value and, therefore, book value is used as the fair value.

(4) Current portion of long-term loans payable and (6) Long-term loans payable

The fair value of long-term loans payable in trust is determined based on the present value of contractual cash flows that would be applicable to new loans payable in trust under the same terms and conditions.

(5) Investment corporation bonds payable

The reference value disclosed by the Japan Securities Dealers Association is used as the fair value

(7) Derivative transactions

Please refer to “Notes related to Derivative Transactions,” below.

(Note 2) Financial instruments for which fair value is extremely difficult to estimate

Because tenant leasehold and security deposits and tenant leasehold and security deposits in trust have no observable and available market price and it is impracticable to reasonably estimate their future cash flows, their fair value is not assessed herein.

(Units: Thousands of yen)

	As of Nov. 30, 2015	As of May 31, 2016
Tenant leasehold and security deposits	247,773	247,773
Tenant leasehold and security deposits in trust	10,445,198	11,403,825

(Note 3) Redemption schedule of monetary claims after the closing date of the fiscal period

As of Nov. 30, 2015

(Units: Thousands of yen)

	Due within one year
Cash and deposits	19,648,024
Cash and deposits in trust	3,331,121

As of May 31, 2016

(Units: Thousands of yen)

	Due within one year
Cash and deposits	17,394,480
Cash and deposits in trust	3,302,017

(Note 4) Redemption schedule of long-term loans payable and other interest-bearing debt after the closing date of the fiscal period

As of Nov. 30, 2015

(Unit: Thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds payable	-	-	-	2,000,000	-	3,000,000
Long-term loans payable	23,300,000	2,000,000	23,300,000	31,400,000	23,300,000	53,900,000
Total	23,300,000	2,000,000	23,300,000	33,400,000	23,300,000	56,900,000

As of May 31, 2016

(Unit: Thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds payable	-	-	-	2,000,000	-	3,000,000
Long-term loans payable	-	25,300,000	6,400,000	48,300,000	7,300,000	77,500,000
Total	-	25,300,000	6,400,000	50,300,000	7,300,000	80,500,000

(Notes Related to Investment Securities)

For the periods ended Nov. 30, 2015, and May 31, 2016

None

(Notes Related to Derivative Transactions)

1. Derivative transactions for which hedge accounting is not applied

For the periods ended Nov. 30, 2015, and May 31, 2016

None

2. Derivative transactions for which hedge accounting is applied

The contract and notional amount as of Nov. 30, 2015, sorted by hedge accounting method is as follows:

(Units: Thousands of yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
			Total	Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fix	Long-term loans payable	156,200,000	132,900,000	(Note)	(Note)

(Note) Interest rate swaps under special accounting treatment are accounted for as the integral part of long-term loans payable designated as hedged items. Therefore, their fair value is included in long-term loans payable disclosed in the aforementioned “Notes Related to Financial Instruments, 2. Estimated Fair Values of Financial Instruments, both (4) Current portion of long-term loans payable and (6) Long-term loans payable”.

The contract and notional amount as of May 31, 2016, sorted by hedge accounting method is as follows:

(Units: Thousands of yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
			Total	Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fix	Long-term loans payable	163,800,000	163,800,000	(Note)	(Note)

(Note) Interest rate swaps under special accounting treatment are accounted for as the integral part of long-term loans payable designated as hedged items. Therefore, their fair value is included in long-term loans payable disclosed in the aforementioned “Notes Related to Financial Instruments, 2. Estimated Fair Values of Financial Instruments, both (4) Current portion of long-term loans payable and (6) Long-term loans payable”.

(Notes Related to Related Party Transactions)

1. Transactions with Account Balances with the Parent company and Major Unit Holders

For the periods from June 1, 2015, to Nov. 30, 2015, and Dec. 1, 2015, to May 31, 2016

None

2. Transactions and Account Balances with Affiliates

For the periods from June 1, 2015, to Nov. 30, 2015, and Dec. 1, 2015, to May 31, 2016

None

3. Transactions and Account Balances with Companies under Common Control

For the period from June 1, 2015, to Nov. 30, 2015

Relationship	Name of the company	Address	Stated capital (Thousands of yen)	Type of business	% of voting rights owned	Relation		Type of transaction	Transaction amount (Thousands of yen)	Account	Balance (Thousands of yen)
						Common board member	Business relationship				
Subsidiary of an affiliate	Prologis REIT Master Lease GK	Chiyoda-ku, Tokyo	2,100	Real estate business	-	-	Lessee	Lease of properties in trust	13,719,019	Operating accounts receivable	361,217
										Advances received	2,306,443
								Proceeds of tenant leasehold and security deposits in trust	340,689	Tenant leasehold and security deposits in trust	10,313,117
								Repayments of tenant leasehold and security deposits in trust	329,016		
Subsidiary of an affiliate	Prologis REIT Management K.K.	Chiyoda-ku, Tokyo	100,000	Investment management business	-	Executive Director of NPR and President & CEO of the Asset Manager	Asset Manager	Payment of asset management fee	1,221,716	Accrued expenses	1,319,454

(Note 1) The figures above do not include consumption taxes in the transaction amount. Nonetheless, it is included in the balance as of the fiscal period end.

(Note 2) The terms and conditions of these transactions were executed in line with general market practices.

(Note 3) With respect to 25 of the 29 properties held by NPR, NPR leases space to Prologis REIT Master Lease GK based on a pass-through type of master lease agreement, and Prologis REIT Master Lease GK subleases the space to tenants.

For the period from Dec. 1, 2015 to May 31, 2016

Relationship	Name of the company	Address	Stated capital (Thousands of yen)	Type of business	% of voting rights owned	Relation		Type of transaction	Transaction amount (Thousands of yen)	Account	Balance (Thousands of yen)
						Common board member	Business relationship				
Subsidiary of an affiliate	Prologis REIT Master Lease GK	Chiyoda-ku, Tokyo	2,100	Real estate business	-	-	Lessee	Lease of properties in trust	14,265,380	Operating accounts receivable	377,440
										Advances received	2,500,964
								Proceeds of tenant leasehold and security deposits in trust	1,279,367	Tenant leasehold and security deposits in trust	11,419,777
								Repayments of tenant leasehold and security deposits in trust	172,707		
Subsidiary of an affiliate	Kitamoto Special Purpose Company	Chiyoda-ku, Tokyo	100,000	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	12,600,000	–	–
Subsidiary of an affiliate	Joso Special Purpose Company	Chiyoda-ku, Tokyo	100,000	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	7,120,000	–	–
Subsidiary of an affiliate	Tateyama Special Purpose Company	Chiyoda-ku, Tokyo	100,000	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	17,600,000	–	–
Subsidiary of an affiliate	Zao Special Purpose Company	Chiyoda-ku, Tokyo	100,000	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	4,820,000	–	–

Relationship	Name of the company	Address	Stated capital (Thousands of yen)	Type of business	% of voting rights owned	Relation		Type of transaction	Transaction amount (Thousands of yen)	Account	Balance (Thousands of yen)
						Common board member	Business relationship				
Subsidiary of an affiliate	Prologis REIT Management K.K.	Chiyoda-ku, Tokyo	100,000	Investment management business	-	Executive Director of NPR and President & CEO of the Asset Manager	Asset Manager	Payment of asset management fee	1,495,492	Accrued expenses	1,387,575

(Note 1) The figures above do not include consumption taxes in the transaction amount. Nonetheless, it is included in the balance as of the fiscal period end.
(Note 2) The terms and conditions of these transactions were executed in line with general market practices.
(Note 3) With respect to 29 of the 33 properties held by NPR, NPR leases space to Prologis REIT Master Lease GK based on a pass-through type master lease agreement, and Prologis REIT Master Lease GK subleases the space to tenants.
(Note 4) Kitamoto Special Purpose Company changed its trade name to Tsukuba Special Purpose Company on March 15, 2016.
(Note 5) Joso Special Purpose Company changed its trade name to Norikura Special Purpose Company on June 1, 2016.

4. Transaction and Account Balances with Board of Directors and Individual Unit Holders

For the fiscal periods from June 1, 2015 to Nov. 30, 2015 and Dec. 1, 2015 to May 31, 2016

None

(Notes Related to Retirement Payment)

For the periods from June 1, 2015, to Nov. 30, 2015, and Dec. 1, 2015, to May 31, 2016

None

(Notes Related to Deferred Tax Accounting)

1. Primary components of deferred tax assets and deferred tax liabilities

(Unit: Thousands of yen)

(Deferred tax assets)	As of Nov. 30, 2015	As of May 31, 2016
Enterprise tax payable	24	10
Total deferred tax assets	24	10
Net deferred tax assets	24	10

2. Reconciliation of major items that caused differences between statutory tax rate and effective tax rate after applying deferred tax accounting

(Unit: %)

	As of Nov. 30, 2015	As of May 31, 2016
Statutory tax rate	32.31	32.31
(Adjustments)		
Deductible distributions of retained earnings	(32.30)	(32.31)
Others	0.01	0.01
Effective tax rate	0.02	0.01

3. Revision of amount of deferred tax assets and deferred tax liabilities due to change in the tax rate of income taxes

The Act on Partial Revision of the Income Tax Act, etc. (Act No. 15 of 2016) and the Act on Partial Revision of the Local Tax Act, etc. (Act No. 13 of 2016) were enacted in the Diet session on March 29, 2016, which include lowering of the tax rate of income taxes, starting from accounting periods starting on or after April 1, 2016. In accordance with this, the statutory tax rate used to calculate deferred tax assets and deferred tax liabilities is changed from the previous 32.31% to 31.74%. The impact from the tax rate change is minimal.

(Notes Related to Asset Retirement Obligations)

For the periods from June 1, 2015, to Nov. 30, 2015, and, Dec. 1, 2015, to May 31, 2016

None

(Notes Related to Rental Properties)

NPR owns logistics facilities that it leases to tenants to earn rental income. The book value, the change in the balance during the reporting fiscal period and fair values of the properties are as follows:

(Unit: Thousands of yen)

		For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
Book value			
	Balance at the beginning of the period	397,443,542	395,010,605
	Change during the period (Note 2)	(2,432,936)	40,030,387
	Balance at the end of the period	395,010,605	435,040,993
Fair value at the end of the period		448,320,000	506,620,000

(Note 1) Book value is the figure calculated by decreasing the accumulated amount of depreciation from acquisition cost.

(Note 2) The major factor of the decrease for the fiscal period ended Nov. 30, 2015, is depreciation of 2,935,990 thousand yen. The major factor of the increase for the fiscal period ended May 31, 2016, is a result of acquisitions of four properties, Prologis Park Kitamoto, Prologis Park Joso, Prologis Park Osaka 5 and Prologis Park Sendai Izumi for a total of 42,647,349 thousand yen, and the major factor of the decrease for the fiscal period ended May 31, 2016, is depreciation of 3,129,190 thousand yen.

(Note 3) The fair value as of the end of the reporting period is determined based on appraisal value provided by third party real estate appraisers.

(Notes Related to Segment and Related Information)

(Segment Information)

1. Overview of operating and reportable segments

Operating segments are components of NPR for which separate financial information is available and whose operating results are regularly evaluated by NPR's internal institution, which makes the highest management decision, to make decisions about how resources are allocated and assess their performances. Therefore, NPR has two reportable segments of the "global markets" and the "regional markets" (*).

(*) NPR invests in real estate whose main use is logistics facilities. It makes investments by focusing on the areas in which the facilities are located and their features. NPR seeks to build a portfolio that is not concentrated in a specific region and invests in several areas of Japan that are vital to trade and logistics. By dividing Japan into its targeted global and regional markets, NPR aims to build a portfolio to minimize fluctuations in cash flow due to regional economic shifts or localized impacts from natural disasters.

As for investment strategies in the global markets, because such areas are vital for international trade and logistics, NPR aims to invest in locations surrounding the largest consumer bases that can also serve as important hubs within the domestic logistics network. The global markets are defined as the Kanto area, which refers to Tokyo, Kanagawa, Chiba, Saitama, Ibaraki, Tochigi and Gunma prefectures, and the Kansai area, which refers to Osaka, Hyogo, Kyoto, Nara, Wakayama, Shiga and Mie prefectures, respectively.

The regional markets are critical to Japan's domestic trade. NPR aims to invest in locations with substantial customer bases that play crucial roles in a widespread regional logistics network. The regional markets are defined as the Chubu, Tohoku and Kyushu areas which refer to Aichi, Shizuoka, Niigata, Toyama, Ishikawa, Fukui, Yamanashi, Nagano and Gifu prefectures; Aomori, Iwate, Miyagi, Akita, Yamagata and Fukushima prefectures and Fukuoka, Saga, Nagasaki, Kumamoto, Oita, Miyazaki and Kagoshima prefectures, respectively.

In addition, NPR is able to invest in areas besides the global and regional markets to the extent that such areas are adjacent to consumer areas or manufacturing areas, or if such areas are suitable and appropriate for logistics centers.

As of May 31, 2016, NPR's properties classified into each segment are as follows:

Global markets: Prologis Park Ichikawa 1, Prologis Park Zama 1, Prologis Park Kawajima, Prologis Park Osaka 2, Prologis Park Maishima 3, Prologis Park Maishima 4, Prologis Park Takatsuki, Prologis Park Tokyo-Ohta, Prologis Park Zama 2, Prologis Park Funabashi 5/ Annex, Prologis Park Narita 1-A&B, Prologis Park Narita 1-C, Prologis Park Amagasaki 1, Prologis Park Amagasaki 2, Prologis Park Narashino 4, Prologis Park Tokyo-Shinkiba, Prologis Park Yokohama-Tsurumi, Prologis Park Osaka 4, Prologis Park Kawajima 2, Prologis Park Kitamoto, Prologis Park Joso, Prologis Park Osaka 5, Prologis Park Ebina, Prologis Park Kawanishi, Prologis Park Amagasaki 3 and Prologis Park Kobe

Regional markets: Prologis Park Kasugai, Prologis Park Kitanagoya, Prologis Park Tagajo, Prologis Park Tosu 2, Prologis Park Tosu 4, Prologis Park Iwanuma 1 and Prologis Park Sendai Izumi

2. Basis of measurement for the amounts of income, assets, liabilities and other items for each reportable segment

The accounting policies of each reportable segment are consistent with policies disclosed in "Notes Concerning Significant Accounting Policies." Reported segment income is measured on the basis of operating income.

3. Information about segment results, assets, liabilities and other items

As of Nov. 30, 2015

(Unit: Thousands of yen)

	Global markets	Regional markets	Reconciling adjustments	Amount on financial statements
Operating revenues(1)	12,746,461	1,586,504	-	14,332,966
Segment income (2)	6,697,784	719,157	(472,819)	6,944,123
Segment assets(2)	362,929,330	35,864,078	20,610,474	419,403,883
Other items				
Depreciation	2,566,901	369,089	-	2,935,990
Increase in property and equipment	491,521	11,532	-	503,053

(Note 1) Operating revenues of NPR are exclusively earned from external parties.

(Note 2) Reconciling adjustments to segment income of (472,819) thousand yen include general corporate expenses of 472,819 thousand yen that are not allocated to each reportable segment. General corporate expenses consist mainly of asset management fees, asset custody fees, administrative service fees and directors' compensation and other. Reconciling adjustments to segment assets of 20,610,474 thousand yen include current assets of 19,810,733 thousand yen, investments and other assets of 744,774 thousand yen and deferred assets of 54,966 thousand yen.

As of May 31, 2016

(Unit: Thousands of yen)

	Global markets	Regional markets	Reconciling adjustments	Amount on financial statements
Operating revenues(1)	13,252,169	1,614,363	-	14,866,532
Segment income (2)	7,029,713	761,164	(502,089)	7,288,788
Segment assets(2)	398,417,609	40,420,157	20,681,293	459,519,060
Other items				
Depreciation	2,731,431	397,759	-	3,129,190
Increase in property and equipment	38,206,909	4,952,668	-	43,159,578

(Note 1) Operating revenues of NPR are exclusively earned from external parties.

(Note 2) Reconciling adjustments to segment income of (502,089) thousand yen include general corporate expenses of 502,089 thousand yen that are not allocated to each reportable segment. General corporate expenses consist mainly of asset management fees, asset custody fees, administrative service fees and directors' compensation and other. Reconciling adjustments to segment assets of 20,681,293 thousand yen include current assets of 19,726,112 thousand yen, investments and other assets of 910,269 thousand yen and deferred assets of 44,911 thousand yen.

(Related Information)

For the period from June 1, 2015, to Nov. 30, 2015

1. Information by products and services

Description of this information is not stated herein as operating revenues generated from external customers for a single product and service have exceeded 90 percent of total operating revenues on the statement of income.

2. Information by geographic region

(1) Operating revenues

Description of this information is not stated herein as operating revenues generated from external customers in Japan have exceeded 90 percent of total operating revenues on the statement of income.

(2) Property and equipment

Description of this information is not stated herein as the balance of property and equipment in Japan has exceeded 90 percent of total balance of property and equipment on the balance sheet.

3. Information by major customers

(Unit: Thousands of yen)

Counterparty	Operating revenues	Related segment
Prologis REIT Master Lease GK	13,719,019	Global market, Regional market

(Note 1) With respect to 25 of the 29 properties held by NPR, NPR leases space to Prologis REIT Master Lease GK based on a pass-through type master lease agreement, and Prologis REIT Master Lease GK subleases the space to tenants.

For the period from Dec. 1, 2015, to May 31, 2016

1. Information by products and services

Description of this information is not stated herein as operating revenues generated from external customers for a single product and service have exceeded 90 percent of total operating revenues on the statement of income.

2. Information by geographic region

(1) Operating revenues

Description of this information is not stated herein as operating revenues generated from external customers in Japan have exceeded 90 percent of total operating revenues on the statement of income.

(2) Property and equipment

Description of this information is not stated herein as the balance of property and equipment in Japan has exceeded 90 percent of total balance of property and equipment on the balance sheet.

3. Information by major customers

(Unit: Thousands of yen)

Counterparty	Operating revenues	Related segment
Prologis REIT Master Lease GK	14,265,380	Global market, Regional market

(Note 1) With respect to 29 of the 33 properties held by NPR, NPR leases space to Prologis REIT Master Lease GK based on a pass-through type master lease agreement, and Prologis REIT Master Lease GK subleases the space to actual tenants.

(Notes Related to Per Unit Information)

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
Net assets per unit	139,192 yen	143,997 yen
Profit per unit	3,459 yen	3,518 yen

(Note 1) Profit or loss per unit is calculated by dividing profit or loss for the period by the weighted average number of investment units issued and outstanding based on the number of days during the applicable reporting periods. Diluted profit per unit is not stated as there is no dilutive equity issued and outstanding.

(Note 2) The basis for calculation of the profit per unit is as follows:

	For the period from June 1, 2015 to Nov. 30, 2015	For the period from Dec. 1, 2015 to May 31, 2016
Profit (Thousands of yen)	5,987,106	6,255,141
Amount not attributable to common unit holders (Thousands of yen)	-	-
Profit attributable to common unit holders (Thousands of yen)	5,987,106	6,255,141
Average number of investment units during the period (unit)	1,730,750	1,777,885

(Notes Related to Material Subsequent Events)

None

(9) Change in Number of Investment Units Issued and Outstanding

Changes in the number of investment units issued and outstanding and unit holders' equity from the date of establishment to the end of the reported fiscal period are as follows:

Date	Type of issue	Number of investment units issued and outstanding (Units)		Unit holders' equity (Note 1) (Thousands of yen)		Note
		Increase	Total	Increase	Total	
Nov. 7, 2012	Private placement for incorporation	400	400	200,000	200,000	(Note 2)
Feb. 13, 2013	Public offering	182,350	182,750	96,882,555	97,082,555	(Note 3)
June 10, 2013	Public offering	96,200	278,950	71,117,870	168,200,425	(Note 4)
Aug. 14, 2013	Surplus cash distribution (Return on capital)	-	278,950	(259,139)	167,941,285	(Note 5)
Dec. 2, 2013	Public offering	32,190	311,140	28,511,648	196,452,934	(Note 6)
Dec. 25, 2013	Secondary distribution	1,610	312,750	1,426,025	197,878,959	(Note 7)
Feb. 14, 2014	Surplus cash distribution (Return on capital)	-	312,750	(604,763)	197,274,196	(Note 8)
March 1, 2014	Investment unit split	1,251,000	1,563,750	-	197,274,196	(Note 9)
Aug. 15, 2014	Surplus cash distribution (Return on capital)	-	1,563,750	(745,908)	196,528,287	(Note 10)
Sep. 16, 2014	Public offering	159,050	1,722,800	38,466,719	234,995,007	(Note 11)
Oct. 16, 2014	Secondary distribution	7,950	1,730,750	1,922,731	236,917,738	(Note 12)
Feb. 13, 2015	Surplus cash distribution (Return on capital)	-	1,730,750	(1,002,104)	235,915,634	(Note 13)
Aug. 14, 2015	Surplus cash distribution (Return on capital)	-	1,730,750	(996,912)	234,918,722	(Note 14)
Feb. 15, 2016	Surplus cash distribution (Return on capital)	-	1,730,750	(835,952)	234,082,769	(Note 15)
Mar. 14, 2016	Public offering	105,900	1,836,650	23,710,374	257,793,144	(Note 16)
Apr. 13, 2016	Secondary distribution	5,300	1,841,950	1,186,638	258,979,782	(Note 17)

(Note 1) Refers to the value after the deduction of unit holders' capital.

(Note 2) NPR was incorporated through private placement at an issue price of 500,000 yen per unit.

(Note 3) New investment units were issued at a price of 550,000 yen per unit (531,300 yen after deduction of gross spread to underwriters) to raise funds for the acquisition of new properties.

(Note 4) New investment units were issued at a price of 763,420 yen per unit (739,271 yen after deduction of gross spread to underwriters) to raise funds for the acquisition of new properties.

(Note 5) Cash distributions for the fiscal period ended May 2013 in the amount of 1,418 yen per unit as return of capital. It was decided on July 12, 2013, and payment began on Aug. 14, 2013.

(Note 6) New investment units were issued at a price of 916,112 yen per unit (885,730 yen after deduction of gross spread to underwriters) to raise funds for the acquisition of new properties.

(Note 7) New investment units were issued at a price of 885,730 yen per unit through third-party allotment to raise funds for the payment of expenses associated with the issuance of new investment units and ancillary costs.

(Note 8) Cash distributions for the fiscal period ended Nov. 2013 in the amount of 2,168 yen per unit as return of capital.

It was decided on Jan. 17, 2014, and payment began on Feb. 14, 2014.

(Note 9) With March 1, 2014 as an effective date, NPR has implemented a 5-to-1 investment unit split.

(Note 10) Cash distributions for the fiscal period ended May 2014 in the amount of 477 yen per unit as return of capital. It was decided on July 14, 2014, and payment began on Aug. 15, 2014.

(Note 11) New investment units were issued at a price of 250,096 yen per unit (241,853 yen after deduction of gross spread to underwriters) to raise funds for the repayment of borrowings for the acquisition of new properties.

(Note 12) New investment units were issued at a price of 241,853 yen per unit through third-party allotment to raise funds for the future acquisition of properties or the repayment of borrowings.

(Note 13) Cash distributions for the fiscal period ended Nov. 2014 in the amount of 579 yen per unit as return of capital. It was decided on Jan. 19, 2015, and payment began on Feb. 13, 2015.

(Note 14) Cash distributions for the fiscal period ended May 2015 in the amount of 576 yen per unit as return of capital. It was decided on July 15, 2015 and payment began on Aug. 14, 2015.

(Note 15) Cash distributions for the fiscal period ended Nov. 2015 in the amount of 483 yen per unit as distributions in excess of retained earnings, as a return of unit holders' capital. It was decided on Jan. 19, 2016, and payment began on Feb. 15, 2016.

(Note 16) New investment units were issued at a price of 231,574 yen per unit (223,894 yen after deduction of gross spread to underwriters) to raise funds for the repayment of borrowings for the acquisition of new properties.

(Note 17) New investment units were issued at a price of 223,894 yen per unit through third-party allotment to raise funds for the future acquisition of properties or the repayment of borrowings.

4. Change of Directors

No change in the directors of NPR occurred during the reporting fiscal period. Effective June 1, 2016, Hirokuni Tadokoro, part-time director of PLDRM, resigned but continued to serve as a part-time corporate auditor. In addition, effective May 31, 2016, Ken Takagi, part-time corporate auditor of PLDRM, resigned.

5. Reference Information

(1) Composition of NPR's Assets

Type of asset	Region		Fourth fiscal period (As of May 31, 2015)		Fifth fiscal period (As of Nov. 30, 2015)	
			Retained amount (Millions of yen) (Note 3)	Ratio of total asset (%)	Retained amount (Millions of yen) (Note 3)	Ratio of total asset (%)
Real estate	Global markets (Note 1)					
		Kanto area	-	-	-	-
		Kansai area	4,351	1.0	4,319	0.9
	Regional markets (Note 2)					
		Chubu area	-	-	-	-
		Tohoku area	-	-	-	-
		Kyushu area	6,723	1.6	6,655	1.4
	Total		11,075	2.6	10,975	2.4
Beneficiary right in trust	Global markets (Note 1)					
		Kanto area	221,579	52.8	240,192	52.3
		Kansai area	133,614	31.9	150,502	32.8
	Regional markets (Note 2)					
		Chubu area	18,196	4.3	18,067	3.9
		Tohoku area	10,544	2.5	15,297	3.3
		Kyushu area	-	-	-	-
	Total		383,935	91.5	424,060	92.3
Total of real estate and others			395,010	94.2	435,035	94.7
Deposit and other assets			24,393	5.8	24,483	5.3
Total assets (Note 4)			419,403 (395,010)	100.0 (94.2)	459,519 (435,035)	100.0 (94.7)

(Note 1) Global markets are vital areas for international trade and logistics and surround the largest customer bases, which can also serve as important hubs within the domestic logistics network. It refers to the following areas:
・Kanto area, which refers to Tokyo, Kanagawa, Chiba, Saitama, Ibaraki, Tochigi and Gunma prefectures
・Kansai area, which refers to Osaka, Hyogo, Kyoto, Nara, Wakayama, Shiga and Mie prefectures

(Note 2) Regional markets are critical to Japan's domestic trade and play a crucial role in a widespread regional logistics network. It refers to following areas:
・Chubu area, which refers to Aichi, Shizuoka, Niigata, Toyama, Ishikawa, Fukui, Yamanashi, Nagano and Gifu prefectures
・Tohoku area, which refers to Aomori, Iwate, Miyagi, Akita, Yamagata and Fukushima prefectures
・Kyushu area, which refers to Fukuoka, Saga, Nagasaki, Kumamoto, Oita, Miyazaki and Kagoshima prefectures

(Note 3) The retained amount is from the balance (for the "Total of real estate and others", the book value after depreciation) as of end of the reporting fiscal period

(Note 4) "Total assets" refers to the value on the balance sheet, and the figures in the brackets show the figures related to actual owned real estate.

(Note 5) "Ratio of total assets" is rounded down to the nearest first decimal place.

(2) Overview of the Portfolio

The following summarizes the real estate or the real estate properties in trust owned by NPR at the end of the reporting fiscal period:

1. Overview of Assets Held (acquisition price, book value, appraisal value as of the end of the reporting fiscal period and others)

Property number	Property name	Form of ownership	Acquisition price (Millions of yen)[1]	Book value (Millions of yen)[2]	Appraisal value as of the end of the reporting fiscal period (Millions of yen)[3]	Return price					Investment rate (%)[4]
						Direct capitalization method		DCF method			
						Priced based on direct capitalization method (Millions of yen)	Direct capitalization rate (%)	Priced based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitalization rate (%)	
M-01	Prologis Park Ichikawa 1	Beneficiary right in trust	33,900	33,028	40,100	41,100	4.3	40,100	4.1	4.5	7.58
M-02	Prologis Park Zama 1	Beneficiary right in trust	27,900	26,787	31,700	31,900	4.6	31,700	4.4	4.8	6.24
M-03	Prologis Park Kawajima	Beneficiary right in trust	25,600	24,327	30,900	31,200	4.9	30,900	4.7	5.1	5.72
M-04	Prologis Park Osaka 2	Beneficiary right in trust	25,000	23,898	29,100	29,000	4.8	29,100	4.6	4.9	5.59
M-05	Prologis Park Maishima 3	Beneficiary right in trust	13,500	12,841	15,100	15,200	4.9	15,100	4.7	5.0	3.02
M-06	Prologis Park Kasugai	Beneficiary right in trust	12,500	11,890	15,800	16,000	5.3	15,800	5.1	5.4	2.80
M-07	Prologis Park Kitanagoya	Beneficiary right in trust	6,500	6,176	7,730	7,960	5.0	7,730	4.9	5.2	1.45
M-08	Prologis Park Tagajo	Beneficiary right in trust	5,370	5,053	5,580	5,650	5.5	5,580	5.3	5.7	1.20
M-09	Prologis Park Tokyo-Ohta	Beneficiary right in trust	29,500	29,096	33,900	34,700	4.1	33,900	3.9	4.3	6.60
M-10	Prologis Park Zama 2	Beneficiary right in trust	21,900	21,214	26,100	26,500	4.6	26,100	4.4	4.8	4.90
M-11	Prologis Park Funabashi 5	Beneficiary right in trust	9,500	10,780	13,000	13,100	4.5	13,000	4.3	4.7	2.46
	(Annex)		1,500								
M-12	Prologis Park Narita 1-A&B	Beneficiary right in trust	8,420	8,077	9,500	9,550	5.3	9,440	5.0	5.5	1.88
M-13	Prologis Park Narita 1-C	Beneficiary right in trust	4,810	4,622	5,390	5,400	5.3	5,380	5.0	5.5	1.08
M-14	Prologis Park Amagasaki 1	Beneficiary right in trust	17,600	17,381	20,100	20,400	4.7	19,700	4.5	4.9	3.94
M-15	Prologis Park Amagasaki 2	Beneficiary right in trust	19,200	18,650	21,300	21,600	4.7	21,000	4.5	4.9	4.29
M-16	Prologis Park Tokyo-Shinkiba	Beneficiary right in trust	13,600	13,436	15,400	15,600	4.1	15,400	4.0	4.3	3.04
M-17	Prologis Park Yokohama-Tsurumi	Beneficiary right in trust	13,800	13,399	15,700	15,800	4.6	15,700	4.4	4.7	3.09
M-18	Prologis Park Osaka 4	Beneficiary right in trust	21,000	20,338	23,400	23,300	4.8	23,400	4.6	4.9	4.70
M-19	Prologis Park Iwanuma 1	Beneficiary right in trust	5,670	5,385	6,410	6,480	5.6	6,410	5.5	5.8	1.27

Property number	Property name	Form of ownership	Acquisition price (Millions of yen)(1)	Book value (Millions of yen) (2)	Appraisal value as of the end of the reporting fiscal period (Millions of yen) (3)	Return price					Investment rate (%)(4)
						Direct capitalization method		DCF method			
						Priced based on direct capitalization method (Millions of yen)	Direct capitalization rate (%)	Priced based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitalization rate (%)	
M-20	Prologis Park Kawajima 2	Beneficiary right in trust	8,180	8,011	8,820	8,830	5.0	8,820	4.8	5.2	1.83
M-21	Prologis Park Kitamoto	Beneficiary right in trust	12,600	12,691	12,900	12,900	5.0	12,800	4.7	5.2	2.82
M-22	Prologis Park Joso	Beneficiary right in trust	7,120	7,160	7,130	7,140	5.0	7,130	4.8	5.2	1.59
M-23	Prologis Park Osaka 5	Beneficiary right in trust	17,600	17,758	18,000	18,500	4.7	18,000	4.5	4.9	3.94
B-01	Prologis Park Maishima 4	Beneficiary right in trust	11,500	10,951	13,200	13,100	4.8	13,200	4.6	4.9	2.57
B-02	Prologis Park Takatsuki	Real estate	4,410	4,319	4,940	4,990	5.0	4,940	4.7	5.1	0.99
B-03	Prologis Park Tosu 2	Real estate	3,030	2,940	3,480	3,440	5.2	3,480	4.9	5.3	0.68
B-04	Prologis Park Tosu 4	Real estate	3,810	3,714	4,310	4,380	5.2	4,310	4.9	5.3	0.85
B-05	Prologis Park Narashino 4	Beneficiary right in trust	20,000	19,373	22,500	22,400	4.6	22,500	4.4	4.7	4.47
B-06	Prologis Park Ebina	Beneficiary right in trust	8,250	8,184	9,180	9,180	4.7	9,180	4.5	4.8	1.84
B-07	Prologis Park Kawanishi	Beneficiary right in trust	13,600	13,412	14,100	13,800	4.9	14,100	4.7	5.2	3.04
B-08	Prologis Park Amagasaki 3	Beneficiary right in trust	9,090	8,972	9,850	10,000	4.6	9,690	4.4	4.9	2.03
B-09	Prologis Park Kobe	Beneficiary right in trust	6,410	6,296	7,020	7,130	5.0	6,910	4.9	5.4	1.43
B-10	Prologis Park Sendai Izumi	Beneficiary right in trust	4,820	4,857	4,980	4,980	5.6	4,980	5.2	5.8	1.08
Total			447,190	435,035	506,620	511,210	-	505,480	-	-	100.00

(Note 1) "Acquisition price" represents the purchase price of each property or beneficiary right in trust as set forth on the relevant purchase agreement and does not include expenses such as consumption taxes, and is rounded down to nearest million yen.

(Note 2) "Book value" represents the value on the balance sheet after depreciation and is rounded down to nearest million yen. Also note that "Book value" does not include "Construction in progress in trust".

(Note 3) NPR has retained Jones Lang LaSalle K.K., CBRE K.K. and Japan Real Estate Institute to appraise the properties. "Appraisal value as of the end of the reporting fiscal period" represents the appraisal value as set forth on the relevant study reports by real estate appraisers as of May 31, 2016.

(Note 4) "Investment ratio" is calculated by dividing the acquisition price for each property by the total acquisition price and is rounded to nearest second decimal place. Thus the sum of the figures in total may not add up to the figure in the total column.

2. Overview of Assets Held (property age, occupancy rate and annual rent) [(1)]

Property number	Property name	Property age (years)[(2)]	Leasable area(m^2) [(3)]	Leased area(m^2) [(4)]	Gross number of tenants[(5)]	Occupancy rate (%)[(6)]	Annual rent (Millions of yen)[(7)]	Security deposit (Millions of yen)[(8)]	Average lease contract (years)[(9)]	Average remaining lease contract (years)[(10)]
M-01	Prologis Park Ichikawa 1	7.6	125,014.12	118,593.02	11	94.9	2,011	836	10.0	6.0
M-02	Prologis Park Zama 1	7.0	113,471.12	113,299.81	6	99.8	1,833	541	8.1	3.8
M-03	Prologis Park Kawajima	5.0	144,897.54	138,140.53	6	95.3	1,766	610	5.1	1.6
M-04	Prologis Park Osaka 2	9.1	130,553.85	130,033.24	7	99.6	1,745	584	6.4	1.7
M-05	Prologis Park Maishima 3	8.3	74,925.40	72,529.52	5	96.8	941	396	8.2	3.4
M-06	Prologis Park Kasugai	8.4	91,746.62	89,581.30	7	97.6	1,042	429	2.7	1.1
M-07	Prologis Park Kitanagoya	7.0	42,751.60	33,261.38	2	77.8	(Note 11)	(Note 11)	4.9	2.6
M-08	Prologis Park Tagajo	7.2	39,098.87	39,098.87	3	100.0	424	192	3.3	1.9
M-09	Prologis Park Tokyo-Ohta	10.7	73,325.14	73,138.21	17	99.7	1,694	695	4.1	2.4
M-10	Prologis Park Zama 2	3.8	95,121.43	90,021.82	6	94.6	1,380	606	5.4	2.9
M-11	Prologis Park Funabashi 5 (Annex)	11.5	56,556.95	56,556.95	4	100.0	774	367	7.1	2.2
M-12	Prologis Park Narita 1-A&B	11.3	62,058.81	59,148.53	11	95.3	668	143	2.2	1.0
M-13	Prologis Park Narita 1-C	9.1	32,230.25	32,230.25	3	100.0	389	56	3.6	3.2
M-14	Prologis Park Amagasaki 1	10.8	91,446.75	91,446.75	1	100.0	(Note 11)	(Note 11)	15.0	9.8
M-15	Prologis Park Amagasaki 2	9.2	91,369.37	85,190.88	7	93.2	1,147	492	7.4	2.3
M-16	Prologis Park Tokyo-Shinkiba	9.0	31,022.88	30,285.69	8	97.6	821	395	4.7	2.4
M-17	Prologis Park Yokohama-Tsurumi	8.1	63,973.26	63,598.58	4	99.4	940	414	5.2	2.6
M-18	Prologis Park Osaka 4	4.1	106,135.15	106,135.15	9	100.0	1,412	568	4.5	1.6
M-19	Prologis Park Iwanuma 1	7.7	40,520.44	40,520.44	3	100.0	444	266	5.0	1.3
M-20	Prologis Park Kawajima 2	2.3	42,005.07	42,005.07	2	100.0	(Note 11)	(Note 11)	7.8	5.7
M-21	Prologis Park Kitamoto	2.2	69,432.01	68,278.39	4	98.3	758	247	5.3	4.2
M-22	Prologis Park Joso	1.6	37,165.49	37,165.49	2	100.0	(Note 11)	(Note 11)	5.0	3.8
M-23	Prologis Park Osaka 5	1.4	78,087.30	75,270.45	7	96.4	1,048	372	5.8	5.3

Property number	Property name	Property age (years)[2]	Leasable area(m^2)[3]	Leased area(m^2)[4]	Gross number of tenants[5]	Occupancy rate (%)[6]	Annual rent (Millions of yen)[7]	Security deposit (Millions of yen)[8]	Average lease contract (years)[9]	Average remaining lease contract (years)[10]
B-01	Prologis Park Maishima 4	5.8	57,234.13	57,234.13	1	100.0	(Note 11)	(Note 11)	12.0	6.3
B-02	Prologis Park Takatsuki	4.4	19,898.05	19,898.05	1	100.0	(Note 11)	(Note 11)	15.0	10.7
B-03	Prologis Park Tosu 2	3.9	21,778.87	21,778.87	1	100.0	(Note 11)	(Note 11)	10.0	6.2
B-04	Prologis Park Tosu 4	4.4	28,765.31	28,765.31	1	100.0	(Note 11)	(Note 11)	15.3	11.0
B-05	Prologis Park Narashino 4	2.9	91,529.07	91,529.07	1	100.0	(Note 11)	(Note 11)	10.0	7.3
B-06	Prologis Park Ebina	6.2	32,500.08	32,500.08	1	100.0	(Note 11)	(Note 11)	5.7	3.8
B-07	Prologis Park Kawanishi	2.5	75,493.23	75,493.23	1	100.0	(Note 11)	(Note 11)	10.0	7.5
B-08	Prologis Park Amagasaki 3	2.7	39,527.85	39,527.85	1	100.0	(Note 11)	(Note 11)	10.0	7.3
B-09	Prologis Park Kobe	2.5	32,511.56	32,511.56	1	100.0	(Note 11)	(Note 11)	15.2	12.8
B-10	Prologis Park Sendai Izumi	0.7	26,353.50	26,353.50	1	100.0	(Note 11)	(Note 11)	20.3	19.8
Total		6.5	2,158,501.07	2,111,121.97	145	97.8	29,187	11,561	7.3	4.0

(Note 1) “Leasable area”, “Leased area” and “Occupancy rate” does not include the area of the convenience store building that is jointly owned by the owners of Prologis Park Narita 1-A&B and Prologis Park Narita 1-C. The same applies hereinafter.

(Note 2) “Property age” of each property is calculated based on the date in the property registration as of May 31, 2016, and is rounded to the nearest first tenth. Although Prologis Park Zama 2 also has an annex, the property age is calculated based only on the main structure of the property, as the annex is relatively small. Also, a convenience store building jointly owned by the owners of Prologis Park 1-A&B and Prologis Park 1-C is excluded.

(Note 3) “Leasable area” equals the gross leasable space in each property or property in trust based on lease agreements and floor plans included in lease agreements, plus available space based on floor plans, rounded down to the nearest square meter.

(Note 4) “Leased area” equals to gross floor area of leased space in each property or property in trust as of May 31, 2016, based on the lease agreements and floor plans included in the lease agreements.

(Note 5) “Gross number of tenants” is based on the lease agreements with tenants for warehouses, offices and stores for each property or property in trust as of May 31, 2016. For properties with pass-through master lease agreements, this is the total number of end-tenants.

(Note 6) “Occupancy rate” is as of May 31, 2016, calculated by dividing total leased area for each property by the total leasable area. The total occupancy rate is calculated by dividing the aggregate total leased area for the relevant properties by the aggregate total leasable area for the relevant properties. Figures are rounded to the nearest tenth.

(Note 7) “Annual rent” is based on total annual rent (including common area charges) as of May 31, 2016, as indicated in the relevant lease agreements for all warehouses, offices and stores for each property or property in trust. If the relevant agreements include monthly contracted rent, anticipated annual rent is calculated in accordance with the terms provided in the agreements. Figures are rounded down to the nearest million yen.

(Note 8) “Security deposit” is calculated as the total security deposit as indicated in the relevant lease agreements for all warehouses, offices and stores for each property or property in trust as of May 31, 2016, rounded down to the nearest million yen.

(Note 9) “Average lease contract” is calculated as the weighted average of length of lease contract indicated in the relevant lease agreements for all warehouses, offices and stores for each property or property in trust as of May 31, 2016, by the rent and figures are rounded to the nearest tenth.

(Note 10) "Average remaining lease contract" is calculated as the weighted average of length of remaining lease contract indicated in the relevant lease agreements for all warehouses, offices and stores for each property or property in trust as of May 31, 2016, by the rent and figures are rounded to the nearest tenth.

(Note 11) We have not obtained permission from the tenant of the properties to disclose the information unstated in this table.

(3) Capital Expenditures for Owned Properties

(a) Future Plans for Capital Expenditure

The following summarizes the major capital expenditure plans in connection with scheduled renovations and other work for properties owned by NPR. Estimated construction cost includes the amounts to be expensed for accounting purposes.

Name (Location)	Purpose	Planned period	Estimate construction cost (Millions of yen)(1)		
			Total amount	Paid during the reporting period	Total amount already paid
Prologis Park Funabashi 5, other (Funabashi, Chiba)	Countermeasure work of BCP	From June 2016 to May 2017	281	-	-
Prologis Park Tokyo-Ohta (Ota, Tokyo)	Repair work of exterior walls and other facilities	From March 2016 to March 2017	251	4	4
Prologis Park Kawajima, other (Hiki, Saitama, other)	Installment of LED lighting	From July 2016 to April 2017	154	-	-

(Note 1) Figures are rounded down to the nearest million yen.

(b) Capital Expenditure Incurred for the Reported Fiscal Period

The following summarizes the major construction work to NPR's owned properties that resulted in capital expenditures for the reporting fiscal period. NPR conducted construction work worth 668 million yen in the reporting fiscal period which is a sum of capital expenditures of 507 million yen and repair and maintenance expenses of 161 million yen.

Name (Location)	Purpose	Expenditure Period	Amount spent (Millions of yen) (1)
Prologis Park Ichikawa 1, other (Ichikawa, Chiba, other)	Countermeasure work of BCP	From December 2015 to May 2016	220
Prologis Park Kasugai, other (Kasugai, Saitama, other)	Installment of LED lighting	From February 2016 to May 2016	102
Others	-	-	183
Total			507

(Note 1) Figures are rounded down to the nearest million yen.

(c) Reserved Amount for Long-Term Repairs, Maintenance and Renovation Plans

None

(4) Information Concerning Major Tenants

(a) Major Tenants (tenants accounting for more than 10 percent of aggregate leased area)

None

(b) Information Related to Major Properties (properties accounting for more than 10 percent of aggregate property-related revenue)

None

(5) Overview of Property Leasing and Status of Operating Income

Seventh Fiscal Period from Dec. 1, 2015 to May 30, 2016

(Units: Thousands of yen)

Property number		M-01	M-02	M-03	M-04	M-05
Property name		Prologis Park Ichikawa 1	Prologis Park Zama 1	Prologis Park Kawajima	Prologis Park Osaka 2	Prologis Park Maishima 3
Operating days		183	183	183	183	183
(1) Property related revenues		1,130,076	951,434	951,442	928,491	483,021
	Property revenues	991,374	885,565	881,414	863,155	452,882
	Other property related revenues	138,702	65,869	70,027	65,336	30,138
(2) Total of property related expenses		499,586	376,593	397,135	406,902	249,894
	Property taxes	82,568	73,420	70,169	84,067	52,019
	Subcontract expenses	89,828	41,351	40,200	46,019	32,546
	Utilities cost	95,548	48,887	54,047	57,129	25,028
	Non-life insurance premium	1,679	1,470	1,721	1,801	1,014
	Repair and maintenance	25,335	15,135	4,179	12,331	15,556
	Depreciation	203,765	193,708	226,317	205,052	123,129
	Custodian fee	660	500	500	500	600
	Other expenses	200	2,119	-	-	-
(3) Operating income from property leasing (= (1)-(2))		630,490	574,840	554,306	521,589	233,126
NOI ((3) + Depreciation)		834,255	768,549	780,624	726,641	356,256

(Units: Thousands of yen)

Property number		M-06	M-07	M-08	M-09	M-10
Property name		Prologis Park Kasugai	Prologis Park Kitanagoya	Prologis Park Tagajo	Prologis Park Tokyo-Ohta	Prologis Park Zama 2
Operating days		183	183	183	183	183
(1) Property related revenues		545,742	258,926	218,953	913,080	759,123
	Property revenues	517,464	246,870	206,947	836,214	694,285
	Other property related revenues	28,277	12,056	12,006	76,866	64,837
(2) Total of property related expenses		244,699	124,440	110,235	304,032	340,384
	Property taxes	57,839	30,892	17,900	58,523	63,986
	Subcontract expenses	28,163	19,645	16,462	50,376	71,016
	Utilities cost	27,857	11,373	11,979	52,119	49,418
	Non-life insurance premium	1,107	470	384	1,054	1,191
	Repair and maintenance	7,344	2,355	7,270	11,300	2,650
	Depreciation	121,887	59,203	55,739	130,158	151,622
	Custodian fee	500	500	500	500	500
	Other expenses	-	-	-	-	-
(3) Operating income from property leasing (= (1)-(2))		301,042	134,486	108,717	609,047	418,738
NOI ((3) + Depreciation)		422,930	193,690	164,457	739,206	570,360

(Units: Thousands of yen)

Property number		M-11	M-12	M-13	M-14	M-15
Property name		Prologis Park Funabashi 5 (include Annex)	Prologis Park Narita 1-A&B	Prologis Park Narita 1-C	Prologis Park Amagasaki 1	Prologis Park Amagasaki 2
Operating days		183	183	183	183	183
(1) Property related revenues		400,281	355,367	216,188	(Note)	673,330
	Property revenues	381,360	322,687	196,243		593,345
	Other property related revenues	18,921	32,679	19,944		79,985
(2) Total of property related expenses		157,271	150,701	106,977		315,723
	Property taxes	32,946	23,603	16,282		58,029
	Subcontract expenses	25,404	21,857	30,215		39,757
	Utilities cost	14,107	22,954	16,955		67,350
	Non-life insurance premium	710	702	396		1,061
	Repair and maintenance	9,338	5,885	394		12,683
	Depreciation	73,763	75,198	42,232		136,341
	Custodian fee	999	500	500		499
	Other expenses	-	-	-		-
(3) Operating income from property leasing (= (1)-(2))		243,010	204,665	109,211	342,960	357,606
NOI ((3) + Depreciation)		316,773	279,863	151,443	455,728	493,948

(Note) We have not obtained permission from the tenants of the properties to disclose the information and therefore it has been omitted from this table.

(Units: Thousands of yen)

Property number		M-16	M-17	M-18	M-19	M-20
Property name		Prologis Park Tokyo-Shinkiba	Prologis Park Yokohama-Tsurumi	Prologis Park Osaka 4	Prologis Park Iwanuma 1	Prologis Park Kawajima 2
Operating days		183	183	183	183	183
(1) Property related revenues		454,377	500,352	751,166	274,927	(Note)
	Property revenues	416,883	469,938	706,035	218,537	
	Other property related revenues	37,493	30,414	45,130	56,390	
(2) Total of property related expenses		167,401	229,115	319,644	151,648	
	Property taxes	36,748	51,698	77,793	21,107	
	Subcontract expenses	38,127	31,910	36,742	11,383	
	Utilities cost	28,870	32,498	35,032	46,126	
	Non-life insurance premium	440	775	1,324	441	
	Repair and maintenance	3,823	5,727	1,259	6,572	
	Depreciation	58,891	105,706	166,993	65,516	
	Custodian fee	500	500	500	500	
	Other expenses	-	300	-	-	
(3) Operating income from property leasing (= (1)-(2))		286,975	271,236	431,521	123,279	173,636
NOI ((3) + Depreciation)		345,867	376,943	598,515	188,795	240,174

(Note) We have not obtained permission from the tenants of the properties to disclose the information and therefore it has been omitted from this table.

(Units: Thousands of yen)

Property number		M-21	M-22	M-23	B-01	B-02
Property name		Prologis Park Kitamoto	Prologis Park Joso	Prologis Park Osaka 5	Prologis Park Maishima 4	Prologis Park Takatsuki
Operating days		90	90	90	183	183
(1) Property related revenues		192,446	108,202	223,752	(Note)	(Note)
	Property revenues	184,793	105,288	215,706		
	Other property related revenues	7,653	2,913	8,046		
(2) Total of property related expenses		71,464	37,791	94,527		
	Property taxes	-	-	-		
	Subcontract expenses	14,985	3,487	18,490		
	Utilities cost	5,499	1,681	5,436		
	Non-life insurance premium	376	190	526		
	Repair and maintenance	78	-	262		
	Depreciation	50,290	32,188	69,578		
	Custodian fee	235	244	235		
	Other expenses	-	-	-		
(3) Operating income from property leasing (= (1)-(2))		120,981	70,410	129,224	231,274	97,714
NOI ((3) + Depreciation)		171,271	102,598	198,802	325,961	129,604

(Note) We have not obtained permission from the tenants of the properties to disclose the information and therefore it has been omitted from this table.

(Units: Thousands of yen)

Property number	B-03	B-04	B-05	B-05	B-07
Property name	Prologis Park Tosu 2	Prologis Park Tosu 4	Prologis Park Narashino 4	Prologis Park Ebina	Prologis Park Kawanishi
Operating days	183	183	183	183	183
(1) Property related revenues	(Note)	(Note)	(Note)	(Note)	(Note)
Property revenues					
Other property related revenues					
(2) Total of property related expenses					
Property taxes					
Subcontract expenses					
Utilities cost					
Non-life insurance premium					
Repair and maintenance					
Depreciation					
Custodian fee					
Other expenses					
(3) Operating income from property leasing (= (1)-(2))	62,405	75,085	391,520	183,624	322,970
NOI ((3) + Depreciation)	94,247	111,352	535,382	221,409	410,520

(Note) We have not obtained permission from the tenants of the properties to disclose the information and therefore it has been omitted from this table.

(Units: Thousands of yen)

Property number		B-08	B-09	B-10
Property name		Prologis Park Amagasaki 3	Prologis Park Kobe	Prologis Park Sendai Izumi
Operating days		183	183	90
(1) Property related revenues		(Note)	(Note)	(Note)
	Property revenues			
	Other property related revenues			
(2) Total of property related expenses				
	Property taxes			
	Subcontract expenses			
	Utilities cost			
	Non-life insurance premium			
	Repair and maintenance			
	Depreciation			
	Custodian fee			
	Other expenses			
(3) Operating income from property leasing (= (1)-(2))		175,139	136,001	50,261
NOI ((3) + Depreciation)		234,548	188,004	77,564

(Note) We have not obtained permission from the tenants of the properties to disclose the information and therefore is omitted from this table.