SUMMARY OF FINANCIAL RESULTS (REIT)
For the Ninth Fiscal Period Ended May 31, 2017

July 24, 2017

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
Inquiries: Atsushi Toda, Director and Chief Financial Officer
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Scheduled Date of Filing of Securities Report: Aug. 30, 2017
Scheduled Date for Commencement of Distributions Payments: Aug. 15, 2017
Supplementary Materials for Financial Results: Yes ・ No
Investors & Analysts Meeting: Yes ・ No

1. Financial Results for the Fiscal Period ended May 31, 2017 (Ninth Fiscal Period) (Dec. 1, 2016, to May 31, 2017)

(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, 2017	21,253	35.9	12,918	67.5	11,215	65.4	8,822	30.1
Nov. 30, 2016	15,639	5.2	7,712	5.8	6,780	8.8	6,780	8.4

	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, 2017	4,644	3.2	2.4	52.8
Nov. 30, 2016	3,680	2.6	1.5	43.4

(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, 2017	4,628	4,628	0	8,822	8,822	-	100.0	3.2
Nov. 30, 2016	4,195	3,681	514	7,726	6,780	946	100.0	2.6

* "SCD" indicates "Surplus Cash Distributions".

(Note 1) Total of SCD are the refund of investment, which falls under the distributions through 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 Nov. 30, 2016, is 0.005. 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 during the fiscal period ended May 31, 2017, and accordingly there were changes of outstanding investment units, 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, 2017	487,739	279,584	57.3	146,659
Nov. 30, 2016	459,990	264,637	57.5	143,672

(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, 2017	19,136	(30,594)	19,499	34,134
Nov. 30, 2016	13,740	(964)	(7,379)	26,092

2. Earnings Forecasts for the Fiscal Period ending Nov. 30, 2017 (Tenth Fiscal Period) (from June 1, 2017, to Nov. 30, 2017) and May 31, 2018 (Eleventh Fiscal Period) (from Dec. 1, 2017, to May 31, 2018)

(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, 2017	19,326	(9.1)	10,276	(20.5)	9,513	(15.2)	9,512	(7.8)	4,625	4,625	0
May 31, 2018	17,708	(8.4)	8,338	(18.9)	7,713	(18.9)	7,712	(18.9)	4,292	3,749	543

(Reference) Forecasted Profit per unit for the fiscal period ending Nov. 30, 2017: 4,756 yen
Forecasted Profit per unit for the fiscal period ending May 31, 2018: 3,749 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, 2017: 1,906,350 units
As of Nov. 30, 2016: 1,841,950 units

Number of treasury units at end of period:

As of May 31, 2017: 0 units
As of Nov. 30, 2016: 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, 2017 (Tenth Fiscal Period) (from June 1, 2017, to Nov. 30, 2017) and May 31, 2018 (Eleventh Fiscal Period) (from Dec. 1, 2017, to May 31, 2018)" on page 10 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. 24, 2017); 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. 24, 2017); therefore, their descriptions are not included here.

(2) Results of Operations

(I) Overview of the Ninth Fiscal Period ended May 31, 2017

(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 an additional 21 properties in total (aggregate acquisition price: 274,170 million yen) during the second, third, fourth and seventh fiscal periods. NPR acquired three additional properties (aggregate acquisition price: 30,620 million yen), and sold Prologis Park Maishima 4 (sale price: 15,700 million yen, acquisition price: 11,500 million yen) during the reporting fiscal period. As a result, NPR owned 35 properties (aggregate acquisition price: 466,310 million yen) as of the end of the reporting fiscal period. In addition, NPR executed a Sale and Purchase Agreement on April 17, 2017, for Prologis Park Tagajo (sale price: 7,155 million yen, acquisition price: 5,370 million yen) and disposed of the property on June 26, 2017.

(*) 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 Ninth Fiscal Period ended May 31, 2017

During the reporting fiscal period, Japan's macroeconomic outlook improved. The steady recovery in the U.S. economy and in some European economies, along with accelerating trends in Asia, encouraged Japanese imports and exports, which resulted in a continued recovery in corporate earnings and better employment numbers across Japan. While the U.S. long-term interest rate has risen since the fourth quarter of 2016 and dollar appreciation and yen depreciation paused, the U.S. equity market continued to grow, driven mainly by tech-related stocks. Future trends in the Japanese equity market attract attention, as the market appears to trail behind global trends.

The J-REIT market demonstrated solid performances after the Bank of Japan's announcement of the negative interest rate policy at the end of January 2016. However, the rise in the U.S. long-term interest rate in the fourth quarter of 2016 changed the market situation, and the J-REIT market has been softened further because more funds outflowed from monthly distribution-type domestic investment trust funds. Under these circumstances, domestic institutional investors have not shown a unified trend: Specifically, while some institutional investors managing investment trust funds are forced to sell stakes in J-REITs due to the outflow of funds, banks and pension funds maintain their focus on J-REIT dividend yields and their investment stance toward J-REITs continues to be positive due to very low Japanese interest rates (the result of the introduction of negative interest rates). Meanwhile, global institutional investors take a cautious stance on J-REIT investment, as they are trying to examine long-term prospects for the Japanese economy and real estate market. In total, we believe the J-REIT dividend yield remains attractive in the global monetary easing

environment and J-REITs' financial and operational performances are deemed relatively defensive, being relatively unsusceptible to uncertainties of the global macroeconomy. However, the J-REIT market itself will continue to be affected by various investor trends, with no clear direction set for now.

On the other hand, in the Japanese real estate property secondary market, the appetite of various investors (i.e., public/private J-REITs, private funds and international investors) continues to be significantly high, reflecting the favorable financing market environment and continued competition over high-quality real estate (such investment opportunities are scarce).

We believe demand is increasing for Class-A logistics facilities as NPR's customers (logistics space users) move from older and smaller buildings 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.

Notwithstanding, we recently observed new entrants into the modern logistics real estate market, and developments and completions of large-scale multi-tenant logistics facilities are on the rise. Such new supply is temporarily increasing the overall vacancy rates of large-scale multi-tenant logistics facilities, and to make appropriate assessments of the future market conditions, we acknowledge that we need to closely monitor the status of the supply/demand balance.

As of the end of the reporting fiscal period, NPR owned 35 properties (aggregate acquisition price: 466,310 million yen), all of which were developed by the Prologis Group. The portfolio's total leasable area was 2,250,858.81 square meters and the occupancy rate remained high, at 97.0 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 (61,330 units), with a payment date of December 19, 2016, with an aim to procure funds to acquire three new properties. NPR additionally issued units through a third-party allotment (3,070 units) with a payment date of January 16, 2017. As a result of these offerings, NPR successfully raised 13.8 billion yen equity money (net of underwriters' fees), and the balance of NPR's unit holders' capital was 270,760 million yen and the total number of units issued and outstanding was 1,906,350 as of the end of the reporting fiscal period.

(b) Borrowings

For the purpose of acquiring three new assets, including ancillary costs and expenses, NPR borrowed bridge loans of 27.2 billion yen on December 7, 2016. These bridge loans were subsequently prepaid with the net proceeds from the abovementioned offerings and borrowed long-term loans of 4.0 billion yen (eight-year loan) and 9.4 billion yen (ten-year loan) on December 20, 2016. Also, on March 3, 2017, NPR refinanced a 7.0 billion yen short-term loan. In addition, on April 28, 2017, NPR accelerated the refinancing of existing bank loans of 110.5 billion yen to reduce our future debt costs and to lengthen our debt duration. The new 110.5 billion yen loan was split into seven tranches with separate maturities: four-year, five-year, six-year, seven-year, eight-year, nine-year and ten year loans (weighted average duration of 7.4 years). We allocated a portion of the gain from the sale of Prologis Park Maishima 4 to offset interest rate swap breakage costs. With the refinancing, the remaining duration of our debt lengthened from 3.9 years to 6.4 years, and our average all-in debt cost decreased from 1% to 0.6%.

The ending balance of NPR's interest-bearing debt was 190,200 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 39.0 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, 2017) 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 21,253 million yen, operating income of 12,918 million yen, ordinary income of 11,215 million yen and profit of 8,822 million yen for the reporting fiscal period. NPR's distributions for the same period were 4,628 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 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 make distributions as one-time surplus cash distributions ("One-time Surplus Cash Distributions," collectively with the Regular Surplus Cash Distributions, "SCD" or "SCDs") (*2).

(*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.

(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 eight properties (Prologis Park Narita 1-D, Prologis Park Yoshimi, Prologis, Park Narashino 5, Prologis Park Chiba New Town, Prologis Park Ibaraki, Prologis Park Koga 2, Prologis Park Ichikawa 3 and Prologis Park Higashimatsuyama). 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.

The Asset Manager will also pursue acquisitions of properties from third parties. In those 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, total current stock of Class-A logistics facilities in Japan remains 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. In the past few years, we have observed a number of new entrants into the modern logistics real estate market, and the supply of large modern logistics facilities is increasing. Due to new supply, the vacancy rates of large scale multi-tenant logistics facilities is temporarily rising, but we believe we would be able to minimize potential impact from this supply on our existing portfolio by closely monitoring the status of the supply/demand balance and leveraging the collaboration between the Asset Manager and the Prologis Group to conduct organized proactive leasing activities.

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 to diversify sources of debt financings.

(ii) Significant Subsequent Events

(a) Disposition of Properties

As resolved by Prologis REIT Management K.K., the asset manager of NPR, NPR disposed Prologis Park Prologis Park Tagajo on June 26, 2017.

Details of dispositions

Property name		Prologis Park Tagajo
Location		2-1-1, Sakae, Tagajo, Miyagi
Class of assets		Real estate trust beneficiary interests
Acquisition date		Feb. 15, 2013
Acquisition price		5,370 million yen (Note 1)
Sale price		7,155 million yen (Note 2)
Impact on earnings		Expect to recognize 2,069 million yen of gain on sales of real estate properties for the six-month period ending Nov. 30, 2017.
Land	Ownership form	Proprietary
	Land area	19,877.94 m^2
Building	Ownership form	Proprietary
	Gross floor area	36,851.74 m^2
	Date of construction	Mar. 30, 2009
	Use	Warehouse/Office
	Structure/ Number of stories	SRC, 4-story building

Notes

1. "Acquisition price" is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.
2. "Sale price" is represented by an amount of the sale price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Sale Price does not reflect expenses associated with the disposition.
3. The name of the purchaser is not disclosed because the purchaser's consent has not been obtained.

(b) Issuance of investment corporation bonds

On June 15, 2017, NPR issued investment corporation bonds, which were based on the blanket resolution approved by the board of directors' meeting on Jul. 14, 2016, for the purpose of prepayment of the short-term borrowings before maturity and diversifying financing methods and lengthening the remaining average debt duration.

	Amount of Issuance	Interest Rate	Redemption Date	Collateral
Nippon Prologis REIT 3rd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	2,000 million yen	0.180% (Fixed rate)	June 15, 2021	Neither collateral nor guarantee is provided for the bonds, and no asset is secured for the bonds
Nippon Prologis REIT 4th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500 million yen	0.280% (Fixed rate)	June 15, 2023	
Nippon Prologis REIT 5th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	2,500 million yen	0.500% (Fixed rate)	June 15, 2027	
Nippon Prologis REIT 6th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,000 million yen	0.860% (Fixed rate)	June 15, 2032	

Notes:

1. Each of bond is issued and redeemed 100 yen per value of 100 yen.
2. The total amount of each bond will be redeemed on those redemption date and redemption by purchase is permitted any

time on and after the following day of the date of payment except for the case separately determined by the depository.

(c) Issuance of New Investment Units

On July 24, 2017, a resolution was made by the board of directors for NPR to issue new investment units with terms and conditions described below. The offer price per unit will be determined at the board of directors which is scheduled to be held at the time of our price determination date.

Issuance of New Investment Units through the Public Offering

Number of units issued and outstanding 143,430 units

Issuance of New Investment Units through the Third-Party Allotment

Number of units issued 7,170 units

Purchaser SMBC Nikko Securities Inc.

(d) Borrowings

On Aug. 1, 2017, NPR is scheduled to obtain bank loans (the "Bridge Loans"), based on a resolution by the board of directors on July 24, 2017, to acquire properties described in the following "(d) Acquisition of Assets". In addition, NPR is scheduled to obtain bank loans (the "Borrowings") to prepay the Bridge Loans with the proceeds from the offerings.

Details of the Bridge Loans

Category	Lender	Borrowing Amount	Interest Rate	Scheduled Borrowing Date	Repayment Date	Repayment Method	Collateral
Long -term	Sumitomo Mitsui Banking Corporation	27,650 million yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.20%	Aug. 1, 2017	Aug. 1, 2019	Paid in full upon maturity	Unsecured and non-guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	11,850 million yen					

Details of the Borrowings

Category	Lender	Borrowing Amount	Interest Rate	Scheduled Borrowing Date	Repayment Date	Repayment Method	Collateral
Short -term	Sumitomo Mitsui Banking Corporation	3,920 million yen (Note 1)	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.17%	Aug. 8, 2017 (Note 2)	Aug. 8, 2018 (Note 2)	Paid in full upon maturity	Unsecured and non-guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,680 million yen (Note 1)					

Notes:

1. Represents the anticipated amount as of the date of this offering circular, which is calculated based on the reported closing price of our units on the Tokyo Stock Exchange, Inc. on July 7, 2017. The actual borrowing amounts may vary depending on the total net proceeds from the offerings.
2. Represents these expected dates only as of the date of this offering circular and may be changed prior to the execution of the definitive loan agreement.

(e) Acquisition of Assets

According to the investment guidelines defined in its articles of incorporation, which were based on a resolution by the board of directors on July 24, 2017, NPR is scheduled to acquire the properties described below on Aug. 1, 2017, with Bridge Loans (described above "(d) Borrowings") and cash on hand.

Property name		Prologis Park Narashino 5
Location		6-18-9, Higashinarashino, Narashino-shi, Chiba 6-867-7, Higashinarashino, Narashino-shi, Chiba
Class of assets		Real estate trust beneficiary interests
Scheduled Acquisition date		Aug. 1, 2017
Acquisition price		13,600 million yen (Note)
Land	Ownership form	Proprietary
	Land area	28,491.72 m^2
Building	Ownership form	Proprietary
	Gross floor area	58,975.78 m^2
	Date of construction	Mar 8, 2016
	Purpose	Warehouse
	Structure/No. of stories	SC, 4-story building

Note: "Acquisition price" is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.

Property name		Prologis Park Ibaraki
Location		2-1, Saitoakane, Ibaraki-shi, Osaka 9, Saitoakane, Ibaraki-shi, Osaka
Class of assets		Real estate trust beneficiary interests
Scheduled Acquisition date		Aug. 1, 2017
Acquisition price		38,300 million yen (Note)
Land	Ownership form	Proprietary
	Land area	80,243.54 m^2
Building	Ownership form	Proprietary
	Gross floor area	160,746.85 m^2
	Date of construction	Sep. 1, 2016
	Purpose	Warehouse
	Structure/No. of stories	RC, 6-story building

Note: "Acquisition price" is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.

Property name		Prologis Park Koga 2
Location		8-4, Kitatone, Koga-shi, Ibaraki 8-4, Kitatone, Koga-shi, Ibaraki
Class of assets		Real estate trust beneficiary interests
Scheduled Acquisition date		Aug. 1, 2017
Acquisition price		3,930 million yen (Note)
Land	Ownership form	Proprietary
	Land area	23,789.43m^2

Building	Ownership form	Proprietary
	Gross floor area	19,711.82 m^2
	Date of construction	Apr. 14, 2017
	Purpose	Warehouse/Office
	Structure/No. of stories	SRC, 2-story building

Note: "Acquisition price" is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.

(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, 2017 (10th period)	19,326	10,276	9,513	9,512	4,625	4,625	0
Period ending May 31, 2018 (11th period)	17,708	8,338	7,713	7,712	4,292	3,749	543

(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, 2017 (Tenth Fiscal Period) (from June 1, 2017, to Nov. 30, 2017), and May 31, 2018 (Eleventh Fiscal Period) (from Dec. 1, 2017, to May 31, 2018)

Item	Assumption
Accounting period	● Fiscal period ending Nov. 30, 2017 (10th fiscal period) (from June 1, 2017 to Nov. 30, 2017) (183 days) ● Fiscal period ending May 31, 2018 (11th fiscal period) (from Dec. 1, 2017, to May 31, 2018) (182 days)
Portfolio of Investment Assets Held	● It is assumed NPR will acquire the real estate trust beneficiary interests in three new properties (the "three new properties") on Aug. 1, 2017, in addition to its 34 properties ("current properties") as of today. For details about these new properties, please refer to the press release titled "Nippon Prologis REIT Announces Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contract with New Tenants," dated today. It is also assumed there will be no change in the operational status of the properties held after the scheduled acquisitions on Aug. 1, 2017, up until May 31, 2018. Such changes include acquisitions of new properties and dispositions of existing properties. ● The actual results may change due to acquisition of new properties in addition to the three new properties or disposition of existing properties, etc.
Operating revenues	● Operating rental revenues take into account factors such as market trends and the competitiveness of each property based on information provided by the current owner of the new properties and information on the current properties, held by Prologis REIT Management K.K. (the "Asset Manager") and are estimated to be 19,326 million yen and 17,708 million yen for the fiscal periods ending Nov. 30, 2017 and May 31, 2018, respectively. The expected overall occupancy rates of the three new properties and the current properties are estimated to be 97.6% and 97.7% for the periods ending Nov 30, 2017, and May 31, 2018, respectively. ● For capital gains from the disposition regarding Prologis Park Tagajo, the real estate trust beneficiary interest of which was dispositioned as of Jun. 26, 2017, 2,069 million yen will be recorded for the fiscal period ending Nov. 30, 2017. ● For operating rental revenues, it is assumed tenants will pay rents without delinquency or withholding.
Operating expenses	● Operating expenses except depreciation are calculated by taking into account variable factors such as seasonal events, based on information provided by the current owner of the three new properties and information on the current properties held by the Asset Manager, and are assumed to be 3,674 million yen and 3,792 million yen for the fiscal periods ending Nov. 30, 2017, and May 31, 2018, respectively. ● Depreciation expenses are calculated using the straight-line method in relation to the acquisition price including ancillary costs and are assumed to be 3,774 million yen and 3,924 million yen for the fiscal periods ending Nov. 30, 2017, and May 31, 2018, respectively. ● Property tax and city planning tax are generally included in the purchase price of properties on a pro-rated basis of a calendar year and start to be expensed from the next calendar year. Accordingly, property tax and city planning tax for the three new properties will be expensed starting from the fiscal period ending May 31, 2018. The total amount of property tax and city planning tax included in the purchase price of the three new properties is assumed to be 119 million yen (equivalent to expenses for 122 days) and 30 million yen (equivalent to expenses for 31 days) for the fiscal periods ending Nov. 30, 2017, and May 31, 2018, respectively. ● With respect to building repair expenses, the amount assumed to be necessary for each property is

	based on the repair and maintenance plans of the Asset Manager. However, actual repair expenses may differ substantially due to unexpected factors.
Non-operating expenses	● It is assumed NPR will recognize 106 million yen as total expenses incurred in relation to the offerings of the new investment units in the fiscal period ending Nov. 30, 2017 (the "Offerings"). ● It is assumed that 1 million yen will be incurred in the fiscal period ending Nov. 30, 2017, as debt-related expenses in association with the acquisition of the three new properties. ● It is assumed NPR will recognize 6 million yen for the fiscal periods ending Nov. 30, 2017, as amortization of organization expenses. ● As for interest expenses and other debt-related costs, 608 million yen and 605 million yen are expected to be incurred for the fiscal periods ending Nov. 30, 2017 and May 31, 2018, respectively. The non-cash expenditure, which is included in debt-related expenses, is expected to be 164 million yen and 164 million yen for the periods ending Nov. 30, 2017, and May 31, 2018, respectively. ● It is assumed that 20 million yen will be incurred in the fiscal period ending Nov. 30, 2017, as non-deductible consumption taxes with regard to the disposition of Prologis Park Tagajo, which was disposed of as of June 26, 2017.
Borrowings and bonds	● The balance of NPR's interest-bearing debt on an accounting basis as of today is assumed to be 188,200 million yen, including the balance of borrowings and investment corporation bonds. ● It is assumed that NPR will obtain the Bridge Loans as of Aug. 1, 2017. (For details of the Bridge Loans, please refer to the press release titled "Nippon Prologis REIT Announces Debt Financing," dated today.) Net proceeds from the offerings as resolved at NPR's board of directors meeting held today (the "Offerings") will be used together with new concurrent borrowings which will be conducted on the next business day of the payment date for the Offerings (the "Borrowings") and cash on hand to repay the Bridge Loans. Net proceeds from the issuance of new investment units through the third-party allotment will be kept as cash on hand, which will be deposited with financial institutions until the time of expenditure, and will be partially allocated to future acquisitions of specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan; the same applies hereinafter) or repayment of borrowings. For details, please refer to the press release titled "Nippon Prologis REIT Announces Issuance of New Investment Units and Secondary Offering of Investment Units," dated today. Thus, the balance of NPR's interest-bearing debt is assumed to be 193,800 million yen. The actual amount of balance of interest-bearing debt may differ considerably from this assumption, depending on the final number of investment units to be issued and the final issue amount. ● NPR assumes there will be no investment corporate bonds due prior to the end of the fiscal period ending May 31, 2018. ● As of May 31, 2017, LTV was 39.0%, and it is estimated to be 36.9% after the Borrowings. For LTV calculation, please refer to the following formula: LTV(%) = interest-bearing debt / total assets×100(%) (as of May 31, 2017) LTV(%) = interest-bearing debt after the Borrowings / total assets after the Borrowings×100(%) (After the Borrowings) (Note 1) Interest-bearing debt after the Borrowings = interest-bearing debt as of May 31, 2017 (190,200 million

	yen) + total amount of investment corporation bonds issued on June 15, 2017 (7,000 million yen) - total amount of repayment of long-term borrowings at maturity on June 13, 2017 (2,000 million yen) - total amount of prepayment of borrowings on Jun. 16, 2017 (7,000 million yen) + estimated total of interest-bearing debt related to the Borrowings (5,600 million yen) (Note 2) Total assets after the Borrowings = total assets as of May 31, 2017 (487,739 million yen) + total amount of investment corporation bonds issued on June 15, 2017 (7,000 million yen) - total amount of repayment of long-term borrowings at maturity on June 13, 2017 (2,000 million yen) - total amount of prepayment of borrowings on Jun. 16, 2017 (7,000 million yen) + net proceeds through the Offerings (32,289 million yen) (Note 3) + net proceeds through the third-party allotment (1,614 million yen) (Note 3) + estimated total of interest-bearing debt related to the Borrowings (5,600 million yen) (Note 2) (Note 1) NPR will acquire the three new properties using the Bridge Loans and cash on hand and then repay the Bridge Loans with net proceeds from the Offerings, the Borrowings and cash on hand before the expiry date of the Bridge Loans. LTV after the Borrowings is calculated based on figures after the repayment of the Bridge Loans. (Note 2) Represents the anticipated amount of interest-bearing debt as of today. The anticipated amount of interest-bearing debt is based on the assumed net proceeds from the Offerings which is calculated on a pro forma basis based on the closing price for ordinary trading of an investment unit of NPR on the Tokyo Stock Exchange as of Friday, July 7, 2017. The actual borrowing amounts may vary depending on the total net proceeds from the Offerings. For details of the anticipated loans, NPR will announce them as soon as they are determined. (Note 3) The net proceeds from the Offerings and the third-party allotment are calculated on a pro forma basis, based on the closing price for ordinary trading of an investment unit of NPR on the Tokyo Stock Exchange as of Friday, July 7, 2017. Also, it is assumed that the domestic underwriter will pay the total issue amount for the third-party allotment. Net proceeds from the Offerings and the third-party allotment, along with the actual LTV after acquisition of the three new properties, may be lower than the aforementioned, in the case that the actual issue amount per investment unit through the Offerings and the third-party allotment is lower than the aforementioned or that the third-party allotment has not taken place in whole or in part. However, the net proceeds from the Offerings and the third-party allotment may be larger in the case that the actual issue amount per unit through the Offerings and the third-party allotment is higher than the aforementioned, ultimately leading to a lower LTV after the acquisition of the three new properties.
Investment units	● It is assumed that no additional units will be issued by the end of May 31, 2018, other than the current outstanding and issued 1,906,350 units as of today and the 143,430 units to be issued through the Offerings as well as the maximum 7,170 units to be issued through the third-party allotment as resolved at NPR's board of directors meeting held on Jul. 24, 2017. For details, please refer to the press release titled "Nippon Prologis REIT Announces Issuance of New Investment Units and Secondary Offering of Investment Units" dated today.

Distributions per unit (excluding surplus cash distributions (SCD))	● Distributions per unit (excluding surplus cash distributions) are calculated based on the premise of the distribution policy in the Articles of Incorporation of NPR that all net income shall be distributed. ● Distributions per unit (excluding surplus cash distributions) may change due to various factors including any additional acquisitions or dispositions of properties, changes in rent revenues attributable to tenant moves, changes in the property management environment including unexpected repair, changes in interest rates, or any additional issuance of new investment units in the future.
Surplus cash distributions (SCD) per unit	● Surplus cash distributions per unit are calculated based on the premises of the fund distribution policy in the Articles of Incorporation of NPR. It is assumed that the surplus cash distributions (surplus cash distributions on an ongoing basis) in the fiscal period ending May 31, 2018, will be equal to approximately 28.5% of depreciation expenses for the fiscal period, which is assumed to be 1,116 million yen. ● Depreciation expenses may change depending on the amount of total assets under management, ancillary costs, capital expenditure, the allocation method of purchase prices for each asset and depreciable life, etc. Surplus cash distributions, which will be based on the amount of depreciation expenses, may change accordingly. ● In principle, in addition to distributions of retained earnings, NPR intends to make surplus cash distributions on a regular basis in an amount no higher than 60% of depreciation expense and within an appropriate level to maintain financial soundness and stability, after considering alternative uses of cash such as the execution of long-term repair plans and capital expenditures, the repayment of borrowings and acquisition opportunities. However, NPR may decide not to make any amount of surplus cash distributions for a fiscal period based on a consideration of factors such as economic or real estate market conditions and NPR's LTV ratio, credit rating, financial condition or the amount of anticipated profitability, which includes capital gains arising from property dispositions. Therefore, an amount of surplus cash distributions per unit may be reduced. ● For the time being, NPR intends to target a level of surplus cash distributions on an ongoing basis at an amount equivalent to approximately 30% of the depreciation expense for the relevant fiscal period. ● To determine the amount of surplus cash distributions, NPR will consider the ratio of surplus cash distributions to adjusted funds from operations ("AFFO"). NPR defines AFFO as funds from operations ("FFO") minus capital expenditures plus non-cash expenditure included in debt-related expenses. FFO is defined as the sum of net income and non-cash expenses. For calculations, please refer to the following formulas: FFO = net income + depreciation + property-related amortization + loss on sale of real estate, etc. - gain on sale of real estate, etc. AFFO = FFO - capital expenditure + non-cash expenditure included in debt-related expenses ● Capital expenditures are assumed to be 662 million yen and 662 million yen for the fiscal periods ending Nov. 30, 2017, and May 31, 2018, respectively. ● NPR does not plan to pay surplus cash distributions in case such payment would cause the Distribution LTV, as defined below, to exceed 60%. Distribution LTV(%) = A / B x 100 A = interest-bearing debt (including 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 surplus cash distributions) ● No regular surplus cash distributions will be paid in consideration of a level of income including gains on sale of real estate that are expected to generate in the fiscal period ending Nov. 30, 2017.
Others	● It is assumed that any revision that will have an impact on the forecast information above will be made with regard to the laws and regulations, tax system, accounting standards, listing rules of the Tokyo Stock Exchange and rules of the Investment Trusts Association, Japan, etc. ● It is assumed that no unexpected material change will arise in general economic trends and real estate market conditions.

3. Financial Statements

(1) Balance Sheet

(Unit: Thousands of yen)

	As of Nov. 30, 2016	As of May 31, 2017
ASSETS		
Current assets:		
Cash and deposits	22,486,471	30,584,674
Cash and deposits in trust	3,606,415	3,549,872
Operating accounts receivable	469,750	788,887
Prepaid expenses	282,017	358,899
Deferred tax assets	11	12
Consumption taxes receivables	-	1,171,410
Other current assets	28	116
Total current assets	26,844,695	36,453,874
Fixed assets:		
Property and equipment		
Buildings	7,549,209	7,549,829
Less: accumulated depreciation	(689,982)	(780,453)
Buildings, net	6,859,227	6,769,376
Structures	249,739	249,739
Less: accumulated depreciation	(71,186)	(80,471)
Structures, net	178,552	169,267
Tools, furniture and fixtures	5,434	5,434
Less: accumulated depreciation	(1,934)	(2,186)
Tools, furniture and fixtures, net	3,499	3,247
Land	3,834,204	3,834,204
Buildings in trust	254,967,756	271,629,546
Less: accumulated depreciation	(18,944,644)	(21,460,346)
Buildings in trust, net	236,023,112	250,169,199
Structures in trust	5,141,764	5,726,744
Less: accumulated depreciation	(886,141)	(1,026,782)
Structures in trust, net	4,255,622	4,699,961
Machinery and equipment in trust	11,267	11,267
Less: accumulated depreciation	(1,256)	(1,587)
Machinery and equipment in trust, net	10,010	9,679
Tools, furniture and fixtures in trust	491,978	563,273
Less: accumulated depreciation	(145,372)	(172,103)
Tools, furniture and fixtures in trust, net	346,605	391,169
Other tangible assets in trust	35	35
Less: accumulated depreciation	(31)	(35)
Other tangible assets in trust, net	4	0
Land in trust	180,810,277	183,343,823
Construction in progress in trust	9,416	12,723
Total property and equipment	432,330,534	449,402,653
Intangible assets		
Other intangible assets	3,913	4,964
Total intangible assets	3,913	4,964
Investments and other assets		
Long-term prepaid expenses	766,310	1,842,707
Security deposit	10,000	10,000
Other	400	400
Total investments and other assets	776,710	1,853,107

(Unit: Thousands of yen)

	As of Nov. 30, 2016	As of May 31, 2017
Total fixed assets	433,111,157	451,260,725
Deferred assets:		
Organization expenses	14,932	6,787
Investment corporation bond issuance costs	19,961	18,057
Total deferred assets	34,893	24,845
Total assets	459,990,746	487,739,445
LIABILITIES		
Current liabilities:		
Operating accounts payable	1,207,293	1,044,413
Short-term loans payable	7,000,000	7,000,000
Current portion of long-term loans payable	2,000,000	2,000,000
Accounts payable	367,598	463,939
Accrued expenses	1,521,492	1,369,150
Accrued consumption taxes	930,723	-
Income taxes payable	829	842
Advances received	2,670,668	2,704,557
Other current liabilities	260,708	136,894
Total current liabilities	15,959,314	14,719,799
Non-current liabilities:		
Investment corporation bonds payable	5,000,000	5,000,000
Long-term loans payable	162,800,000	176,200,000
Tenant leasehold and security deposits	247,773	247,773
Tenant leasehold and security deposits in trust	11,341,892	11,984,729
Other non-current liabilities	4,012	2,558
Total non-current liabilities	179,393,678	193,435,061
Total liabilities	195,352,992	208,154,860
NET ASSETS		
Unit holders' equity		
Unit holders' capital		
Unit holders' capital, gross	263,424,563	277,275,843
Deduction of unit holders' capital	(5,568,369)	(6,515,132)
Unit holders' capital	257,856,193	270,760,711
Surplus		
Unappropriated retained earnings (undisposed loss)	6,781,561	8,823,872
Total surplus	6,781,561	8,823,872
Total unit holders' equity	264,637,754	279,584,584
Total net assets (*2)	*2 264,637,754	*2 279,584,584
Total liabilities and net assets	459,990,746	487,739,445

(2) Statement of Income

(Unit: Thousands of yen)

	For the period from June 1, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
Operating revenues:		
Operating rental revenues	*1 14,452,576	*1 15,339,816
Other rental revenues	*1 1,187,237	*1 1,076,683
Gain on sales of real estate properties	-	*2 4,836,630
Total operating revenues	15,639,813	21,253,130
Operating expenses:		
Expenses related to property rental business (*1)	*1 6,449,921	*1 6,987,577
Asset management fee	1,371,547	1,231,161
Asset custody fee	39,074	39,082
Directors' compensation	4,800	4,800
Audit fee	15,000	15,000
Other operating expenses	46,849	56,770
Total operating expenses	7,927,193	8,334,391
Operating income	7,712,620	12,918,738
Non-operating income:		
Interest income	93	107
Reversal of distributions payable	2,288	834
Interest on refund of consumption taxes	4,775	-
Refund of real estate taxes	7,153	-
Others	739	-
Total non-operating income	15,050	942
Non-operating expenses:		
Interest expenses	776,859	736,614
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	1,912	1,903
Borrowing related expenses	142,531	819,875
Investment unit issuance expenses	-	24,950
Offering costs associated with the issuance of investments unit	-	57,947
Others	18	37,011
Total non-operating expenses	946,703	1,703,872
Ordinary income	6,780,967	11,215,808
Extraordinary loss:		
Interest rate swap breakage costs	-	*3 2,392,420
Total extraordinary loss	-	2,392,420
Income before income taxes	6,780,967	8,823,387
Incomes taxes – current	843	859
Incomes taxes – deferred	(1)	(0)
Total income taxes	842	858
Profit	6,780,125	8,822,529
Retained earnings brought forward	1,435	1,343
Unappropriated retained earnings (undisposed loss)	6,781,561	8,823,872

(3) Statement of Unit Holders' Equity

The Reporting Period (from June 1, 2016 to Nov. 30, 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	263,424,563	(4,444,780)	258,979,782	6,256,697	6,256,697	265,236,480	265,236,480
Change during the period							
Surplus cash distributions		(1,123,589)	(1,123,589)			(1,123,589)	(1,123,589)
Dividends from surplus				(6,255,262)	(6,255,262)	(6,255,262)	(6,255,262)
Profit				6,780,125	6,780,125	6,780,125	6,780,125
Total change during the period	-	(1,123,589)	(1,123,589)	524,863	524,863	(598,726)	(598,726)
Balance at the end of the period	*1 263,424,563	(5,568,369)	257,856,193	6,781,561	6,781,561	264,637,754	264,637,754

The Reporting Period (from Dec. 1, 2016 to May 31, 2017)

(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	263,424,563	(5,568,369)	257,856,193	6,781,561	6,781,561	264,637,754	264,637,754
Change during the period							
Issuance of new investments	13,851,280		13,851,280			13,851,280	13,851,280
Surplus cash distributions		(946,762)	(946,762)			(946,762)	(946,762)
Dividends from surplus				(6,780,217)	(6,780,217)	(6,780,217)	(6,780,217)
Profit				8,822,529	8,822,529	8,822,529	8,822,529
Total change during the period	13,851,280	(946,762)	12,904,518	2,042,311	2,042,311	14,946,830	14,946,830
Balance at the end of the period	*1 277,275,843	(6,515,132)	270,760,711	8,823,872	8,823,872	279,584,584	279,584,584

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

	For the period from June 1, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
I Unappropriated retained earnings (undisposed loss)	6,781,561,108	8,823,872,626
II Distributions in excess of retained earnings		
Deduction from unit holders' capital	946,762,300	-
III Distributions	7,726,980,250	8,822,587,800
(Distributions per unit)	(4,195)	(4,628)
Of which, distributions of retained earnings	6,780,217,950	8,822,587,800
(Of which, distributions of retained earnings per unit)	(3,681)	(4,628)
Of which, distributions in excess of retained earnings	946,762,300	-
(Of which, distributions in excess of retained earnings per unit)	(514)	(-)
IV Retained earnings carried forward	1,343,158	1,284,826
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 6,780,217,950 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 946,762,300 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 8,822,587,800 yen which was the amount equivalent to the maximum integral multiples of number of investment units issued and outstanding (1,906,350 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. Considering the amount of current profit, including the gain on sales of

	holders' capital, which was the amount equivalent to approximately 28.5% of depreciation expense of 3,326,361,230 yen for the period.	real estate properties, NPR decided to suspend to declare SCD.

(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, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May. 31, 2017
Cash flows from operating activities:		
Income before income taxes	6,780,967	8,823,387
Depreciation	3,326,361	3,588,223
Amortization of organization expenses	8,145	8,145
Amortization of investment corporation bond issuance costs	1,912	1,903
Investment unit issuance expenses	-	24,950
Interest income	(93)	(107)
Interest expense	794,095	754,039
Interest rate swap breakage costs	-	2,392,420
Decrease (Increase) in operating accounts receivable	(82,374)	(319,137)
Decrease (Increase) in consumption taxes refund receivables	2,127,110	(1,171,410)
Decrease (Increase) in prepaid expenses	29,292	(76,881)
Decrease (Increase) in long-term prepaid expenses	134,023	(1,076,397)
Increase (Decrease) in operating accounts payable	349,960	(163,702)
Increase (Decrease) in accounts payable-other	(7,695)	20,707
Increase (Decrease) in accrued expenses	95,083	(150,398)
Increase (decrease) in accrued consumption taxes	930,723	(930,723)
Increase (Decrease) in advances received	60,774	33,889
Changes due to sales of property and equipment in trust	-	10,783,022
Others, net	(12,926)	(256,007)
Subtotal	14,535,360	22,285,921
Interest received	93	107
Interest paid	(794,190)	(755,981)
Interest rate swap breakage costs	-	(2,392,420)
Income taxes paid	(514)	(845)
Net cash used in operating activities	13,740,748	19,136,779
Cash flows from investing activities:		
Purchases of property and equipment	-	(500)
Purchases of property and equipment in trust	(671,809)	(31,366,187)
Purchases of intangible assets in trust	(550)	(550)
Proceeds from tenant leasehold and security deposits in trust	224,866	1,286,235
Repayments from tenant leasehold and security deposits in trust	(517,491)	(495,580)
Net cash used in investing activities	(964,984)	(30,594,582)
Cash flows from financing activities:		
Proceeds from short-term loans payable	-	7,000,000
Repayments of short-term loans payable	-	(7,000,000)
Proceeds from long-term loans payable	-	151,100,000
Repayments of long-term loans payable	-	(137,700,000)
Proceeds from issuance of new investment units	-	13,826,330
Payment of distributions of retained earnings	(6,255,755)	(6,780,079)
Payment of distributions in excess of retained earnings	(1,123,620)	(946,787)
Net cash provided by financing activities	(7,379,375)	19,499,463
Net increase (decrease) in cash and cash equivalents	5,396,388	8,041,661
Cash and cash equivalents at the beginning of period	20,696,498	26,092,886
Cash and cash equivalents at the end of period	*1 26,092,886	*1 34,134,547

(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 3-67 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 5,036 thousand yen for the fiscal period ended May 31, 2017, and not applicable for the fiscal period ended Nov. 30, 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. The nondeductible portion of consumption taxes imposed in connection with assets is charged to expense in the period incurred.

(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, 2016	As of May 31, 2017
Total amount of committed line of credit	8,000,000 thousand yen	20,000,000 thousand yen
Borrowings drawn down	-thousand yen	-thousand yen
Balance of unused committed line of credit	8,000,000 thousand yen	20,000,000 thousand yen

As of Nov. 30, 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.

As of May 31, 2017

*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, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
(1) Property-related revenues		
Rental revenues		
Rental revenues	13,520,769	14,358,213
Common area charges	931,806	981,603
Total	14,452,576	15,339,816
Other rental revenues		
Received utilities cost	979,780	877,491
Others	207,457	199,191
Total	1,187,237	1,076,683
Total property-related revenues	15,639,813	16,416,500
(2) Property-related expenses		
Rental expenses		
Subcontract expenses	817,330	967,705
Utilities cost	864,989	802,760
Taxes and dues	1,254,977	1,415,756
Non-life insurance premium	25,945	25,380
Repair and maintenance	142,018	168,565
Depreciation	3,326,361	3,588,223
Custodian fee	15,730	16,612
Other expenses	2,569	2,573
Total rental expenses	6,449,921	6,987,577
(3) Operating income from property leasing ((1)-(2))	9,189,891	9,428,922

*2. Gain on sales of real estate properties:

For the period from June 1, 2016, to Nov. 30, 2016

None

For the period from Dec. 1, 2016, to May 31, 2017

<Prologis Park Maishima 4>

(Units: Thousands of yen)

Sales proceed	15,700,000
Book value of properties sold	10,783,022
Other sales expenses	80,347
Gain on sales of real estate properties	4,836,630

*3. Interest rate swap breakage costs represent the settlement related to prepayment of bank loans executed on Apr. 28, 2017

(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, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
Number of investment units authorized	10,000,000 units	10,000,000 units
Number of investment units issued and outstanding	1,841,950 units	1,906,350 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, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
Cash and deposits	22,486,471 thousand yen	30,584,674 thousand yen
Cash and deposits in trust	3,606,415 thousand yen	3,549,872 thousand yen
Cash and cash equivalents	26,092,886 thousand yen	34,134,547 thousand yen

(Notes Related to Lease Contracts)

Operating lease transactions (as lessor)

Unearned rental revenue

	As of Nov. 30, 2016	As of May 31, 2017
Due within one year	24,543,293 thousand yen	21,949,499 thousand yen
Due after one year	76,886,551 thousand yen	86,628,965 thousand yen
Total	101,429,845 thousand yen	108,578,465 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, 2016

The book value, the fair value and the difference between the values as of Nov. 30, 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	22,486,471	22,486,471	-
(2) Cash and deposits in trust	3,606,415	3,606,415	-
Total assets	26,092,886	26,092,886	-
(3) Short-term loans payable	7,000,000	7,000,000	-
(4) Current portion of long-term loans payable	2,000,000	2,002,152	2,152
(5) Investment corporation bonds payable	5,000,000	5,118,200	118,200
(6) Long-term loans payable	162,800,000	165,565,073	2,765,073
Total liabilities	176,800,000	179,685,425	2,885,425
(7) Derivative transactions	-	-	-

As of May 31, 2017

The book value, the fair value and the difference between the values as of May 31, 2017, 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	30,584,674	30,584,674	-
(2) Cash and deposits in trust	3,549,872	3,549,872	-
Total assets	34,134,547	34,134,547	-
(3) Short-term loans payable	7,000,000	7,000,000	-
(4) Current portion of long-term loans payable	2,000,000	2,000,250	250
(5) Investment corporation bonds payable	5,000,000	5,115,000	115,000
(6) Long-term loans payable	176,200,000	177,716,963	1,516,963
Total liabilities	190,200,000	191,832,213	1,632,213
(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, 2016	As of May 31, 2017
Tenant leasehold and security deposits	247,773	247,773
Tenant leasehold and security deposits in trust	11,341,892	11,984,729

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

As of Nov. 30, 2016

(Units: Thousands of yen)

	Due within one year
Cash and deposits	22,486,471
Cash and deposits in trust	3,606,415

As of May 31, 2017

(Units: Thousands of yen)

	Due within one year
Cash and deposits	30,584,674
Cash and deposits in trust	3,549,872

(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, 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	2,000,000	23,300,000	31,400,000	23,300,000	27,300,000	57,500,000
Total	2,000,000	23,300,000	33,400,000	23,300,000	27,300,000	60,500,000

As of May 31, 2017

(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	2,000,000	6,400,000	1,000,000	21,300,000	30,000,000	117,500,000
Total	2,000,000	6,400,000	3,000,000	21,300,000	30,000,000	120,500,000

(Notes Related to Investment Securities)

For the periods ended Nov. 30, 2016, and May 31, 2017

None

(Notes Related to Derivative Transactions)

1. Derivative transactions for which hedge accounting is not applied

For the periods ended Nov. 30, 2016, and May 31, 2017

None

2. Derivative transactions for which hedge accounting is applied

The contract and notional amount as of Nov. 30, 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	161,800,000	(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, (4)Current portion of long-term and loans payable (6) Long-term loans payable”.

The contract and notional amount as of May 31, 2017, 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	177,200,000	175,200,000	(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, (4)Current portion of long-term and loans payable (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, 2016, to Nov. 30, 2016, and Dec. 1, 2016, to May 31, 2017

None

2. Transactions and Account Balances with Affiliates

For the periods from June 1, 2016, to Nov. 30, 2016, and Dec. 1, 2016, to May 31, 2017

None

3. Transactions and Account Balances with Companies under Common Control

For the periods from June 1, 2016, to Nov. 30, 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 (Note 3)	Chiyoda-ku, Tokyo	2,100	Real estate business	-	-	Lessee	Lease of properties in trust	15,023,098	Operating accounts receivable	460,287
										Advances received	2,560,864
								Proceeds of tenant leasehold and security deposits in trust	257,092	Tenant leasehold and security deposits in trust	11,127,152
								Repayments of tenant leasehold and security deposits in trust	549,717		
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	1,371,547	Accrued expenses	1,481,271

(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.

For the periods from Dec. 1, 2016, to May 31, 2017

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 (Note 3)	Chiyoda-ku, Tokyo	2,100	Real estate business	-	-	Lessee	Lease of properties in trust	15,193,498	Operating accounts receivable	374,374
										Advances received	2,527,032
								Proceeds of tenant leasehold and security deposits in trust	592,587	Tenant leasehold and security deposits in trust	11,224,159
								Repayments of tenant leasehold and security deposits in trust	495,580		
Subsidiary of an affiliate	Narita 3 Special Purpose Company	Chiyoda-ku, Tokyo	100,000	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	9,240,000	-	-
Subsidiary of an affiliate	Gassan Special Purpose Company	Chiyoda-ku, Tokyo	100,000	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	7,680,000	-	-
Subsidiary of an affiliate	Kobe Special Purpose Company	Chiyoda-ku, Tokyo	100,000	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	13,700,000	-	-
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	1,462,761	Accrued expenses	1,329,654

(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 35 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.

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

For the periods from June 1, 2016, to Nov. 30, 2016, and Dec. 1, 2016, to May 31, 2017

None

(Notes Related to Retirement Payment)

For the periods from June 1, 2016, to Nov. 30, 2016, and Dec. 1, 2016, to May 31, 2017

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, 2016	As of May 31, 2017
Enterprise tax payable	11	12
Total deferred tax assets	11	12
Net deferred tax assets	11	12

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

(Unit: %)

	As of Nov. 30, 2016	As of May 31, 2017
Statutory tax rate	31.74	31.74
(Adjustments)		
Deductible distributions of retained earnings	(31.73)	(31.74)
Others	0.00	0.01
Effective tax rate	0.01	0.01

(Notes Related to Asset Retirement Obligations)

For the periods from June 1, 2016, to Nov. 30, 2016, and Dec. 1, 2016, to May 31, 2017

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, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
Book value			
	Balance at the beginning of the period	435,040,993	432,334,447
	Change during the period	(2,706,546)	17,073,170
	Balance at the end of the period	432,334,447	449,407,618
Fair value at the end of the period		514,970,000	548,380,000

(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, 2016, is depreciation of 3,326,361 thousand yen. The major factor of the increase for the fiscal period ended May 31, 2017, was a result of acquisitions of three properties, Prologis Park Narita 3, Prologis Park Koga 1 and Prologis Park Kobe 2 for a total of 30,822,913 thousand yen, and the major factors of the decrease for the fiscal period ended May 31, 2017, were disposition of Prologis Park Maishima 4 and recognition of depreciation, amounted to 10,783,022 thousand yen and 3,588,223 thousand yen respectively

(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, 2017, 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 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, Prologis Park Kobe, Prologis Park Narita 3, Prologis Park Koga 1, and Prologis Park Kobe 2

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, 2016

(Unit: Thousands of yen)

	Global markets	Regional markets	Reconciling adjustments	Amount on financial statements
Operating revenues[(1)]	13,998,543	1,641,270	-	15,639,813
Segment income [(2)]	7,519,091	731,318	(537,789)	7,712,620
Segment assets[(2)]	396,398,103	40,093,589	23,499,052	459,990,746
Other items				
Depreciation	2,899,211	427,149	-	3,326,361
Increase in property and equipment	559,523	60,290	-	619,814

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

(Note 2) Reconciling adjustments to segment income of (537,789) thousand yen include general corporate expenses of 537,789 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 23,499,052 thousand yen include current assets of 22,687,886 thousand yen, investments and other assets of 776,272 thousand yen and deferred assets of 34,893 thousand yen.

As of May 31, 2017

(Unit: Thousands of yen)

	Global markets	Regional markets	Reconciling adjustments	Amount on financial statements
Operating revenues[(1)]	19,608,654	1,644,475	-	21,253,130
Segment income [(2)]	12,565,195	723,397	(369,854)	12,918,738
Segment assets[(2)]	414,071,609	39,778,414	33,889,420	487,739,445
Other items				
Depreciation	3,159,006	429,217	-	3,588,223
Increase in property and equipment	31,362,281	79,574	-	31,441,856

(Note 1) Operating revenues of NPR are exclusively earned from external parties. Operating revenues in Global markets includes 4,836,630 thousand yen of gain on sales of real estate properties.

(Note 2) Reconciling adjustments to segment income of (369,854) thousand yen include general corporate expenses of 369,854 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 33,889,420 thousand yen include current assets of 32,001,900 thousand yen, investments and other assets of 1,852,675 thousand yen and

deferred assets of 24,845 thousand yen.

(Related Information)

For the period from June 1, 2016, to Nov. 30, 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	15,023,098	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 tenants.

For the period from Dec. 1, 2016, to May 31, 2017

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	15,193,498	Global market, Regional market

(Note 1) With respect to 29 of the 35 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, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
Net assets per unit	143,672 yen	146,659 yen
Profit per unit	3,680 yen	4,644 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, 2016 to Nov. 30, 2016	For the period from Dec. 1, 2016 to May 31, 2017
Profit (Thousands of yen)	6,780,125	8,822,529
Amount not attributable to common unit holders (Thousands of yen)	-	-
Profit attributable to common unit holders (Thousands of yen)	6,780,125	8,822,529
Average number of investment units during the period (unit)	1,841,950	1,899,508

(Notes Related to Material Subsequent Events)

(a) Disposition of Properties

As resolved by Prologis REIT Management K.K., the asset manager of NPR, NPR disposed Prologis Park Prologis Park Tagajo on June 26, 2017.

Details of dispositions

Property name		Prologis Park Tagajo
Location		2-1-1, Sakae, Tagajo, Miyagi
Class of assets		Real estate trust beneficiary interests
Acquisition date		Feb. 15, 2013
Acquisition price		5,370 million yen
Sale price		7,155 million yen
Impact on earnings		Expect to recognize 2,069 million yen of gain on sales of real estate properties for the six-month period ending Nov. 30, 2017.
Land	Ownership form	Proprietary
	Land area	19,877.94 m^2
Building	Ownership form	Proprietary
	Gross floor area	36,851.74 m^2
	Date of construction	Mar. 30, 2009
	Use	Warehouse/Office
	Structure/ Number of stories	SRC, 4-story building

Notes:

1. “Acquisition price” is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.
2. “Sale price” is represented by an amount of the sale price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Sale Price does not reflect expenses associated with the disposition.
3. The name of the purchaser are not disclosed because the purchaser’s consent has not been obtained.

(b) Issuance of investment corporation bonds

On June 15, 2017, NPR issued investment corporation bonds, which were based on the blanket resolution approved by the board of directors’ meeting on Jul. 14, 2016, for the purpose of prepayment of the short-term borrowings before maturity and diversifying financing methods and lengthening the remaining average debt duration.

	Amount of Issuance	Interest Rate	Redemption Date	Collateral
Nippon Prologis REIT 3rd Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	2,000 million yen	0.180% (Fixed rate)	June 15, 2021	Neither collateral nor guarantee is provided for the bonds, and no asset is secured for the bonds.
Nippon Prologis REIT 4th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,500 million yen	0.280% (Fixed rate)	June 15, 2023	
Nippon Prologis REIT 5th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	2,500 million yen	0.500% (Fixed rate)	June 15, 2027	
Nippon Prologis REIT 6th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds)	1,000 million yen	0.860% (Fixed rate)	June 15, 2032	

Notes:

1. Each of bond is issued and redeemed 100 yen per value of 100 yen.
2. The total amount of each bond will be redeemed on those redemption date and redemption by purchase is permitted any

time on and after the following day of the date of payment except for the case separately determined by the depository.

(c) Issuance of New Investment Units

On July 24, 2017, a resolution was made by the board of directors for NPR to issue new investment units with terms and conditions described below. The offer price per unit will be determined at the board of directors which is scheduled to be held at the time of our price determination date.

Issuance of New Investment Units through the Public Offering

Number of units issued and outstanding 143,430 units

Issuance of New Investment Units through the Third-Party Allotment

Number of units issued 7,170 units

Purchaser SMBC Nikko Securities Inc.

(d) Borrowings

On Aug. 1, 2017, NPR is scheduled to obtain bank loans (the "Bridge Loans"), which were based on a resolution made by the board of directors on July 24, 2017, to acquire properties described in the following "(d) Acquisition of Assets". In addition, NPR is scheduled to obtain bank loans (the "Borrowings") in order to prepay the Bridge Loans with the proceeds from the offerings.

Details of the Bridge Loans

Category	Lender	Borrowing Amount	Interest Rate	Scheduled Borrowing Date	Repayment Date	Repayment Method	Collateral
Long -term	Sumitomo Mitsui Banking Corporation	27,650 million yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.20%	Aug. 1, 2017	Aug. 1, 2019	Paid in full upon maturity	Unsecured and non-guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	11,850 million yen					

Details of the Borrowings

Category	Lender	Borrowing Amount	Interest Rate	Scheduled Borrowing Date	Repayment Date	Repayment Method	Collateral
Short -term	Sumitomo Mitsui Banking Corporation	3,920 million yen (Note 1)	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.17%	Aug. 8, 2017 (Note 2)	Aug. 8, 2018 (Note 2)	Paid in full upon maturity	Unsecured and non-guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	1,680 million yen (Note 1)					

Notes

1. Represents the anticipated amount as of the date of this offering circular, which is calculated based on the reported closing price of our units on the Tokyo Stock Exchange, Inc. on July 7, 2017. The actual borrowing amounts may vary depending on the total net proceeds from the offerings.
2. Represents these expected dates only as of the date of this offering circular and may be changed prior to the execution of the definitive loan agreement.

(e) Acquisition of Assets

NPR, according to its basic investment guidelines defined in its article of incorporation, which were based on a resolution made by the board of directors on July 24, 2017, is scheduled to acquire properties described below on Aug. 1, 2017, with Bridge Loans (described above "(d) Borrowings") and cash on hand.

Property name		Prologis Park Narashino 5
Location		6-18-9, Higashinarashino, Narashino-shi, Chiba 6-867-7, Higashinarashino, Narashino-shi, Chiba
Class of assets		Real estate trust beneficiary interests
Scheduled Acquisition date		Aug. 1, 2017
Acquisition price		13,600 million yen (Note)
Land	Ownership form	Proprietary
	Land area	28,491.72 m^2
Building	Ownership form	Proprietary
	Gross floor area	58,975.78 m^2
	Date of construction	Mar 8, 2016
	Purpose	Warehouse
	Structure/No. of stories	SC, 4-story building

Note: "Acquisition price" is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.

Property name		Prologis Park Ibaraki
Location		2-1, Saitoakane, Ibaraki-shi, Osaka 9, Saitoakane, Ibaraki-shi, Osaka
Class of assets		Real estate trust beneficiary interests
Scheduled Acquisition date		Aug. 1, 2017
Acquisition price		38,300 million yen (Note)
Land	Ownership form	Proprietary
	Land area	80,243.54 m^2
Building	Ownership form	Proprietary
	Gross floor area	160,746.85 m^2
	Date of construction	Sep. 1, 2016
	Purpose	Warehouse
	Structure/No. of stories	RC, 6-story building

Note: "Acquisition price" is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.

Property name		Prologis Park Koga 2
Location		8-4, Kitatone, Koga-shi, Ibaraki 8-4, Kitatone, Koga-shi, Ibaraki
Class of assets		Real estate trust beneficiary interests
Scheduled Acquisition date		Aug. 1, 2017
Acquisition price		3,930 million yen (Note)
Land	Ownership form	Proprietary
	Land area	23,789.43m^2

Building	Ownership form	Proprietary
	Gross floor area	19,711.82 m^2
	Date of construction	Apr. 14, 2017
	Purpose	Warehouse/Office
	Structure/No. of stories	SRC, 2-story building

Note: "Acquisition price" is represented by an amount of the purchase price stated in the Purchase and Sale Agreement of Trust Beneficiary Interests, which does not include consumption taxes and local consumption taxes. The Acquisition Price does not reflect expenses associated with the acquisition.

(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)
Mar. 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)
Aug. 15, 2016	Surplus cash distribution (Return on capital)	-	1,841,950	(1,123,589)	257,856,193	(Note 18)
Dec. 19, 2016	Public offering	61,330	1,903,280	13,190,979	271,047,172	(Note 19)
Jan. 16, 2017	Secondary distribution	3,070	1,906,350	660,301	271,707,473	(Note 20)
Feb. 15, 2017	Surplus cash distribution (Return on capital)	-	1,906,350	(946,762)	270,760,711	(Note 21)

(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 Mar. 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.
(Note 18) Cash distributions for the fiscal period ended May 2016 in the amount of 610 yen per unit as distributions in excess of retained earnings, as a return of unit holders' capital. It was decided on July 14, 2016, and payment began on Aug. 15, 2016.
(Note 19) New investment units were issued at a price of 222,460 yen per unit (215,082 yen after deduction of gross spread to underwriters) to raise funds for the repayment of borrowings for the acquisition of new properties.
(Note 20) New investment units were issued at a price of 215,082 yen per unit through third-party allotment to raise funds for the future acquisition of properties or the repayment of borrowings.
(Note 21) Cash distributions for the fiscal period ended Nov. 2016 in the amount of 514 yen per unit as distributions in excess of retained earnings, as a return of unit holders' capital. It was decided on Jan. 17, 2017, and payment began on Feb. 15, 2017.

4. Change of Directors

No change in directors of NPR or PLDRM during the reporting fiscal period.

5. Reference Information

(1) Composition of NPR's Assets

Type of asset	Region		Seventh fiscal period (As of Nov. 30, 2016)		Eighth fiscal period (As of May 31, 2017)	
			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	4,287	0.9	4,255	0.9
	Regional markets (Note 2)					
		Chubu area	-	-	-	-
		Tohoku area	-	-	-	-
		Kyushu area	6,587	1.4	6,520	1.3
	Total		10,875	2.4	10,776	2.2
Beneficiary right in trust	Global markets (Note 1)					
		Kanto area	238,880	51.9	254,484	52.2
		Kansai area	149,503	32.5	151,350	31.0
	Regional markets (Note 2)					
		Chubu area	17,938	3.9	17,815	3.7
		Tohoku area	15,126	3.3	14,968	3.1
		Kyushu area	-	-	-	-
	Total		421,449	91.6	438,618	89.9
Total of real estate and others			432,325	94.0	449,394	92.1
Deposit and other assets			27,665	6.0	38,344	7.9
Total assets (Note 4)			459,990 (432,325)	100.0 (94.0)	487,739 (449,394)	100.0 (92.1)

(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	32,668	42,700	43,400	4.1	42,700	3.9	4.3	7.27
M-02	Prologis Park Zama 1	Beneficiary right in trust	27,900	26,430	33,100	33,400	4.4	33,100	4.2	4.6	5.98
M-03	Prologis Park Kawajima	Beneficiary right in trust	25,600	23,948	32,500	33,000	4.7	32,500	4.5	4.9	5.49
M-04	Prologis Park Osaka 2	Beneficiary right in trust	25,000	23,586	30,500	30,400	4.6	30,500	4.4	4.7	5.36
M-05	Prologis Park Maishima 3	Beneficiary right in trust	13,500	12,647	15,200	15,500	4.7	15,200	4.5	4.8	2.90
M-06	Prologis Park Kasugai	Beneficiary right in trust	12,500	11,732	16,500	16,700	5.0	16,500	4.8	5.1	2.68
M-07	Prologis Park Kitanagoya	Beneficiary right in trust	6,500	6,082	8,340	8,580	4.7	8,340	4.6	4.9	1.39
M-08	Prologis Park Tagajo (Note 5)	Beneficiary right in trust	5,370	4,964	6,180	6,270	5.1	6,180	4.9	5.3	1.15
M-09	Prologis Park Tokyo-Ohta	Beneficiary right in trust	29,500	29,141	35,700	36,300	3.9	35,700	3.7	4.1	6.33
M-10	Prologis Park Zama 2	Beneficiary right in trust	21,900	20,956	27,600	28,100	4.4	27,600	4.2	4.6	4.70
M-11	Prologis Park Funabashi 5	Beneficiary right in trust	9,500	10,683	13,600	13,700	4.3	13,600	4.1	4.5	2.36
	(Annex)		1,500								
M-12	Prologis Park Narita 1-A&B	Beneficiary right in trust	8,420	8,082	9,840	9,890	5.1	9,790	4.8	5.3	1.81
M-13	Prologis Park Narita 1-C	Beneficiary right in trust	4,810	4,538	5,650	5,650	5.1	5,650	4.8	5.3	1.03
M-14	Prologis Park Amagasaki 1	Beneficiary right in trust	17,600	17,168	20,600	20,700	4.6	20,500	4.3	4.7	3.77
M-15	Prologis Park Amagasaki 2	Beneficiary right in trust	19,200	18,426	21,800	21,800	4.6	21,800	4.3	4.7	4.12
M-16	Prologis Park Tokyo-Shinkiba	Beneficiary right in trust	13,600	13,323	16,500	16,400	3.9	16,500	3.7	4.0	2.92
M-17	Prologis Park Yokohama-Tsurumi	Beneficiary right in trust	13,800	13,222	16,900	17,000	4.3	16,900	4.1	4.4	2.96
M-18	Prologis Park Osaka 4	Beneficiary right in trust	21,000	20,014	23,700	23,800	4.6	23,700	4.4	4.7	4.50
M-19	Prologis Park Iwanuma 1	Beneficiary right in trust	5,670	5,254	6,900	6,920	5.3	6,900	5.1	5.4	1.22

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	7,881	9,200	9,220	4.8	9,200	4.6	5.0	1.75
M-21	Prologis Park Kitamoto	Beneficiary right in trust	12,600	12,495	13,500	13,500	4.8	13,400	4.5	5.0	2.70
M-22	Prologis Park Joso	Beneficiary right in trust	7,120	7,032	7,470	7,530	4.8	7,470	4.6	5.0	1.53
M-23	Prologis Park Osaka 5	Beneficiary right in trust	17,600	17,540	18,300	18,500	4.6	18,300	4.4	4.8	3.77
M-24	Prologis Park Narita 3	Beneficiary right in trust	9,240	9,220	9,460	9,590	4.9	9,330	4.7	5.1	1.98
B-02	Prologis Park Takatsuki	Real estate	4,410	4,255	5,160	5,220	4.8	5,160	4.5	4.9	0.95
B-03	Prologis Park Tosu 2	Real estate	3,030	2,877	3,690	3,660	4.9	3,690	4.6	5.0	0.65
B-04	Prologis Park Tosu 4	Real estate	3,810	3,642	4,570	4,650	4.9	4,570	4.6	5.0	0.82
B-05	Prologis Park Narashino 4	Beneficiary right in trust	20,000	19,086	24,200	24,200	4.3	24,200	4.1	4.4	4.29
B-06	Prologis Park Ebina	Beneficiary right in trust	8,250	8,111	9,780	9,810	4.4	9,780	4.2	4.5	1.77
B-07	Prologis Park Kawanishi	Beneficiary right in trust	13,600	13,237	14,600	14,500	4.7	14,600	4.5	5.0	2.92
B-08	Prologis Park Amagasaki 3	Beneficiary right in trust	9,090	8,854	10,200	10,200	4.5	10,100	4.2	4.7	1.95
B-09	Prologis Park Kobe	Beneficiary right in trust	6,410	6,195	7,200	7,240	4.9	7,150	4.7	5.2	1.37
B-10	Prologis Park Sendai Izumi	Beneficiary right in trust	4,820	4,749	5,170	5,170	5.4	5,160	5.0	5.6	1.03
B-11	Prologis Park Koga 1	Beneficiary right in trust	7,680	7,661	7,970	7,990	4.9	7,940	4.6	5.1	1.65
B-12	Prologis Park Kobe 2	Beneficiary right in trust	13,700	13,680	14,100	14,100	4.9	14,000	4.7	5.2	2.94
Total		-	466,310	449,394	548,380	552,590	-	547,710	-	-	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, 2017.

(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.

(Note 5) Prologis Park Tagajo was disposed on June 26, 2017, the same hereinafter.

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	8.6	125,014.12	116,848.55	10	93.5	1,985	819	10.0	6.1
M-02	Prologis Park Zama 1	8.0	113,471.12	111,276.41	6	98.1	1,801	541	8.2	2.9
M-03	Prologis Park Kawajima	6.0	144,897.54	144,828.17	7	100.0	1,869	638	4.0	2.0
M-04	Prologis Park Osaka 2	10.1	130,553.85	118,932.40	5	91.1	1,621	607	5.6	1.6
M-05	Prologis Park Maishima 3	9.3	74,874.39	56,291.56	4	75.2	724	316	8.8	3.4
M-06	Prologis Park Kasugai	9.4	91,779.50	74,773.64	6	81.5	844	307	2.9	1.5
M-07	Prologis Park Kitanagoya	8.0	42,751.60	42,751.60	3	100.0	539	172	4.5	1.8
M-08	Prologis Park Tagajo	8.2	39,098.87	39,098.87	4	100.0	425	193	3.7	2.2
M-09	Prologis Park Tokyo-Ohta	11.7	73,296.05	73,109.12	18	99.7	1,707	710	4.4	2.9
M-10	Prologis Park Zama 2	4.8	95,121.43	95,121.43	8	100.0	1,477	636	5.2	2.8
M-11	Prologis Park Funabashi 5 (Annex)	12.5	56,556.95	56,556.95	4	100.0	776	367	7.1	1.2
M-12	Prologis Park Narita 1-A&B	12.3	62,058.81	59,980.13	9	96.7	681	150	2.2	1.2
M-13	Prologis Park Narita 1-C	10.1	32,230.25	32,230.25	2	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	3.4	2.3
M-14	Prologis Park Amagasaki 1	11.8	91,446.75	91,446.75	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	15.0	8.8
M-15	Prologis Park Amagasaki 2	10.2	91,399.12	90,985.59	7	99.5	1,225	493	7.1	1.8
M-16	Prologis Park Tokyo-Shinkiba	10.0	31,022.88	30,285.70	8	97.6	825	401	4.6	1.9
M-17	Prologis Park Yokohama-Tsurumi	9.1	63,973.26	63,598.58	4	99.4	940	414	5.6	2.7
M-18	Prologis Park Osaka 4	5.1	106,135.15	103,500.65	8	97.5	1,377	512	4.1	0.7
M-19	Prologis Park Iwanuma 1	8.7	40,520.44	40,520.44	3	100.0	444	266	5.0	2.8
M-20	Prologis Park Kawajima 2	3.3	42,005.07	42,005.07	2	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	7.8	4.7
M-21	Prologis Park Kitamoto	3.2	69,432.01	69,432.01	4	100.0	817	247	5.4	3.4
M-22	Prologis Park Joso	2.6	37,165.49	37,165.49	2	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	5.0	2.8

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-23	Prologis Park Osaka 5	2.4	78,087.30	78,087.30	8	100.0	1,087	389	5.8	4.2
M-24	Prologis Park Narita 3	9.0	52,982.99	48,851.81	11	92.2	617	214	3.9	2.6
B-02	Prologis Park Takatsuki	5.4	19,898.05	19,898.05	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	15.0	9.7
B-03	Prologis Park Tosu 2	4.9	21,778.87	21,778.87	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	10.0	5.2
B-04	Prologis Park Tosu 4	5.4	28,765.31	28,765.31	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	15.3	10.0
B-05	Prologis Park Narashino 4	3.9	91,529.07	91,529.07	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	10.0	6.3
B-06	Prologis Park Ebina	7.2	32,500.08	32,500.08	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	5.7	2.8
B-07	Prologis Park Kawanishi	3.5	75,493.23	75,493.23	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	10.0	6.5
B-08	Prologis Park Amagasaki 3	3.7	39,527.85	39,527.85	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	10.0	6.3
B-09	Prologis Park Kobe	3.5	32,511.56	32,511.56	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	15.2	11.8
B-10	Prologis Park Sendai Izumi	1.7	26,353.50	26,353.50	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	20.3	18.8
B-11	Prologis Park Koga 1	0.6	34,158.16	34,158.16	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	15.0	14.4
B-12	Prologis Park Kobe 2	0.6	62,468.19	62,468.19	1	100.0	Not disclosed (Note 11)	Not disclosed (Note 11)	15.0	14.4
Total		7.2	2,250,858.81	2,182,662.34	155	97.0	30,309	12,162	7.3	4.2

(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, 2017, 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, 2017, 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, 2017. 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, 2017, 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, 2017, 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, 2017, 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, 2017, 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 Nov. 30, 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 Tokyo-Ohta (Ota, Tokyo)	Repair work of exterior walls and ramps, extension work of shared building	From Dec. 2016 to Dec. 2017	514	155	164
Prologis Park Amagasaki 2, other (Amagasaki, Hyogo, other)	Installment of LED lighting	From Aug. 2017 to May 2018	309	-	-
Prologis Park Kasugai, other (Kasugai, Aichi, other)	Countermeasure work of BCP	From Dec. 2016 to June 2017	189	-	-

(Note) Figures are rounded down to the nearest million yen. "Paid during the reporting period" and "Total amount already paid" represent the amount of capital expenditure.

(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 786 million yen in the reporting fiscal period which is a sum of capital expenditures of 618 million yen and repair and maintenance expenses of 168 million yen.

Name (Location)	Purpose	Expenditure Period	Amount spent (Millions of yen) (1)
Prologis Park Tokyo-Ohta (Ota, Tokyo)	Repair work of extension work of shared building	From Dec. 2016 to May 2017	158
Prologis Park Narita 1-A&B, (Narita, Chiba)	Repair work of exterior walls	From Dec. 2016 to May 2017	152
Prologis Park Amagasaki 2, other (Amagasaki, Hyogo, other)	Installment of LED lighting	From Dec. 2016 to May 2017	84
Prologis Park Kawajima, other (Hiki, Saitama, other)	Countermeasure work of BCP	From Apr. 2016 to May 2017	80
Others	-	-	141
Total			618

(Note) 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

Ninth Fiscal Period from Dec. 1, 2016, to May 31, 2017

(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		182	182	182	182	182
(1) Property related revenues		1,110,351	939,814	1,006,697	850,788	422,757
	Property revenues	980,434	875,331	930,080	791,658	397,299
	Other property related revenues	129,916	64,482	76,617	59,129	25,458
(2) Total of property related expenses		512,607	362,144	398,651	424,357	268,576
	Property taxes	82,699	72,877	69,798	84,379	52,104
	Subcontract expenses	106,795	42,336	43,952	77,754	35,565
	Utilities cost	83,076	43,517	51,608	47,356	19,422
	Non-life insurance premium	1,508	1,319	1,554	1,619	910
	Repair and maintenance	29,423	4,915	2,875	3,667	35,246
	Depreciation	208,593	194,558	228,362	209,080	124,826
	Custodian fee	510	500	500	500	500
	Other expenses	-	2,119	-	-	-
(3) Operating income from property leasing (= (1)-(2))		597,743	577,669	608,045	426,430	154,181
NOI ((3) + Depreciation)		806,337	772,227	836,408	635,511	279,008

(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		182	182	182	182	182
(1) Property related revenues		515,644	274,797	182,458	911,215	819,181
	Property revenues	488,918	262,308	171,993	838,299	729,348
	Other property related revenues	26,725	12,488	10,464	72,915	89,833
(2) Total of property related expenses		291,066	124,175	119,972	307,143	338,344
	Property taxes	57,708	30,996	19,466	58,912	63,644
	Subcontract expenses	68,430	19,404	31,614	53,382	62,030
	Utilities cost	25,786	10,558	10,213	48,773	55,710
	Non-life insurance premium	999	424	344	943	1,070
	Repair and maintenance	13,020	2,459	1,577	9,097	2,620
	Depreciation	124,621	59,832	56,256	135,535	152,768
	Custodian fee	500	500	500	500	500
	Other expenses	-	-	-	-	-
(3) Operating income from property leasing (= (1)-(2))		224,577	150,621	62,486	604,071	480,836
NOI ((3) + Depreciation)		349,199	210,454	118,742	739,607	633,604

(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		182	182	182	182	182
(1) Property related revenues		398,789	366,144	Not disclosed (Note 1)	Not disclosed (Note 1)	687,235
	Property revenues	381,360	337,229			611,560
	Other property related revenues	17,429	28,914			75,674
(2) Total of property related expenses		156,192	165,580			328,418
	Property taxes	33,182	23,552			57,916
	Subcontract expenses	25,369	35,351			63,653
	Utilities cost	12,878	20,001			59,083
	Non-life insurance premium	637	633			954
	Repair and maintenance	7,214	9,986			8,773
	Depreciation	75,944	75,555			137,553
	Custodian fee	966	500			483
	Other expenses	-	-			-
(3) Operating income from property leasing (= (1)-(2))		242,597	200,563	121,411	339,393	358,816
NOI ((3) + Depreciation)		318,541	276,118	163,691	452,897	496,370

(Note 1) 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		182	182	182	182	182
(1) Property related revenues		450,208	502,430	746,552	273,205	Not disclosed (Note 1)
	Property revenues	410,467	469,938	702,058	220,262	
	Other property related revenues	39,740	32,492	44,494	52,942	
(2) Total of property related expenses		150,744	226,930	314,556	147,493	
	Property taxes	36,746	51,694	77,505	21,067	
	Subcontract expenses	25,975	31,189	33,942	12,336	
	Utilities cost	27,378	33,740	29,962	42,873	
	Non-life insurance premium	392	697	1,191	398	
	Repair and maintenance	-	1,759	3,170	4,566	
	Depreciation	59,750	107,048	168,301	65,751	
	Custodian fee	500	500	483	500	
	Other expenses	-	300	-	-	
(3) Operating income from property leasing (= (1)-(2))		299,463	275,500	431,995	125,711	175,818
NOI ((3) + Depreciation)		359,214	382,549	600,296	191,463	242,522

(Note 1) 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	M-24	B-01
Property name		Prologis Park Kitamoto	Prologis Park Joso	Prologis Park Osaka 5	Prologis Park Narita 3	Prologis Park Maishima 4 (Note 2)
Operating days		182	182	182	176	137
(1) Property related revenues		429,923	Not disclosed (Note 1)	565,288	335,682	Not disclosed (Note 1)
	Property revenues	406,438		541,162	305,735	
	Other property related revenues	23,484		24,125	29,946	
(2) Total of property related expenses		178,926		243,024	154,885	
	Property taxes	27,229		51,902	25,167	
	Subcontract expenses	31,463		27,817	31,594	
	Utilities cost	16,277		21,051	21,431	
	Non-life insurance premium	707		987	723	
	Repair and maintenance	2,120		310	162	
	Depreciation	100,648		140,476	75,339	
	Custodian fee	480		480	463	
	Other expenses	-		-	3	
(3) Operating income from property leasing (= (1)-(2))		250,996	134,408	322,263	180,796	166,187
NOI ((3) + Depreciation)		351,644	198,796	462,739	256,136	245,298

(Note 1) We have not obtained permission from the tenants of the properties to disclose the information and therefore it has been omitted from this table.

(Note 2) Prologis Park Maishima 4 was disposed on Apr. 17, 2017.

(Units: Thousands of yen)

Property number	B-02	B-03	B-04	B-05	B-06
Property name	Prologis Park Takatsuki	Prologis Park Tosu 2	Prologis Park Tosu 4	Prologis Park Narashino 4	Prologis Park Ebina
Operating days	182	182	182	182	182
(1) Property related revenues	Not disclosed (Note 1)	Not disclosed (Note 1)	Not disclosed (Note 1)	Not disclosed (Note 1)	Not disclosed (Note 1)
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))	97,459	62,455	79,932	390,004	183,754
NOI ((3) + Depreciation)	129,349	94,305	110,200	533,887	221,610

(Note 1) 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-07	B-08	B-09	B-10	B-11
Property name	Prologis Park Kawanishi	Prologis Park Amagasaki 3	Prologis Park Kobe	Prologis Park Sendai Izumi	Prologis Park Koga 1
Operating days	182	182	182	182	176
(1) Property related revenues	Not disclosed (Note 1)	Not disclosed (Note 1)	Not disclosed (Note 1)	Not disclosed (Note 1)	Not disclosed (Note 1)
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))	323,018	174,983	134,390	90,429	144,462
NOI ((3) + Depreciation)	410,583	234,441	186,416	145,067	215,820

(Note 1) We have not obtained permission from the tenants of the properties to disclose the information and therefore is omitted from this table.

Property number		B-12
Property name		Prologis Park Kobe 2
Operating days		176
(1) Property related revenues		Not disclosed (Note 1)
	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))		241,440
NOI ((3) + Depreciation)		356,112

(Note 1) We have not obtained permission from the tenants of the properties to disclose the information and therefore is omitted from this table.