



# Nippon Prologis REIT, Inc.

## Fiscal Period Ended Nov. 30, 2020

Unaudited

February 2021

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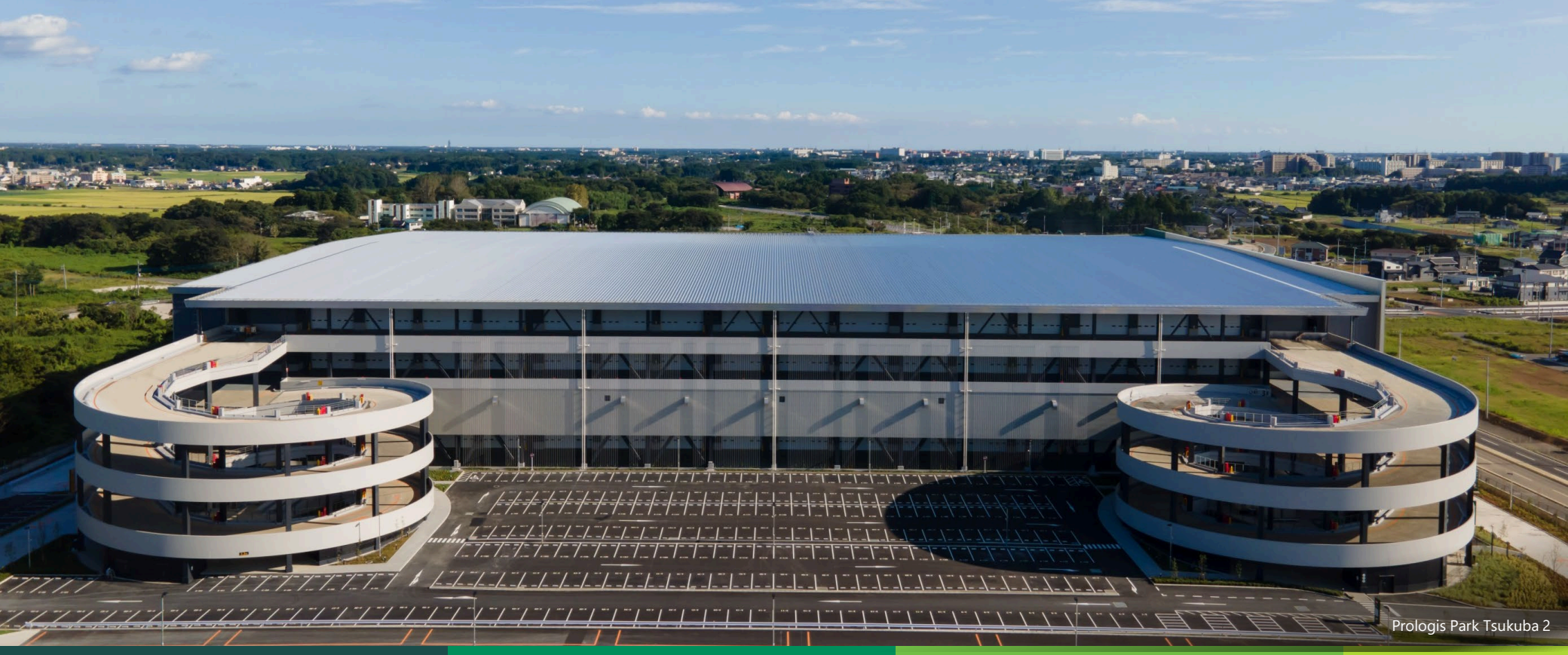
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Prologis Park Chiba New Town





## SECTION 01

# The 10th Follow-on Offering and New Acquisitions

# The 10th Follow-on Offering and New Acquisitions

## Offering Summary

- Offering Type : Global Offering (Reg S+U.S.144A)
- Pricing Date : Jan. 27, 2021
- Issue Price : 332,962 yen
- Total Capital Raised : JPY 38.6 bn (Including OA)
- Green Equity Offering (for the first time as a J-REIT)

## Summary of Newly Acquired Properties

Total Acquisition Price

JPY **62.2** bn

Average NOI yield <sup>(1)</sup>

**4.5**%

Average Property Age <sup>(2)</sup>

**2.1** years

WALE <sup>(3)</sup>

**6.0** years

**Prologis Park Chiba New Town**  
(Inzai, Chiba)



**Prologis Park Chiba 2**  
(Chiba, Chiba)

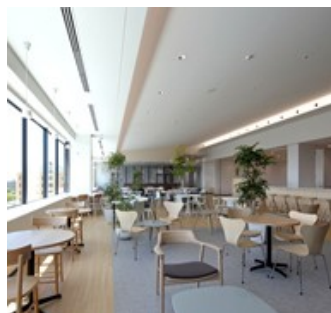


**Prologis Park Tsukuba 2**  
(Tsukuba, Ibaraki)





# Prologis Park Chiba New Town

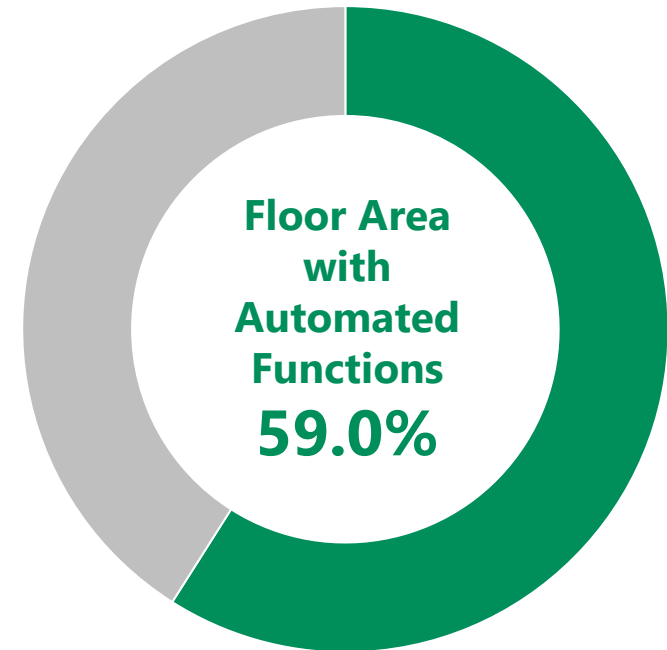


Property Type	<b>Multi-Tenant</b>
Location	<b>Inzai, Chiba</b>
Acquisition Price	<b>JPY 26,300 mn</b>
Building Completion	<b>Apr. 21, 2016</b>
GFA	<b>109,981.80 sqm</b>
Occupancy Rate	<b>84.9 %</b>
Appraisal NOI Yield	<b>4.5 %</b>
Major Tenants	<b>Alpen Co., Ltd. TSI PRODUCTION NETWORK CO., LTD.</b>
Environmental Assessment	<b>CASBEE A<sup>(1)</sup> BELS ★★★★★</b>

# Prologis Park Chiba New Town (continued)

## ADVANCED E-COMMERCE LOGISTICS FACILITY

- Prologis Group supported the development of e-commerce operations through collaboration with a start-up system integration
- Robots for automated logistics operations have been proactively introduced
- The property has significant size of floor space used for e-commerce related operations with automated systems



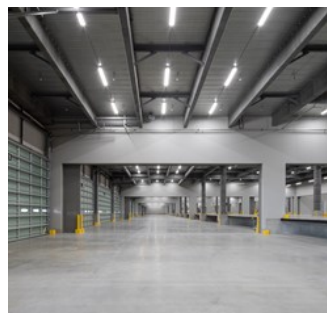
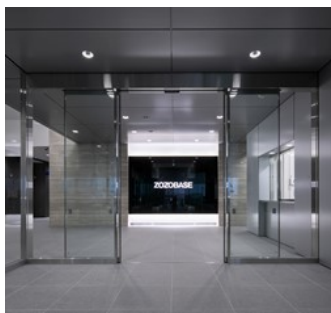
# Prologis Park Chiba 2



Property Type	<b>Multi-Tenant</b>
Location	<b>Chiba, Chiba</b>
Acquisition Price	<b>JPY 15,000 mn</b>
Building Completion	<b>Nov. 12, 2020</b>
GFA	<b>60,327.19 sqm</b>
Occupancy Rate	<b>100.0 %</b>
Appraisal NOI Yield	<b>4.4 %</b>
Major Tenants	<b>ASAHI LOGI LTD. MK LOGI Co., Ltd.</b>
Environmental Assessment	<b>BELS ★★★★★</b>



# Prologis Park Tsukuba 2

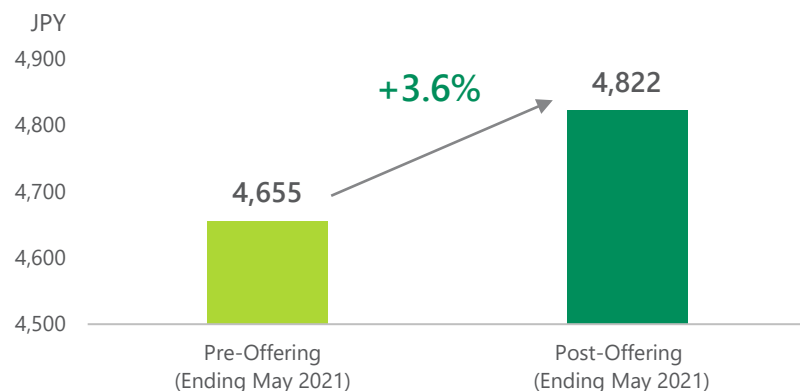


Property Type	<b>Build-to-Suit</b>
Location	<b>Tsukuba, Ibaraki</b>
Acquisition Price	<b>JPY 20,900 mn</b>
Building Completion	<b>Aug. 21, 2020</b>
GFA	<b>98,920.31 sqm</b>
Occupancy Rate	<b>100.0 %</b>
Appraisal NOI Yield	<b>4.7 %</b>
Tenant	<b>ZOZO, Inc.</b>
Environmental Assessment	<b>CASBEE A BELS ★★★★★</b>

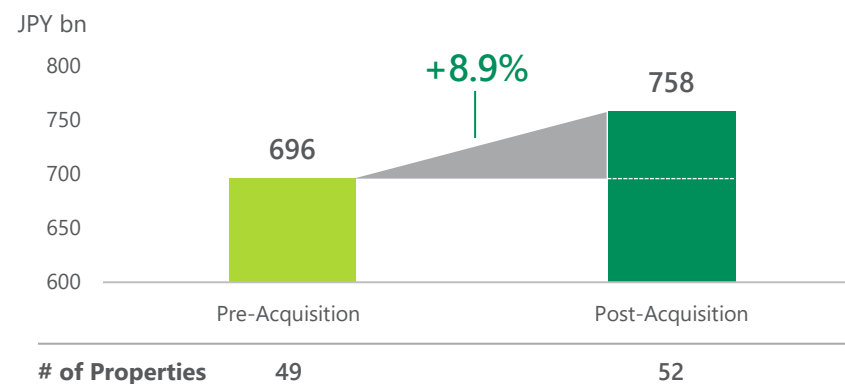


# Continued Enhancement of Unit Holder Value

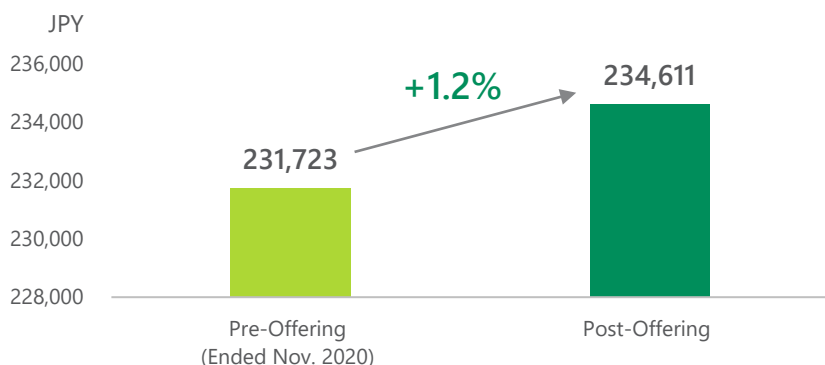
## STABILIZED DISTRIBUTIONS PER UNIT (HYPOTHETICAL)<sup>(2)</sup>



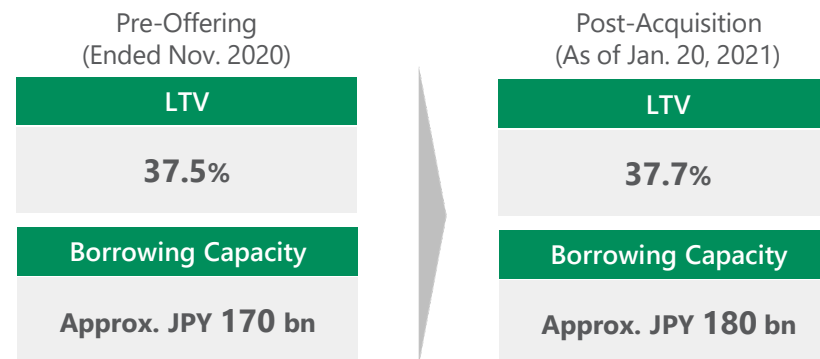
## ASSET SIZE<sup>(3)</sup>



## APPRAISAL NAV PER UNIT<sup>(4)</sup>



## LTV / BORROWING CAPACITY<sup>(5)</sup>



1. All numerical information is based on the assumptions pertaining to the announcement on Jan. 20, 2021.

2. Estimates of stabilized DPU includes SCD.

3. Based on acquisition prices. Same hereinafter.

4. NAV per unit is calculated as {(net assets – surplus + appraisal based unrealized gain) / total number of investment units issued and outstanding}. Same hereinafter.

5. Borrowing capacity is calculated based on the assumption that we leverage the balance sheet up to 50%. Same hereinafter.



Prologis Park Chiba 1  
Prologis Park Chiba 2

## SECTION 02

# Highlights for Fiscal Period Ended Nov. 30, 2020

# Highlights for Nov. 2020 Fiscal Period

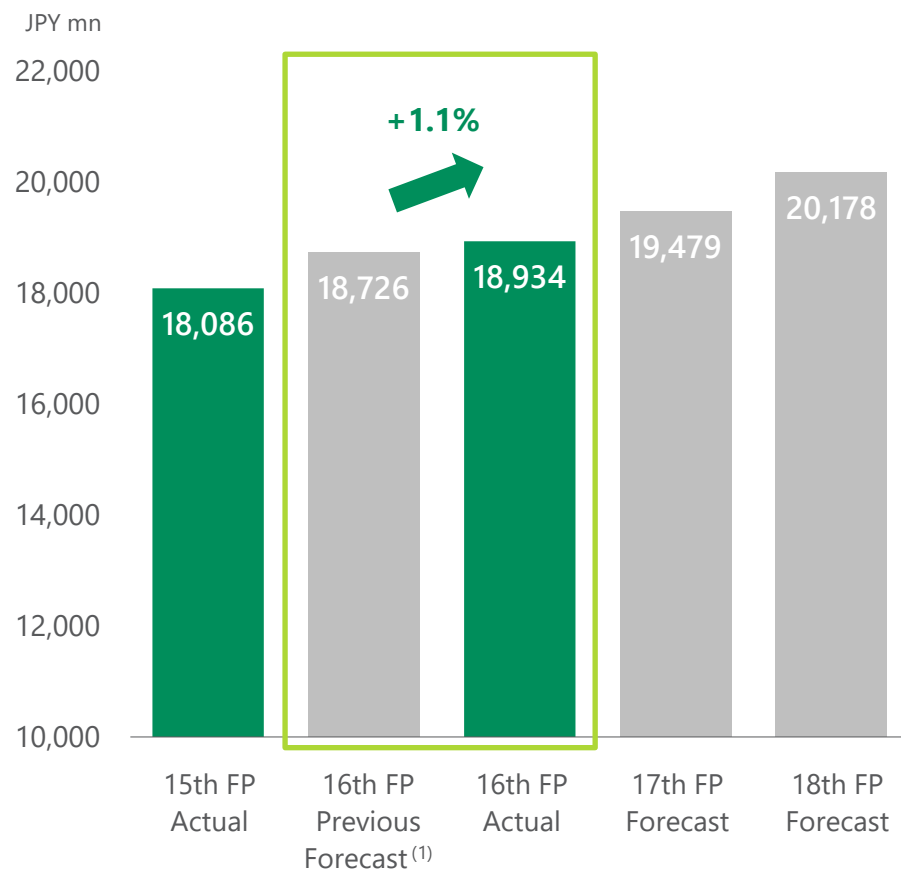
- 1 Exceeded forecast with excellent operational performances**
- 2 Stable and diversified operational platform**
- 3 Continued robust acquisition pipeline**
- 4 Maintaining strong balance sheet**
- 5 Progress of redevelopment of Prologis Park Iwanuma 1**



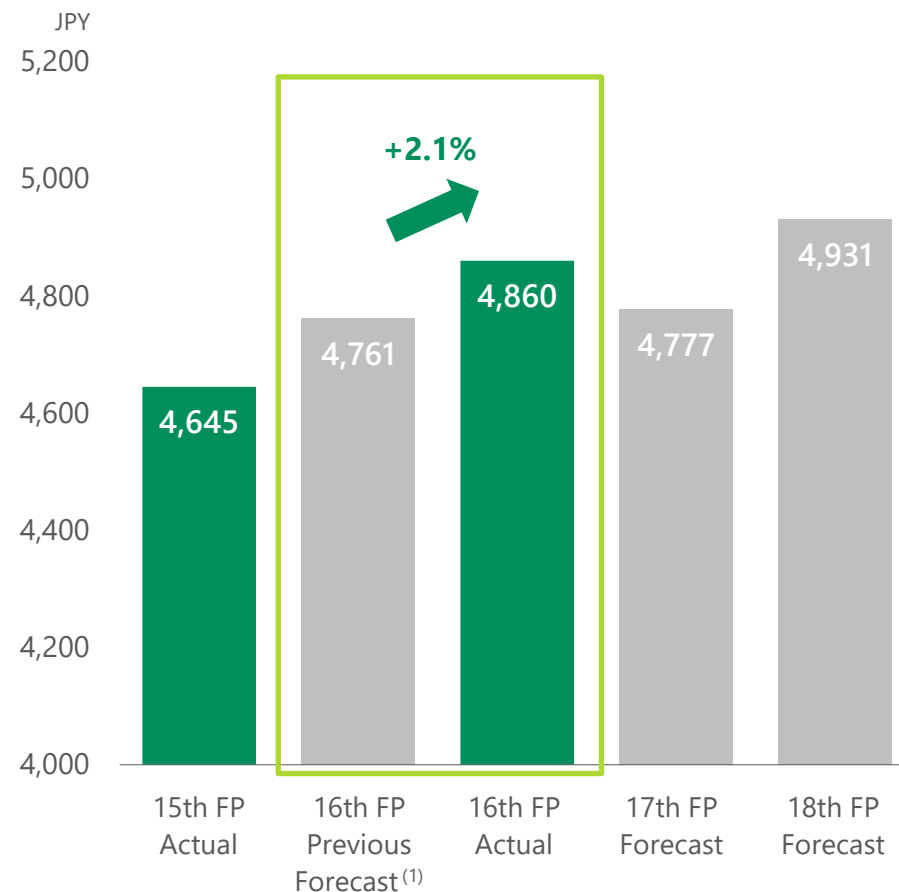


# Strong Operational/Financial Performance Continues

## NOI

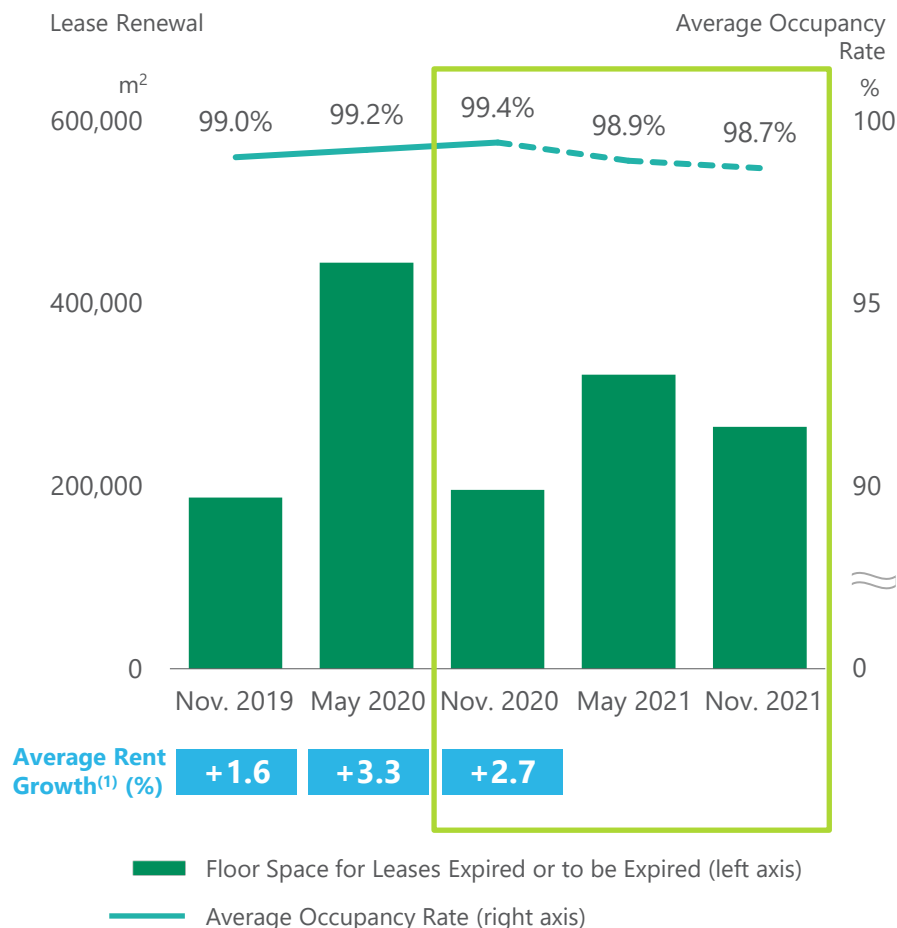


## DISTRIBUTION PER UNIT



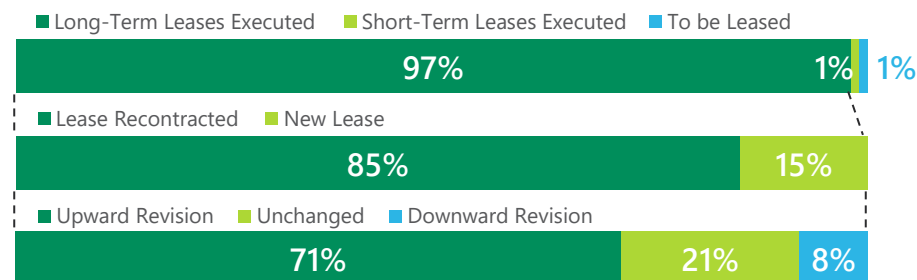
# Increased Occupancy and Improved Rent Growth

## HISTORICAL LEASE RENEWAL/AVERAGE OCCUPANCY RATE

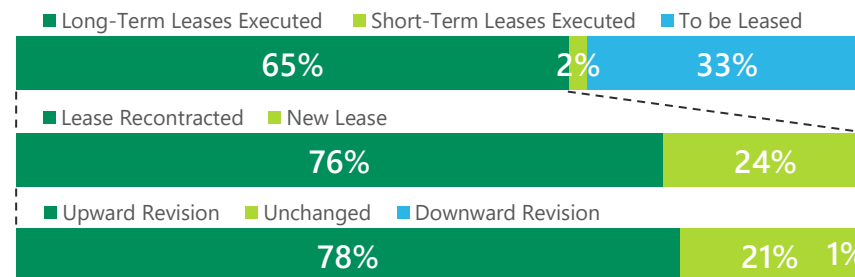


## SUMMARY OF LEASE RENEWAL<sup>(2)</sup>

### 16th FP Ended Nov. 2020

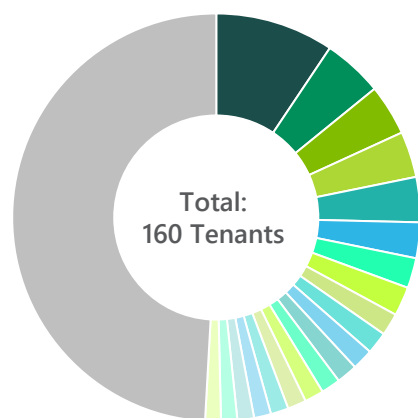


### 17th FP Ending May 2021



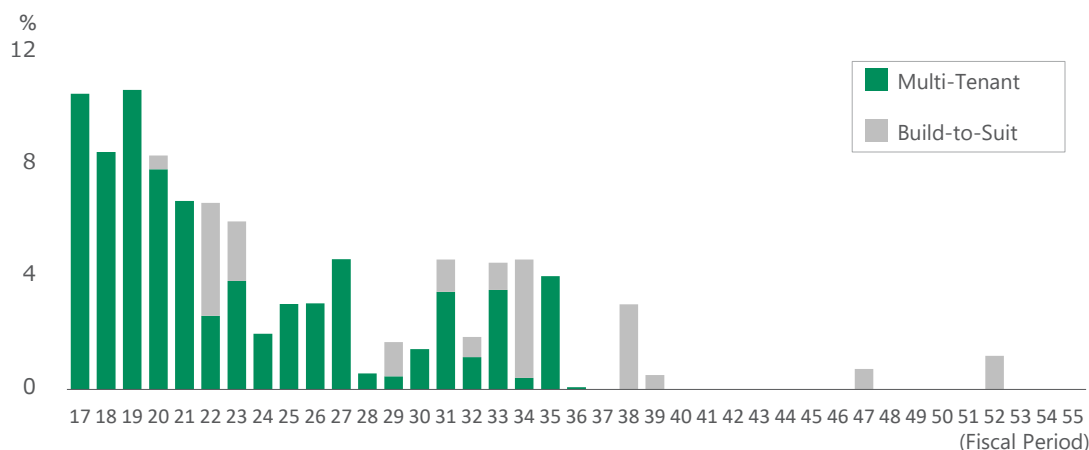
# Diversified Portfolio/Lease Maturities and Quality Customers

## TENANT DIVERSIFICATION (Based on Size of Leased Area) (Post-Acquisition)



ZOZO	9.4%	Nipro	2.3%	SENKO	1.5%
Nittsu NP Logistics	4.7%	VIVA HOME CORPORATION	1.8%	Hitachi Collabonext Transport System	1.4%
Nitori	4.0%	Alpen Co., Ltd.	1.7%	Mitsubishi Shokuhin	1.3%
Rakuten	3.6%	ASAHI LOGI LTD.	1.7%	SANKYU	1.3%
Amazon Japan	3.6%	Hamakyorex	1.7%	Japanet Holdings	1.3%
Suzuken	2.8%	As One Corporation	1.5%	Sumisho Global Logistics	1.2%
Hitachi Transport System West Japan	2.4%	DIS Service & Support	1.5%	Others	49.1%

## WELL-STAGGERED LEASE EXPIRATION SCHEDULE (Based on Anticipated Annual Rent) (Post-Acquisition)



## OVERVIEW OF CONTRACT OF LEASE (Post-Acquisition)

(Post-Acquisition)

Number of Tenants

160

Top 20 Tenants  
Leased Floor Area<sup>(1)</sup>

50.9%

Fixed Term Lease<sup>(2)</sup>

100.0%

WALE<sup>(3)</sup>

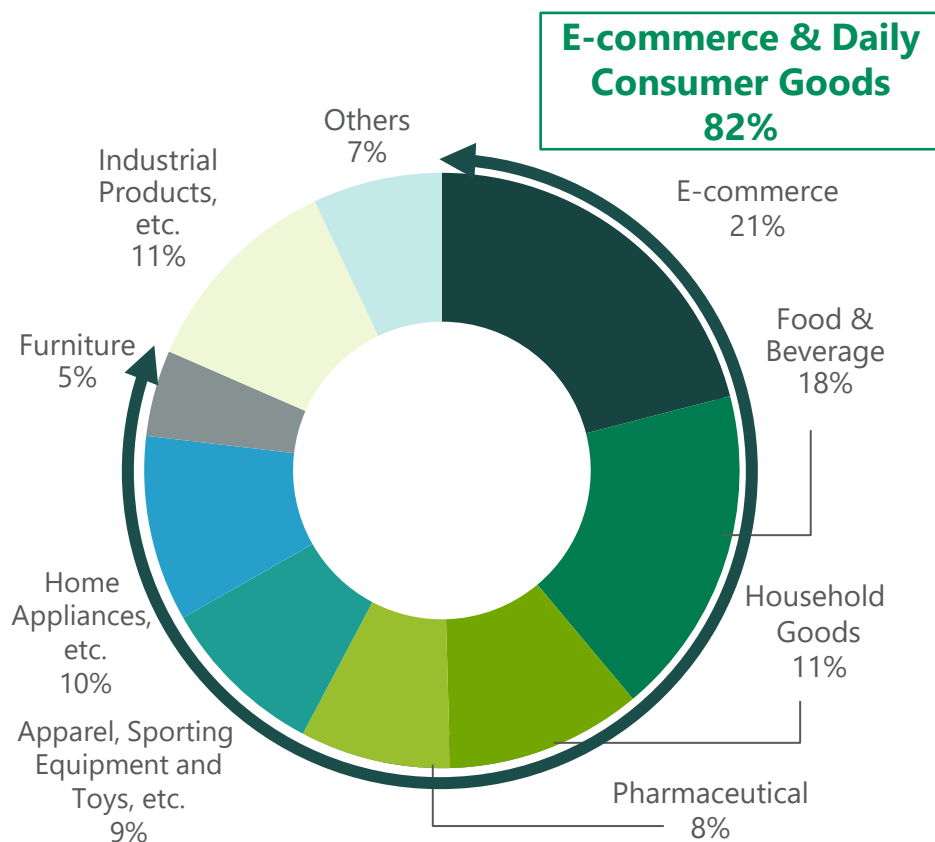
6.0 years



# Resilient Customer Base under Pandemic

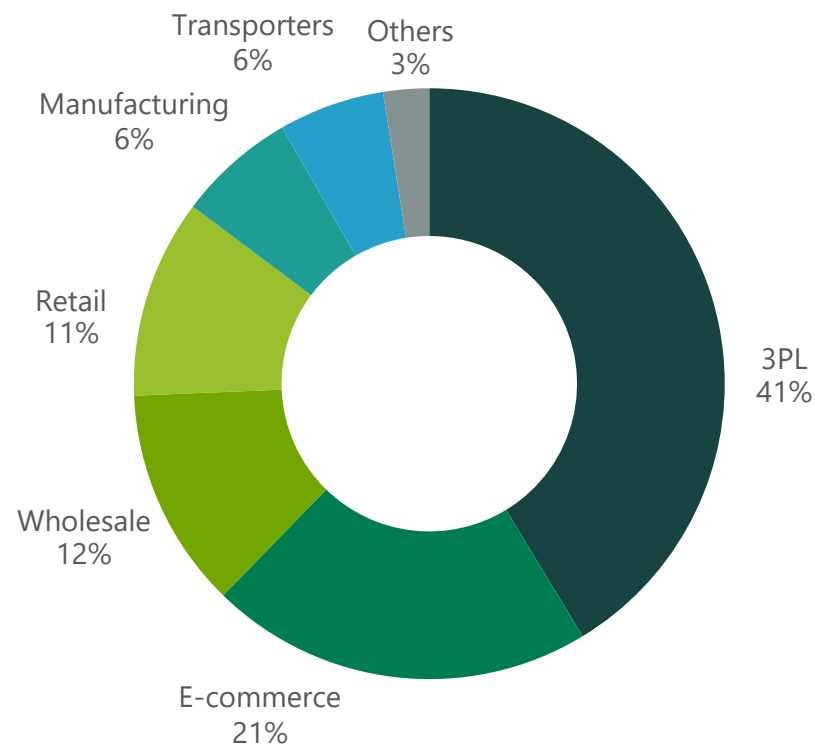
## BREAKDOWN OF PRODUCTS IN THE PORTFOLIO

Based on Leased Area (Post-Acquisition)



## TENANT INDUSTRY BREAKDOWN

Based on Leased Area (Post-Acquisition)



# Capitalize on Significant Proprietary Acquisition Pipeline

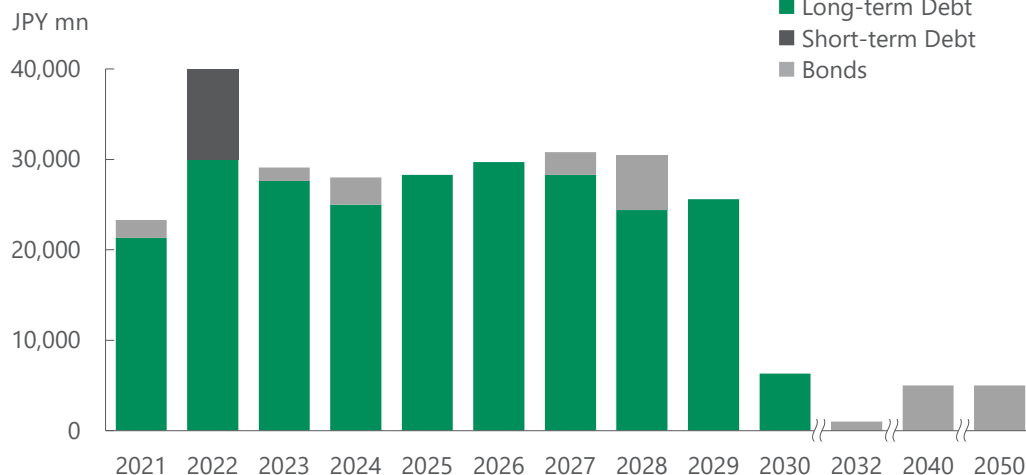
	Status	Region	Property Name	(Expected) Year Built	Property Type	(Expected) GFA (sqm)
Exclusive Negotiation Rights Granted	Under Development	Kanto	Prologis Park Ebina 2	Aug. 2021	Build-to-Suit	38,511
			Prologis Park Soka	Apr. 2022	Multi-tenant	151,604
		Kansai	Prologis Park Kobe 5	Mar. 2021	Multi-tenant	45,321
			Prologis Park Inagawa 1	Nov. 2021	Multi-tenant	217,544
			Prologis Park Inagawa 2	Jul. 2021	Multi-tenant	158,633
Under Development or Planning	Completed	Kanto	Prologis Urban Tokyo-Adachi 1	Nov. 2020	Multi-tenant	5,171
	Future Development	Kanto	Prologis Park Yachiyo 1	Sep. 2022	Multi-tenant	159,700
			Prologis Park Yachiyo 2	TBD	TBD	113,000
			Prologis Park Tsukuba 3	TBD	TBD	156,000
			Prologis Urban Tokyo-Adachi 2	TBD	TBD	6,430
			Kansai	Prologis Park Kobe 3	TBD	TBD
		Chubu	Prologis Tokai Otagawa Project	TBD	TBD	164,000
		Kyushu	Prologis Park Ogori	TBD	TBD	29,000
Future Project	Kanto	Prologis Koga Project Phase 2	TBD	TBD	TBD <sup>(2)</sup>	

# Strong Balance Sheet for Long-Term Stability and Optionality

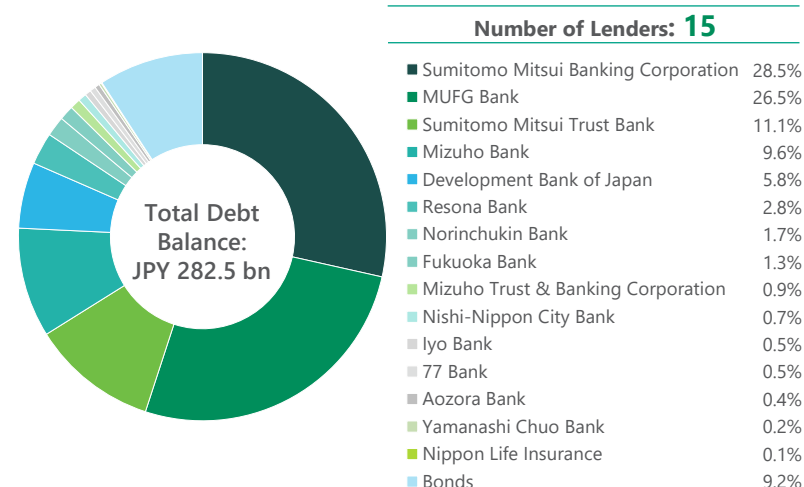
## DEBT METRICS / FINANCIAL HIGHLIGHTS

<b>Credit Rating (JCR)</b>  <b>AA (Stable)</b>	<b>LTV</b> <b>37.5 %</b> (as of the end of 16th FP) <b>37.5 %</b> (as of the end of 17th FP) <sup>(2)</sup>	<b>Appraisal LTV <sup>(3)</sup></b> (as of the end of 16th FP) <b>29.8 %</b>	<b>Borrowing Capacity</b>  Approx. JPY <b>180 bn</b>
<b>Long-term &amp; Fixed Interest Rate Debt Ratio</b>  <b>96.5 %</b>	<b>Average Remaining Debt Term <sup>(4)</sup></b> <b>5.0 years</b>	<b>Average Debt Cost <sup>(5)</sup></b>  <b>0.6 %</b>	<b>Unrealized Gain <sup>(6)</sup></b> (as of the end of 16th FP) JPY <b>180.9 bn</b> (27.6% of Book Value)

## DEBT MATURITY SCHEDULE



## DIVERSIFICATION OF INTEREST-BEARING DEBT



1. As of Feb. 8, 2021.

2. Pro-forma as of Feb. 8, 2021.

3. Appraisal LTV = total interest-bearing debt as of the end of each FP on balance sheet ÷ { total assets of each FP on balance sheet + (appraisal value of each FP — book value of each FP) }.

4. Average remaining debt term is calculated with the weighted average based on remaining interest-bearing debt balances.

5. Includes financing-related costs paid to the financial institutions and calculated with the weighted averaged based on borrowings or the face value of each bond.

6. Unrealized gain = total appraisal value as of the end of FP — total book value as of the end of each FP. Same hereinafter.



# Redevelopment Project of Prologis Park Iwanuma 1

## SUMMARY OF THE REDEVELOPMENT PLAN



Name	<b>Prologis Park Iwanuma 1</b>
Location	<b>Iwanuma, Miyagi</b>
Land Area	<b>45,704.30 sqm</b>
Planned GFA	<b>50,446 sqm</b>
Planned Leasable Area	<b>43,835 sqm</b>
Estimated Total Redevelopment Costs	<b>JPY 7,481 mn <sup>(2)</sup></b>
Commencement of Construction (expected)	<b>Mar. 2021</b>
Completion of Construction (expected)	<b>Apr. 2022</b>

1. Based on the plan as of Oct. 21, 2020, and is subject to changes.

2. The estimated total redevelopment costs are sum of the amount of (i) the estimated construction cost to be stated in the construction agreement, (ii) the estimated ancillary expenses associated with the redevelopment and (iii) the book value of the land (1,186 million yen).



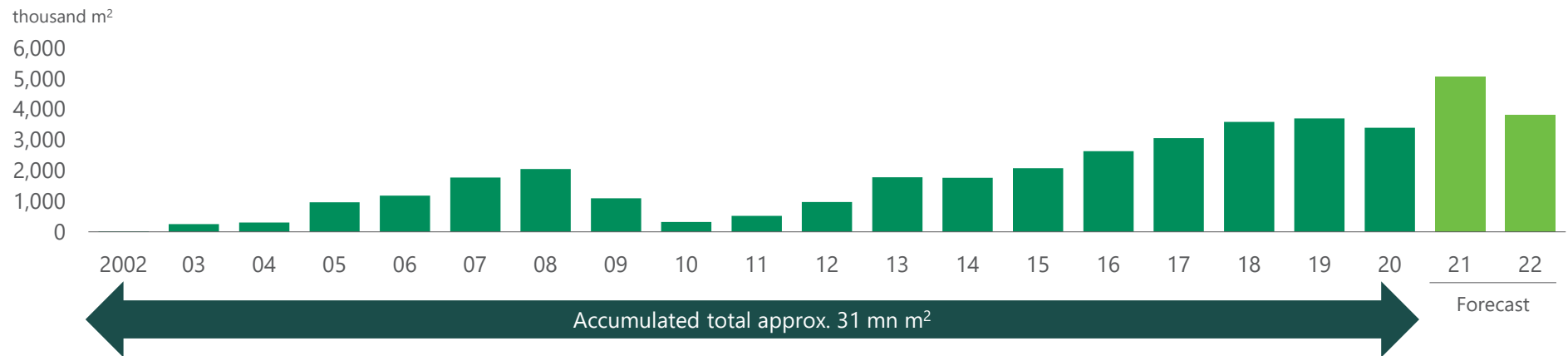
Prologis Park Tsukuba 2

## SECTION 03

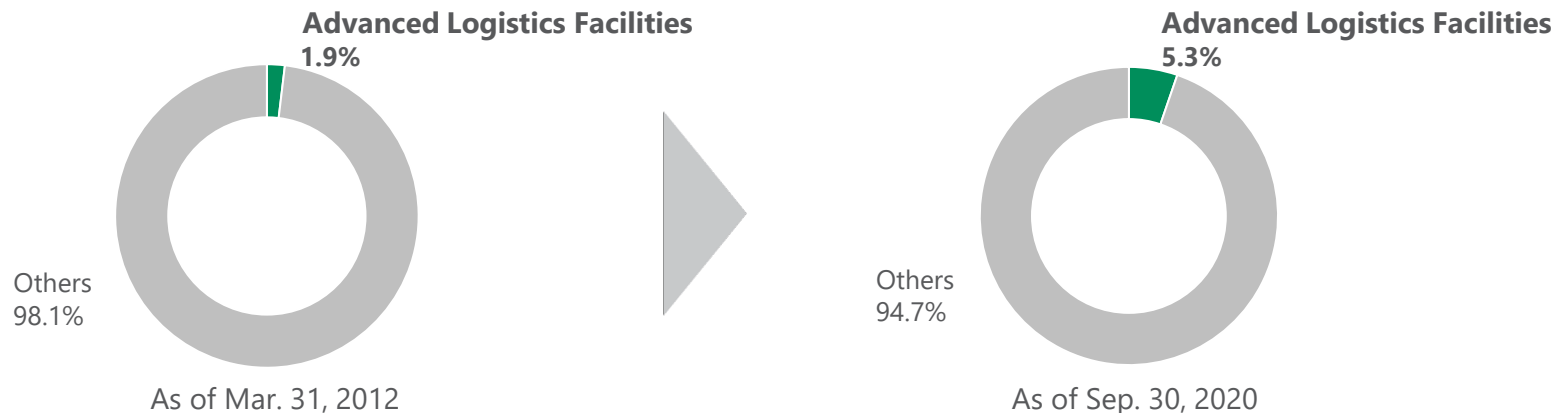
# Logistics Real Estate Market Fundamentals

# Stock of High-Quality Logistics Facilities Remains Scarce

## NEW SUPPLY OF ADVANCED LOGISTICS FACILITIES IN JAPAN<sup>(1)</sup>



## STOCK OF ADVANCED LOGISTICS FACILITIES<sup>(2)</sup>

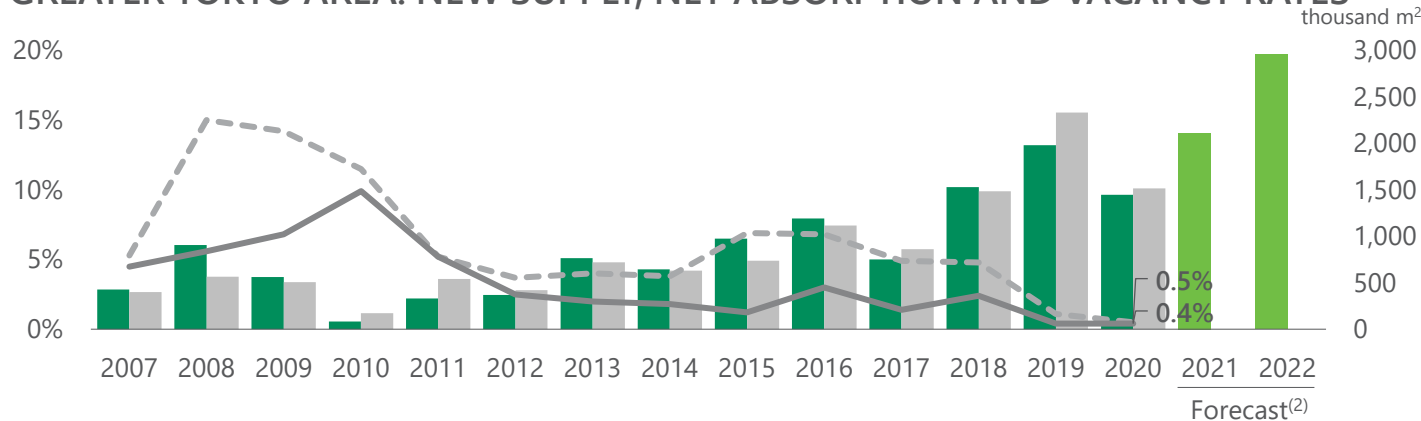


1. As of Dec. 31, 2020. Survey data covers logistics facilities for lease held by corporations investing in real estate and real estate development companies with a gross floor area of 5,000 tsubo or more. The survey does not include logistics facilities owned by logistics companies and therefore did not cover all logistics facilities for lease having a gross floor area of 5,000 tsubo or more. The forecasted supply volume in 2021 and 2022 is based on data as of Dec. 31, 2020 and may vary in the future.

2. Based on a survey conducted by CBRE at our and the Asset Manager's request. In calculating the proportion of advanced logistics facilities, the estimated total gross floor area is based on data as of Mar. 31, 2020 and the gross floor area for advanced logistic facilities is based on data as of Sep. 30, 2020.

# Strong Demand and Decreasing Vacancy

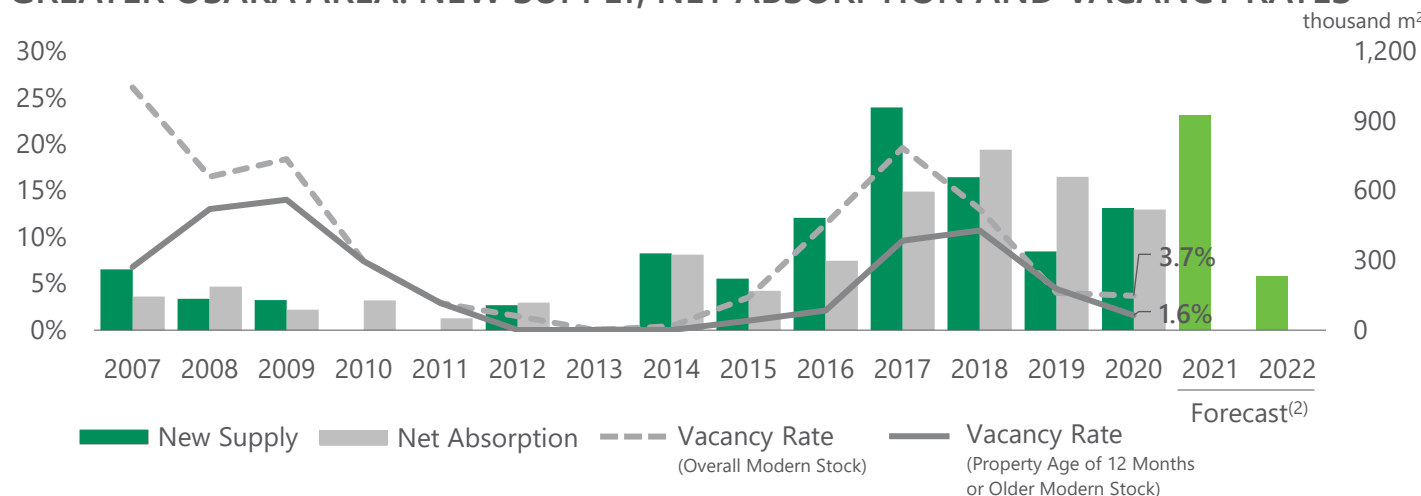
## GREATER TOKYO AREA: NEW SUPPLY, NET ABSORPTION AND VACANCY RATES<sup>(1)</sup>



### Greater Tokyo Area

- Vacancy rate as of Dec. 31, 2020 was 0.5% (0.4% for properties which are one year old or more)
- Estimated supply for 2021 is approx. 2,110,000m<sup>2</sup>  
Estimated supply for 2022 is approx. 2,950,000m<sup>2</sup>

## GREATER OSAKA AREA: NEW SUPPLY, NET ABSORPTION AND VACANCY RATES<sup>(1)</sup>



### Greater Osaka Area

- Vacancy rate as of Dec. 31, 2020 was 3.7% (1.6% for properties which are one year old or more)
- Estimated supply for 2021 is approx. 920,000m<sup>2</sup>  
Estimated supply for 2022 is approx. 230,000m<sup>2</sup>

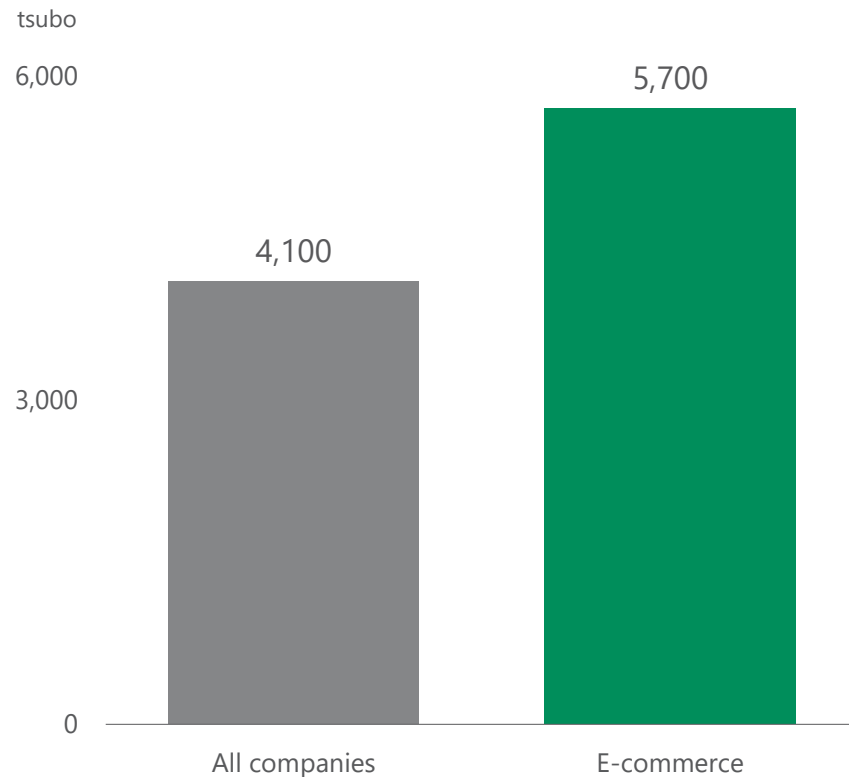
1. Survey data covers multi-tenant logistics facilities for lease held by corporations investing in real estate and real estate development companies with a gross floor area of 10,000 tsubo or more.

2. The forecasted supply volume in 2021 and 2022 are based on data as of Dec. 31, 2020 and may vary in the future.

Source: CBRE

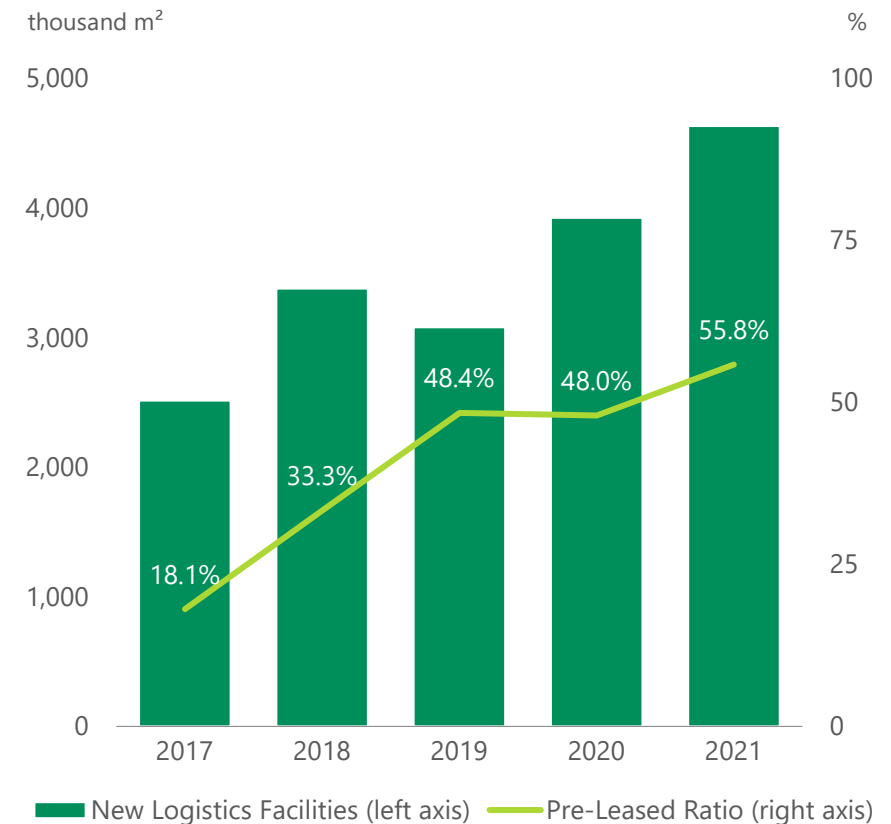
# Rate of Pre-Leasing is Increasing

## AVERAGE LEASED FLOOR AREA BY CONTRACT<sup>(1)</sup>



Source: CBRE

## PRE-LEASING FOR NEW LARGE-SIZED LOGISTICS FACILITIES<sup>(2)</sup>



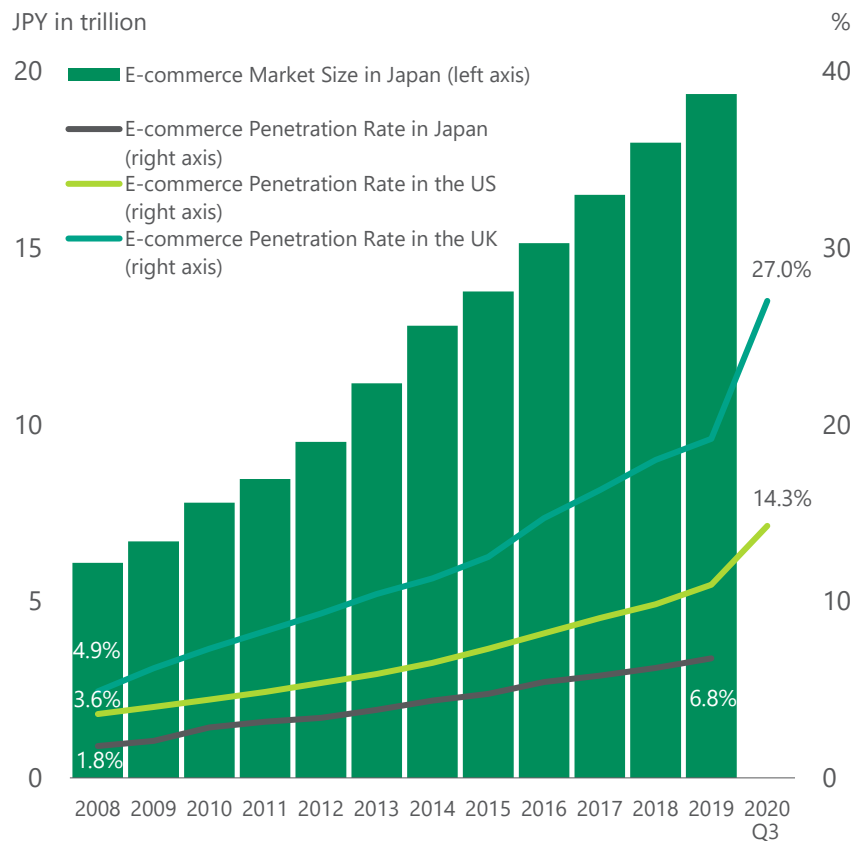
Source: Japan Logistics Field Institute, Inc.

1. Based on a survey conducted by CBRE in Jan. 2020, which was published in Apr. 2020. Indicates the average area of leased floor-space at large-scale multi-tenant facilities in the greater Tokyo area as for all companies and e-commerce companies. The survey covered leasable logistics facilities with a gross floor area of 10,000 tsubo or more.
2. Estimated supply and pre-leased ratio as of the end of the previous year for new logistics facilities scheduled to be completed during the indicated year. The information for 2021 is based on the estimated supply and pre-leased ratio as of Nov. 30, 2020.



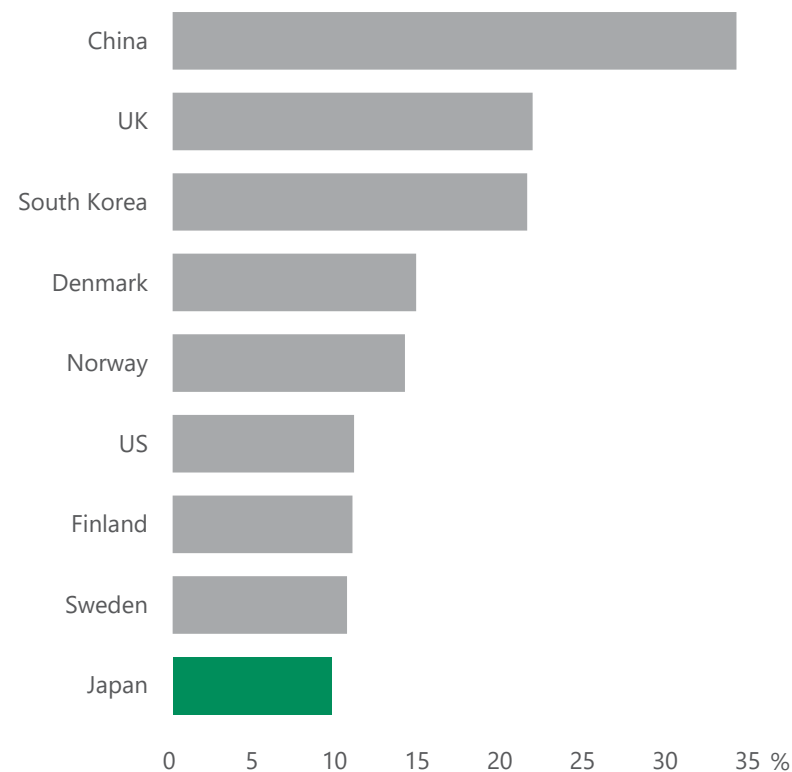
# High E-Commerce Growth Potential Driving Demand

## E-COMMERCE MARKET SIZE & COMPARATIVE PENETRATION RATE



Source: Prologis REIT Management, based on data published by the Ministry of Economy, Trade and Industry and on the public data in the Office for National Statistics (UK) and the U.S. Census Bureau (US)

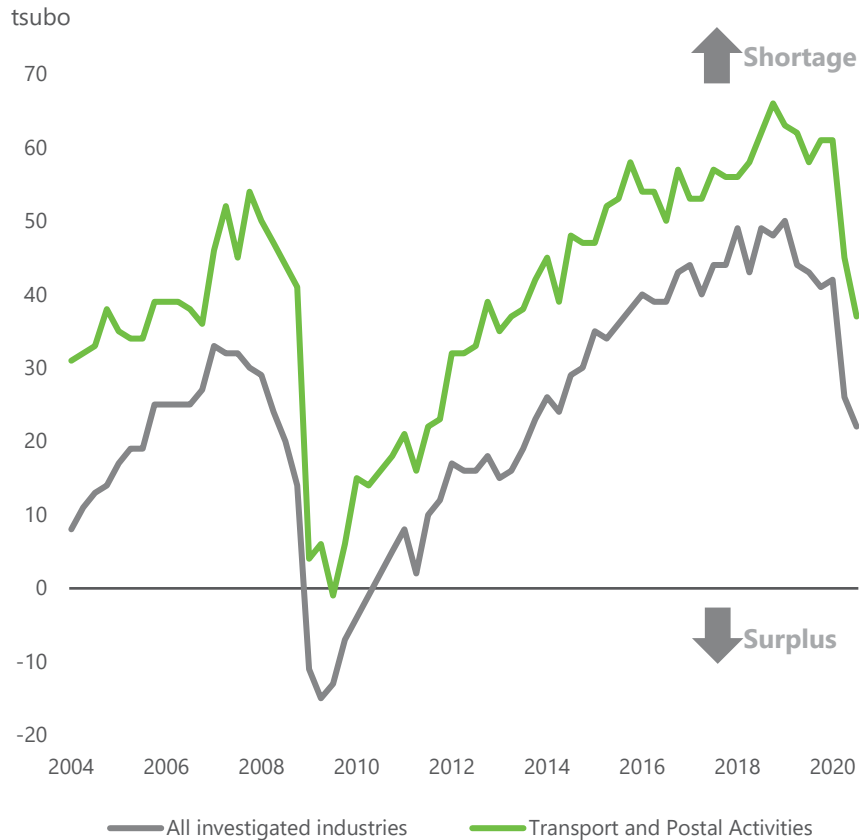
## E-COMMERCE PENETRATION RATE AS OF 2019



Source: eMarketer (Dec. 2020)

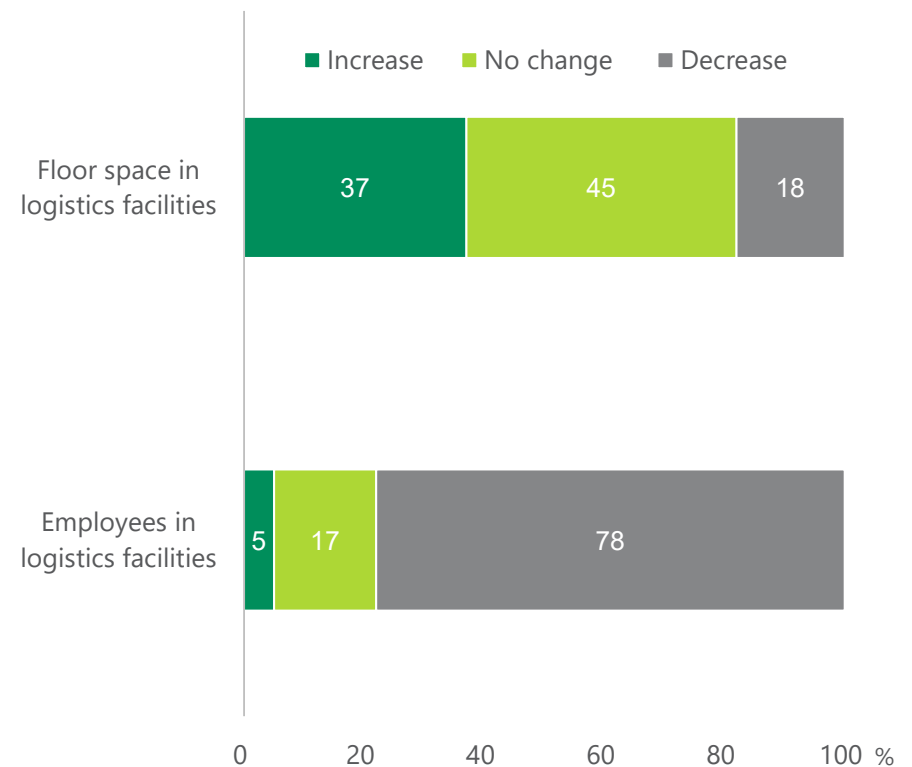
# Labor Shortage and Digital Transformation Enhance Demand

## DIFFUSION INDEX FOR LABOR IN THE LOGISTICS MARKET



Source: Prologis REIT Management, based on data published by Ministry of Health, Labour and Welfare "Survey on Labour Economy Trend"

## IMPACT OF STREAMLINING LOGISTICS DUE TO DIGITAL TRANSFORMATION



Source: Prologis REIT Management, based on data published by CBRE "Tenant Survey on Logistics Facility Use 2020"

# Key Takeaways

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- 1 Successfully completed 10th follow-on offering
- 2 Exceeded forecast with excellent operational performances
- 3 Stable and diversified operational platform
- 4 Continued robust acquisition pipeline
- 5 Maintaining strong balance sheet
- 6 Progress of redevelopment of Prologis Park Iwanuma 1



## SECTION 04

# Appendix

# Summary of Nov. 2020 Fiscal Period Earnings

Asset	Equity	Debt
<ul style="list-style-type: none"> <li>Portfolio Size<sup>(2)</sup> JPY 696.1 bn</li> <li>Unrealized Gain JPY 180.9 bn (Ratio 27.6%)</li> <li>Appraisal NOI Yield<sup>(3)</sup> 5.2%</li> <li>16th FP Actual NOI Yield<sup>(4)</sup> 5.4%</li> <li>Occupancy Rate Average Occupancy Rate 99.4% As of the end of Fiscal Period 99.7%</li> </ul>	<ul style="list-style-type: none"> <li>Market Cap JPY 807.5 bn</li> <li>DPU<sup>(5)</sup> 16th FP Result JPY 4,860 17th FP Forecast JPY 4,777 18th FP Forecast JPY 4,931</li> <li>NAV per Unit JPY 231,723 (+2.1% over previous FP)</li> </ul>	<ul style="list-style-type: none"> <li>Total Debt Balance JPY 260.2 bn</li> <li>LTV 37.5% (Appraisal LTV 29.8%) (17th FP Forecast<sup>(6)</sup> 37.5%)</li> <li>Borrowing Capacity approx. JPY 170 bn</li> <li>JCR Credit Ratings AA (Stable)</li> </ul>

1. As of Nov. 30, 2020.

2. The original acquisition price of the building of Prologis Park Iwanuma 1 is not included. Same hereinafter.

3. Appraisal NOI divided by total acquisition price. Prologis Park Iwanuma 1 is not included in the calculation. Same hereinafter.

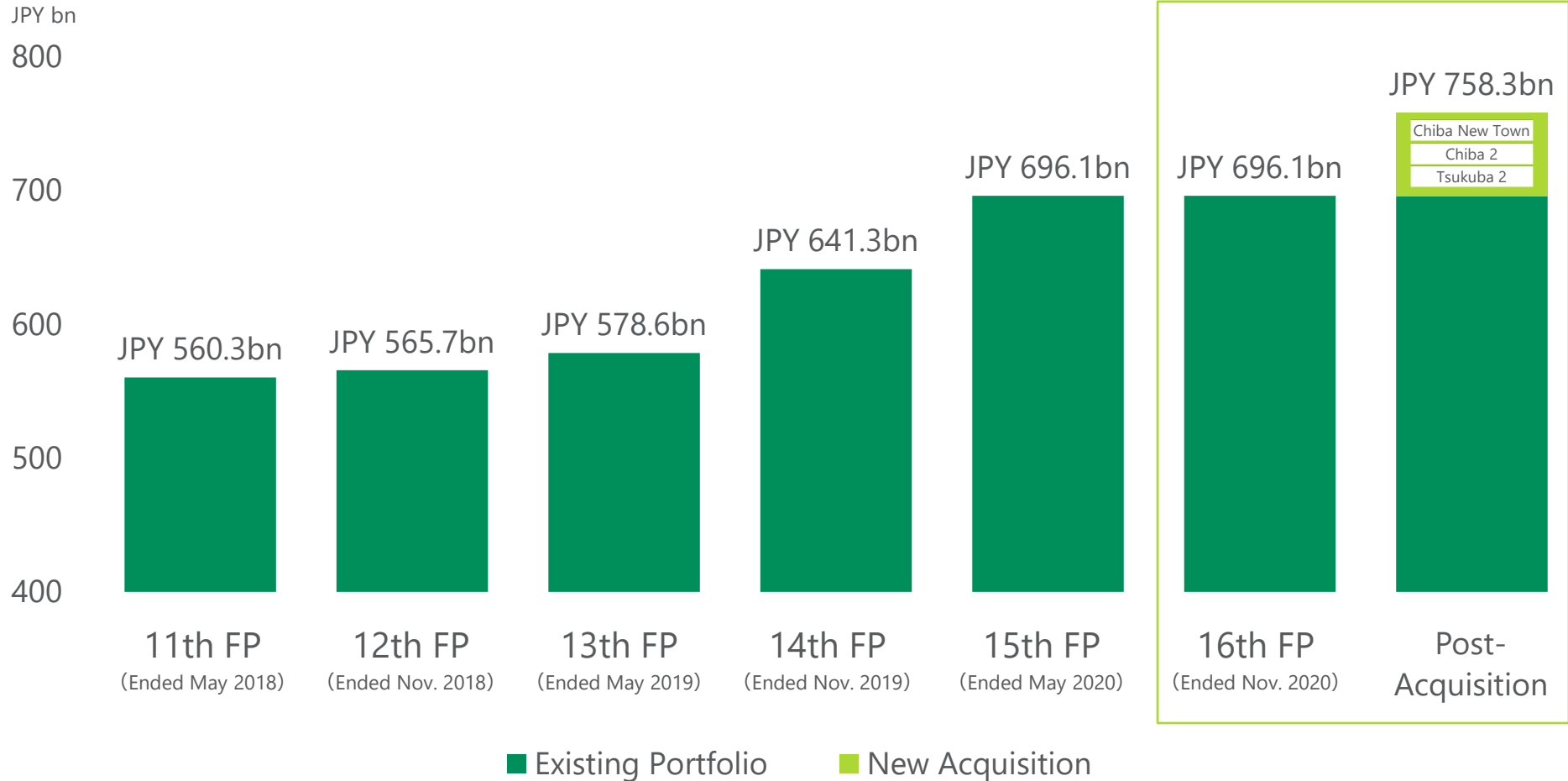
4. Annualized actual NOI of 16th FP excluding specific factors divided by total acquisition price. Prologis Park Iwanuma 1 is not included in the calculation. Same hereinafter.

5. Including Surplus Cash Distributions (SCD).

6. The 17th Forecast LTV is estimated as of Feb. 8, 2021. Same hereinafter.

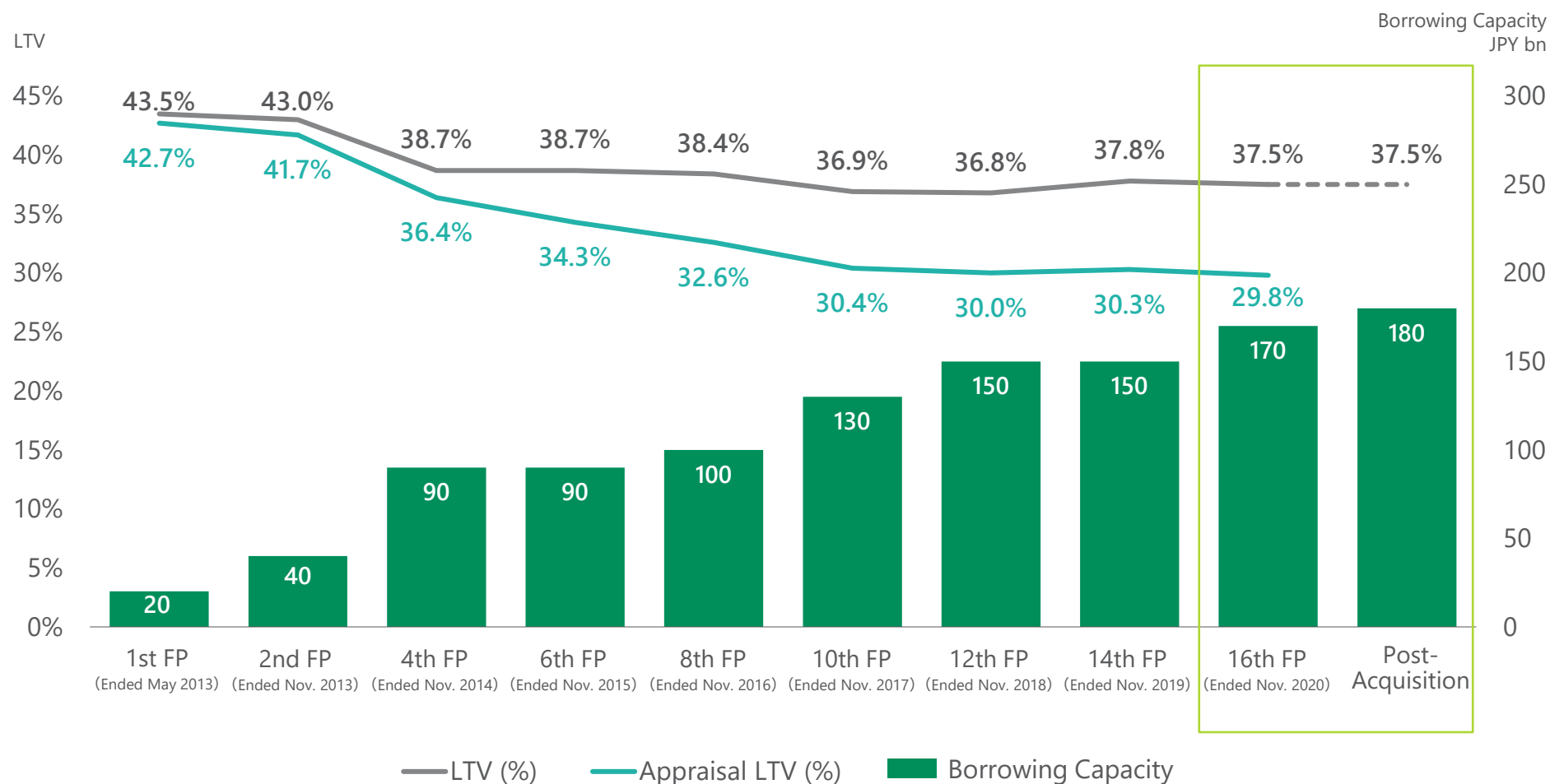


# Assets Under Management Continues to Grow



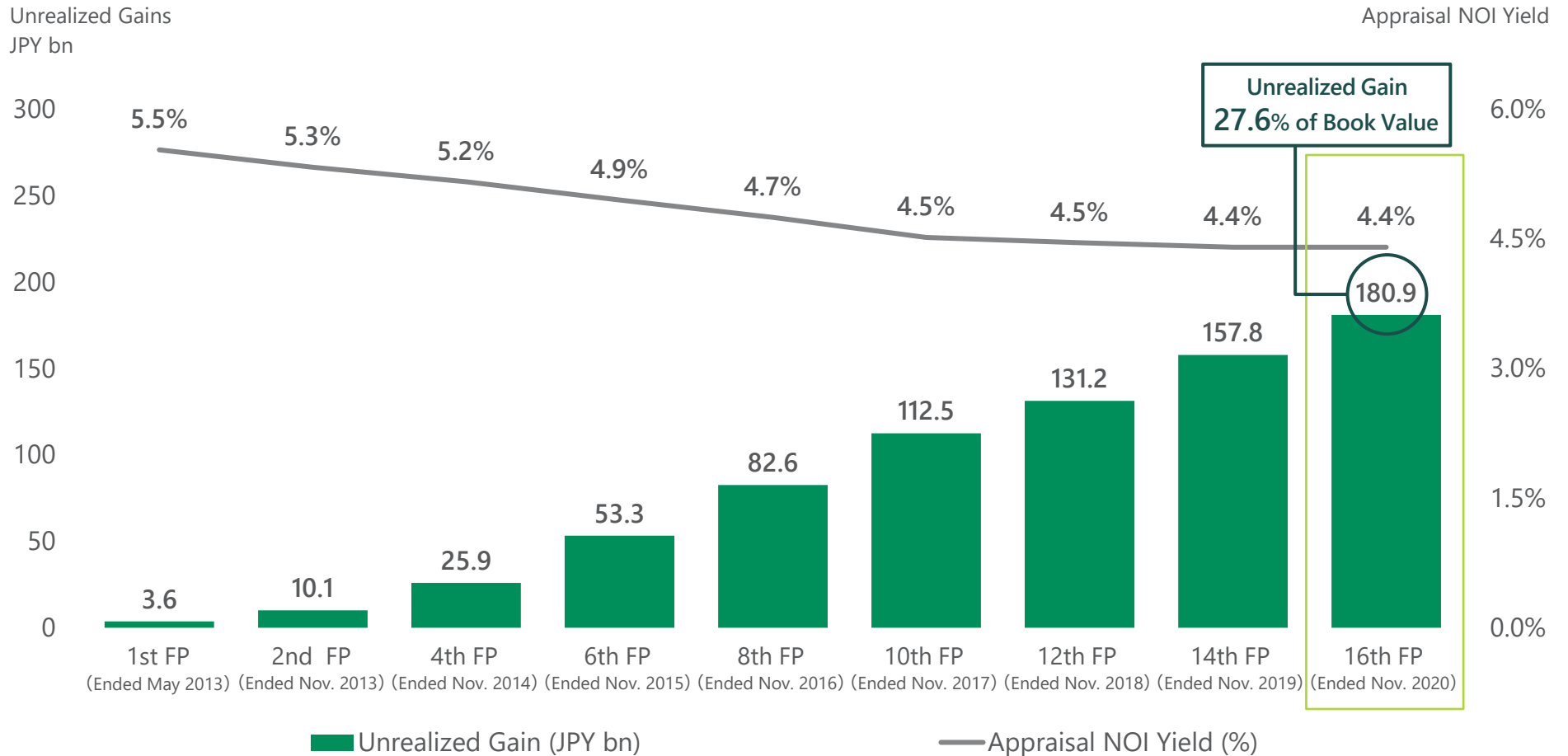
# Maintaining Strong Balance Sheet

## LTV / APPRAISAL LTV / BORROWING CAPACITY

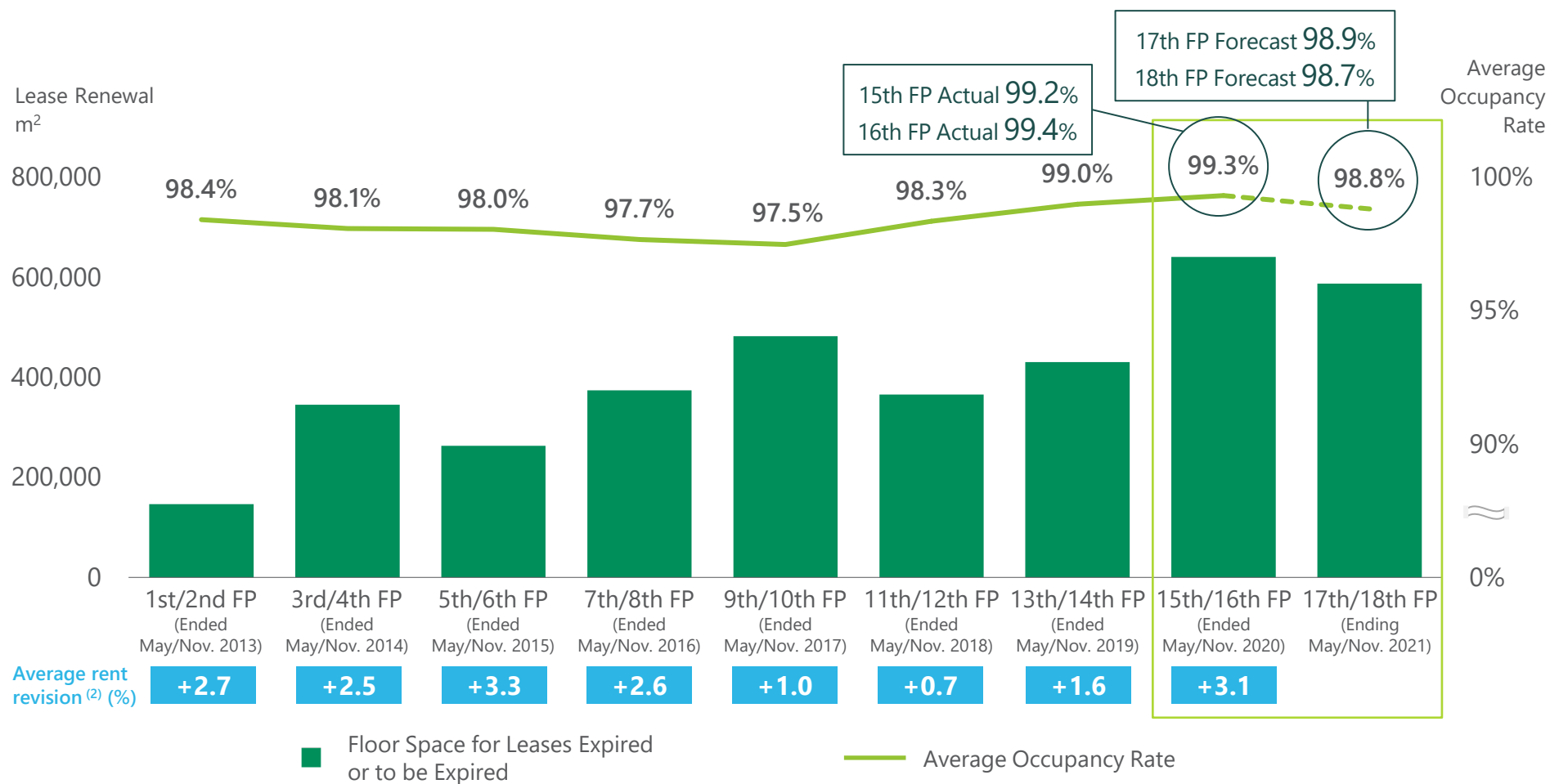


# Cap Rate Trends and Increasing Asset Value

## HISTORICAL APPRAISAL NOI YIELDS<sup>(1)</sup> & UNREALIZED GAINS



# Historical Lease Renewal / Average Occupancy Rate



1. The results of leasing activities do not include office and store space. Calculated based on the size of floor space.

2. For warehouse excluding office and store space, it is calculated by weighted rental rate variance between the old and new lease contracts which expired during the fiscal period. Calculated based on monthly nominal rents including common area management charges. Includes contract for which the rent was revised during contract period.

# Financial Highlights – Nov. 2020 Fiscal Period

JPY mn	15th FP (Ended May 2020) Actual	16th FP (Ended Nov. 2020) Forecast (as of July 22, 2020)	16th FP (Ended Nov. 2020) Actual	Change from Forecast
Operating Revenues	<b>22,655</b>	23,612	<b>23,610</b>	−0.0%
NOI	<b>18,086</b>	18,726	<b>18,934</b>	+1.1%
Operating Income	<b>10,617</b>	11,068	<b>11,240</b>	+1.6%
Ordinary Income	<b>9,734</b>	10,177	<b>10,428</b>	+2.5%
Extraordinary Income	<b>269</b>	4,000	<b>4,305 <sup>(1)</sup></b>	+7.6%
Extraordinary Losses	<b>3,994</b>	990	<b>796</b>	−19.6%
Net Income	<b>6,008</b>	13,186	<b>13,937</b>	+5.7%
Total Amount of Distributions	<b>11,453</b>	11,739	<b>11,984</b>	+2.1%
Distribution (excl. SCD)	<b>6,009</b>	9,436	<b>10,186</b>	+7.9%
Surplus Cash Distributions (SCD)	<b>5,444</b>	2,303	<b>1,797</b>	−22.0%
Regular SCD	<b>1,526</b>	1,563	<b>1,558</b>	−0.3%
One-time SCD	<b>167</b>	739	<b>239</b>	−67.5%
SCD of Allowance for Temporary Difference Adjustments (ATA)	<b>3,750</b>	-	-	-

## Forecast vs. Actual in 16th FP Variance Factors

- Increase in Average Occupancy Rate  
– Forecast 99.2% → Actual 99.4%
- Increase in NOI (JPY +208 mn)
- Compensation income related to  
PP Iwanuma 1 (JPY +174 mn)
- Reduction in demolition cost of  
PP Iwanuma 1 (JPY −293 mn)

## Breakdown of DPU for the 16th FP (JPY 4,860)

- Distributions (excl. SCD) JPY 4,131
- Regular SCD JPY 632
- One-time SCD JPY 97



# Forecasts for May 2021 and Nov. 2021 Fiscal Periods

JPY mn	17th FP (Ending May 2021) Previous Forecast (as of July 22, 2020)	17th FP (Ending May 2021) Revised Forecast	Change from Previous Forecast	18th FP (Ending Nov. 2021) Forecast
Operating Revenues	23,269	<b>24,437</b>	+5.0%	<b>25,408</b>
NOI	18,424	<b>19,479</b>	+5.7%	<b>20,178</b>
Operating Income	10,793	<b>11,384</b>	+5.5%	<b>11,802</b>
Ordinary Income	9,913	<b>10,377</b>	+4.7%	<b>10,836</b>
Extraordinary Income	180	<b>180</b>	-	<b>180</b>
Extraordinary Losses	130	<b>130</b>	-	-
Net Income	9,962	<b>10,426</b>	+4.6%	<b>11,015</b>
Total Amount of Distributions	11,651	<b>12,333</b>	+5.9%	<b>12,731</b>
Distribution (excl. SCD)	9,962	<b>10,425</b>	+4.7%	<b>11,016</b>
Surplus Cash Distributions (SCD)	1,689	<b>1,907</b>	+13.0%	<b>1,714</b>
Regular SCD	1,560	<b>1,660</b>	+6.4%	<b>1,714</b>
One-time SCD	128	<b>247</b>	+93.3%	-
JPY				
Distributions Per Unit (DPU) (JPY)	4,725	<b>4,777</b>	+1.1%	<b>4,931</b>
DPU (excl. SCD)	4,040	<b>4,038</b>	-0.0%	<b>4,267</b>
SCD Per Unit	685	<b>739</b>	+7.9%	<b>664</b>

- Anticipated average occupancy rates
  - 17th FP : 98.9%
  - 18th FP : 98.7%

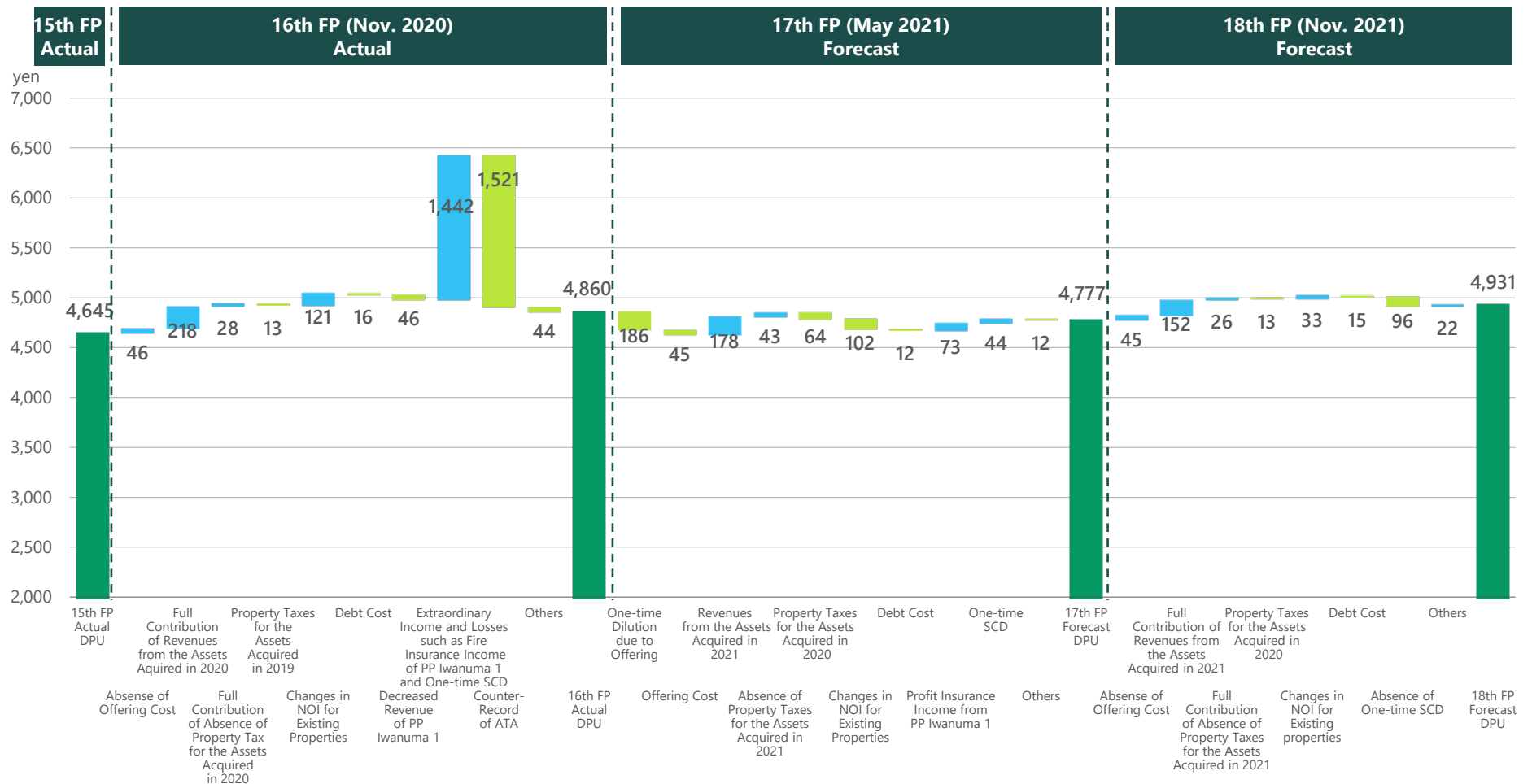
## 16th FP vs. 17th FP Variance Factors

- Revenues
  - Revenues from the 3 assets acquired during 17th FP (+)
  - Profit insurance income from PP Iwanuma 1 (+)
- Expenses
  - Property taxes to be incurred for the 3 assets acquired during 15th FP (-)
  - Offering cost (-)
- Distribution
  - Temporary dilution due to offering (-)
  - One-time SCD (+)

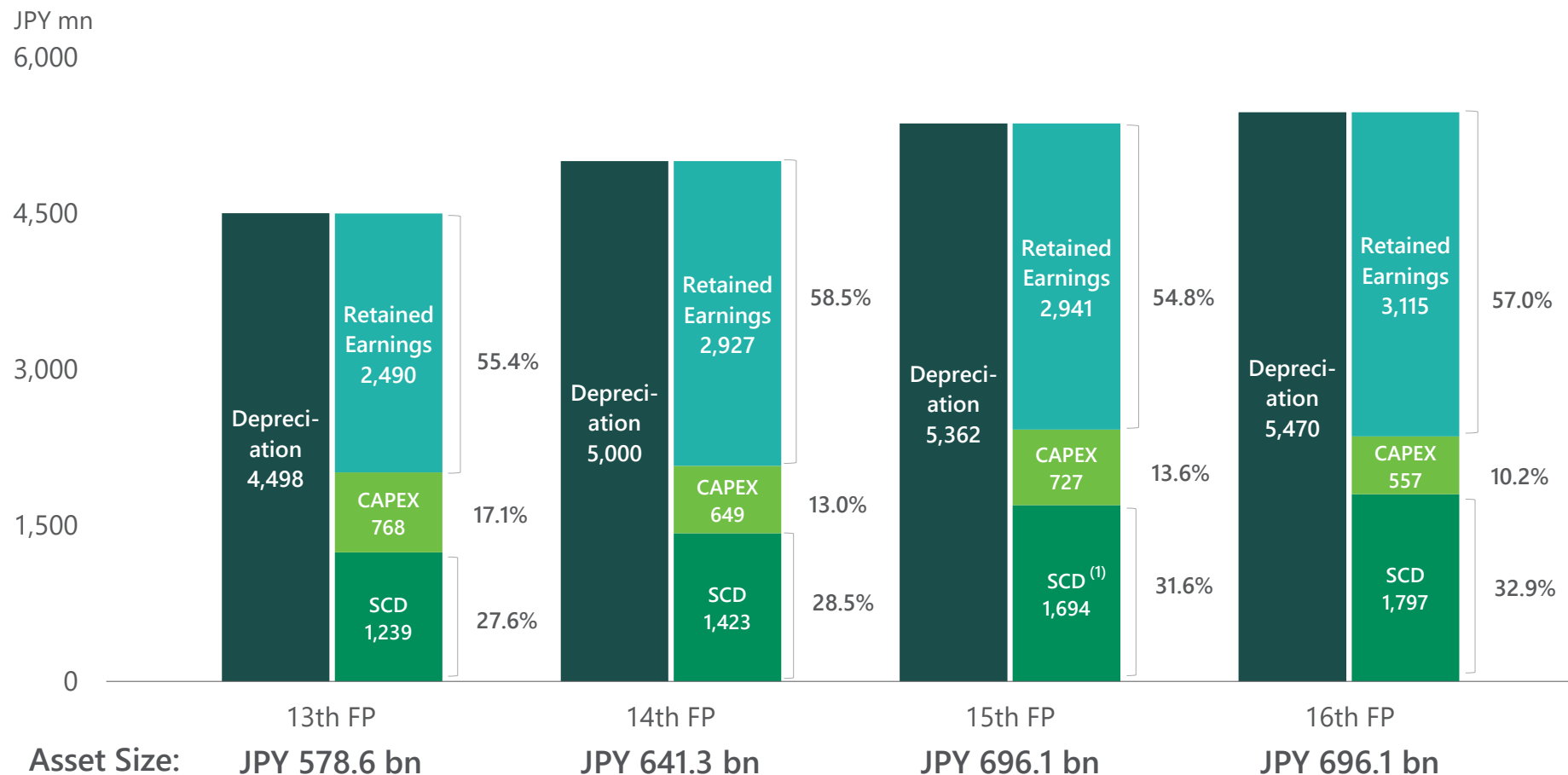
## 17th FP vs. 18th FP Variance Factors

- Revenues
  - Full contribution of revenues from the 3 assets acquired during 17th FP (+)
- Expenses
  - Absence of offering cost (+)
- Distribution
  - Absence of One-time SCD (-)

# DPU Variance Factors



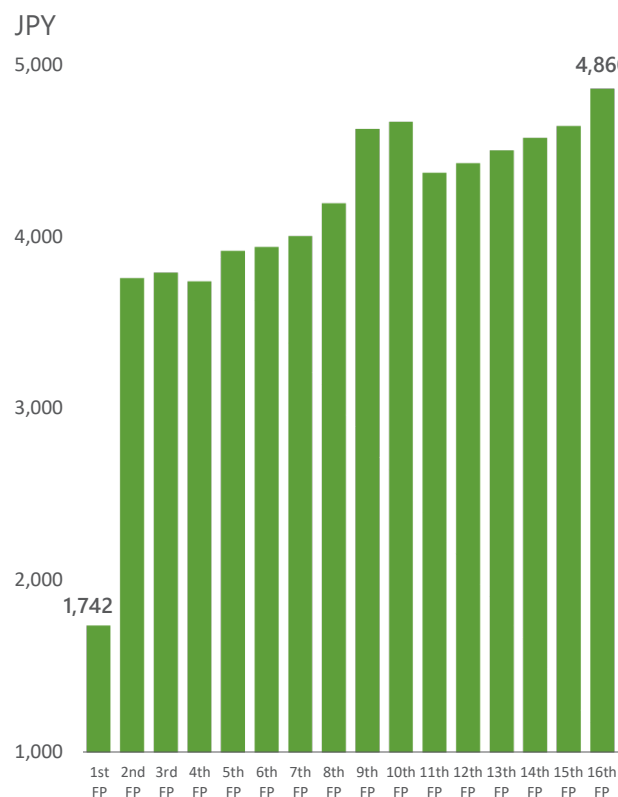
# Historical Uses of Surplus Cash



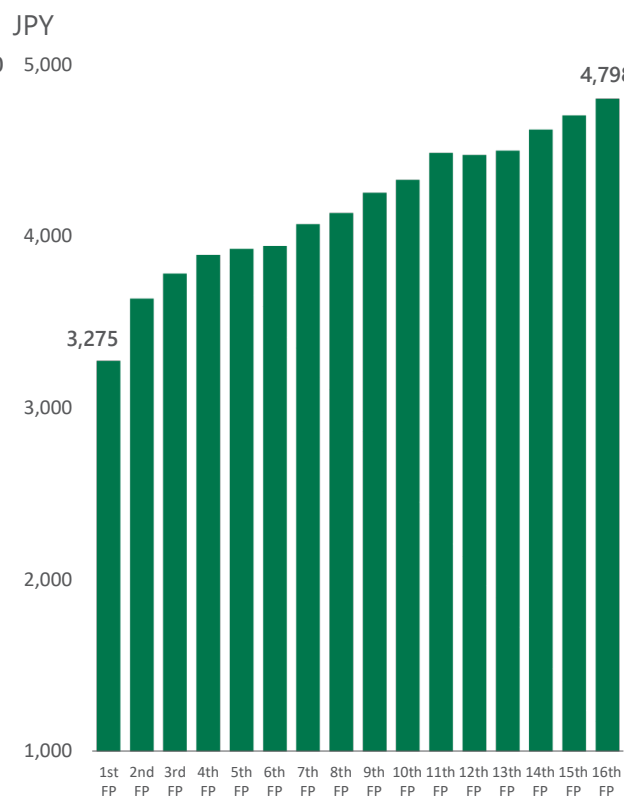
# Enhancement of Unit Holder Value Continues

- 16th FP actual DPU : JPY 4,860 (+2.1% vs. forecast, +4.6% over previous FP)
- Increase in DPU (stabilized) by 46.5% and NAV per unit by 110.3% since IPO

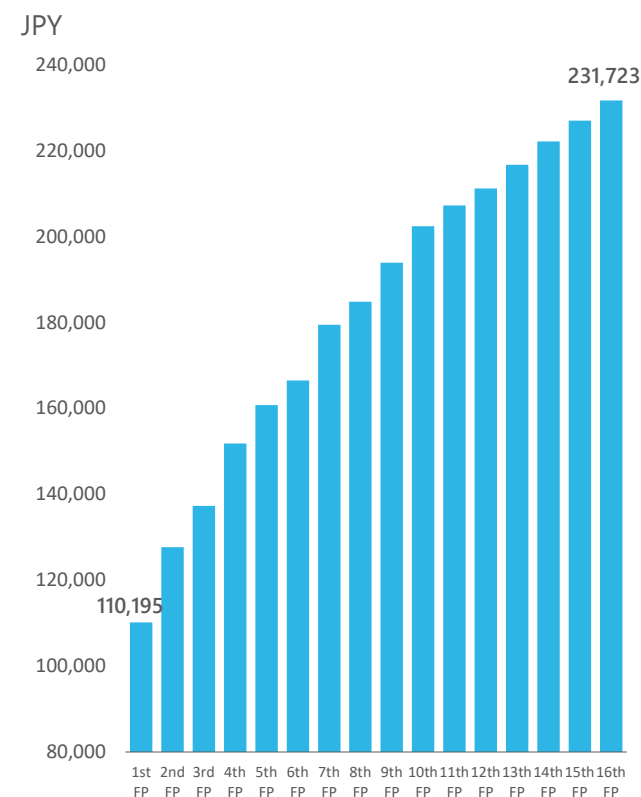
DPU (ACTUAL) <sup>(1)</sup>



DPU (STABILIZED) <sup>(1)(2)</sup>



NAV PER UNIT <sup>(1)</sup>



# Portfolio Composed of State-of-the-Art Facilities

**Class-A Logistics  
Facilities**  
**100.0%**

**Total  
Acquisition Price**  
JPY **758.3**bn

**Average  
Property Age**  
**7.5**years

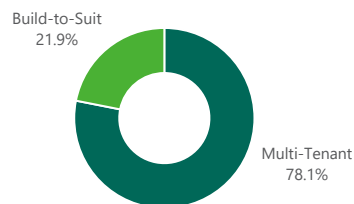
**Occupancy Rate**  
**99.2%**

**Average NOI Yield**  
**5.2%** <sup>(2)</sup>  
**5.3%** <sup>(3)</sup>

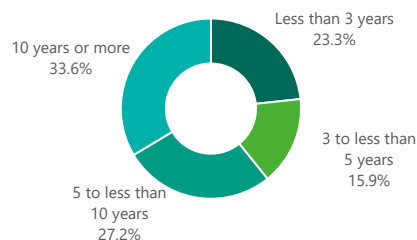
**Portfolio PML**  
**1.2%** <sup>(4)</sup>

## Portfolio Composition <sup>(5)</sup>

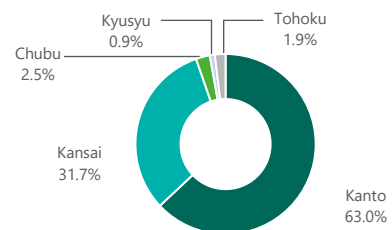
### Property Type



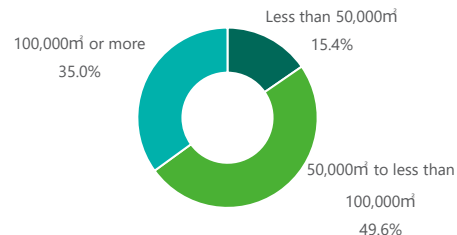
### Property Age



### Area



### Leasable Area



M-34 Prologis Park Chiba New Town



M-04 Prologis Park Osaka 2



B-05 Prologis Park Narashino 4



M-10 Prologis Park Zama 2



M-02 Prologis Park Zama 1



M-26 Prologis Park Ibaraki



M-09 Prologis Park Tokyo-Ohta



M-01 Prologis Park Ichikawa 1



M-03 Prologis Park Kawajima  
M-20 Prologis Park Kawajima 2

1. Calculated base on the 52 properties.

2. Appraisal NOI as of Nov. 30, 2020 divided by total acquisition price, excluding Prologis Park Iwanuma 1.

3. Annualized forecasted NOI excluding specific factors divided by total acquisition price, excluding Prologis Park Iwanuma 1.

4. Portfolio PML is calculated based on Portfolio Seismic Review Reports as of Dec. 7, 2020 for the aggregate of the 51 properties excluding Prologis Park Iwanuma 1. Same hereinafter.

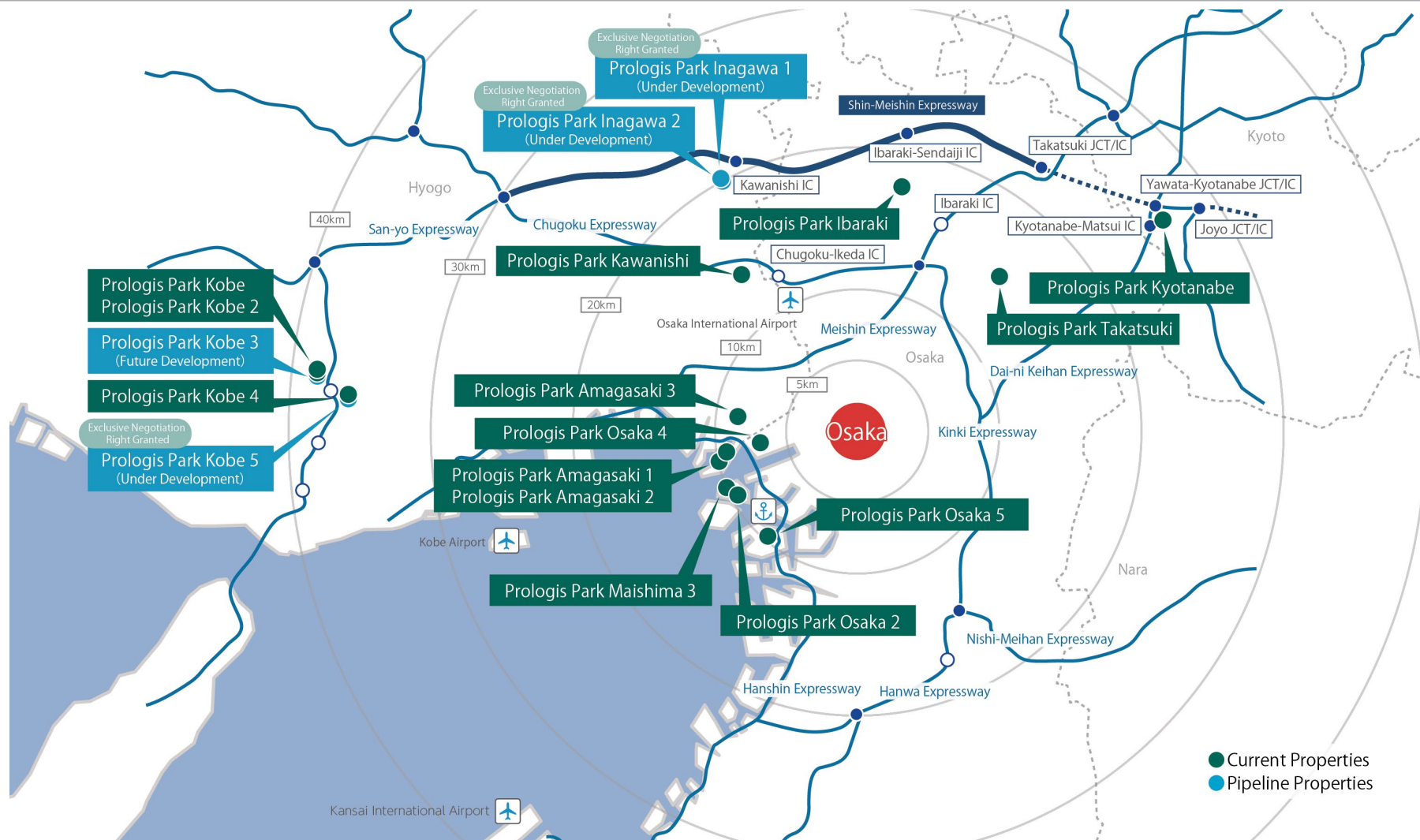
5. Calculated based on the acquisition price, excluding Prologis Park Iwanuma 1.

# NPR Portfolio and Pipeline Properties - Greater Tokyo Area



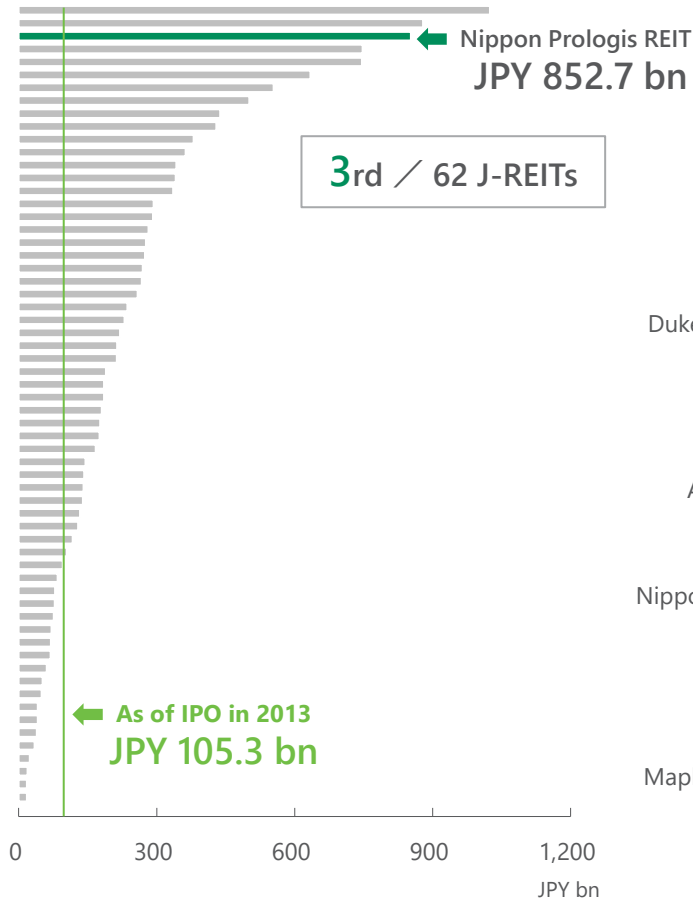


# NPR Portfolio and Pipeline Properties - Greater Osaka Area

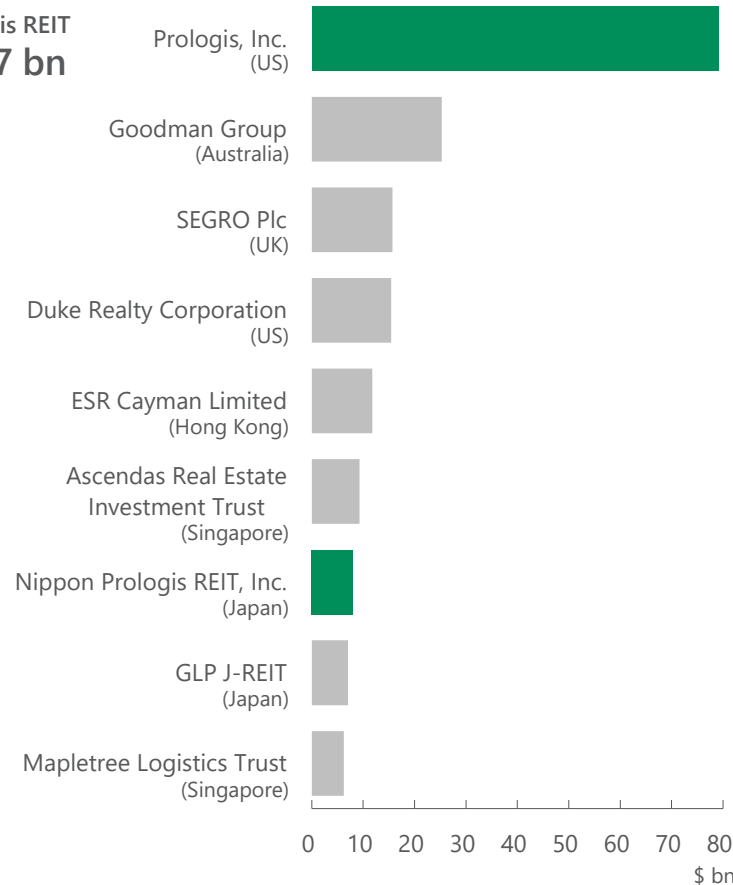


# Our Premier Global Position

## MARKET CAP OF J-REITS



## MARKET CAP AMONG GLOBAL PEERS<sup>(2)</sup>



## INCLUSION IN 14 MAJOR INDICES

- TSE REIT Index
- TSE REIT Core Index
- TSE REIT Logistics Focus Index
- Nikkei ESG-REIT Index
- MSCI Global Standard Indices
- MSCI Japan ESG Select Leaders Index
- FTSE EPRA / NAREIT Global Real Estate Index Series
- FTSE Global Equity Index Series
- Dow Jones Sustainability World Index **NEW** The only J-REIT
- Dow Jones Sustainability Asia/Pacific Index The only J-REIT
- S&P Global BMI Index
- S&P Global Property / REIT Index
- GPR / APREA Investable 100 Index
- GPR 250 Index

# Accelerate Commitment to ESG

## Global Real Estate Sustainability Benchmark (GRESB) Survey 2020



- Recognized as the Global Listed Industrial Sector Leader and the Asia Listed Industrial Sector Leader
- Awarded the prestigious "5 Stars" for six consecutive years

## Dow Jones Sustainability World Index

Member of

## Dow Jones Sustainability Indices

Powered by the S&P Global CSA

- The first and only J-REIT included in Dow Jones Sustainability World Index in 2020
- The only J-REIT included in Dow Jones Sustainability Asia/Pacific Index since 2015

## MSCI Japan ESG Select Leaders Index

## 2020 CONSTITUENT MSCI JAPAN ESG SELECT LEADERS INDEX

## CDP CLIMATE 2020



**CLIMATE**

- The first J-REIT selected as A List

## Percentage of Eligible Green Projects<sup>(1)</sup>



**97.9% of Post-Acquisition Portfolio**

- Top-class among J-REITs

# Our Facilities Built to the Highest Standards

## ENVIRONMENTAL STEWARDSHIP

- We continue to prevail our sustainability philosophy and ultimately contribute to the realization of low-carbon society
- We strive to reduce energy/water consumption and emission of green-house gas, which would contribute the prevention of global warming
- We will maximize the usage of renewable energy
- Prologis Group constructs logistics facilities that are highly friendly to environment and local community

**Number of properties with  
Solar Power Facilities<sup>(1)</sup>**  
**30**

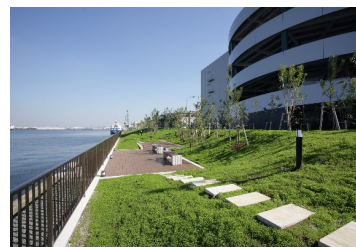
**Solar Energy Installations<sup>(1)</sup>**  
**42.5**MW

**Operating portfolio with  
efficient LED lighting<sup>(2)</sup>**  
**59%**

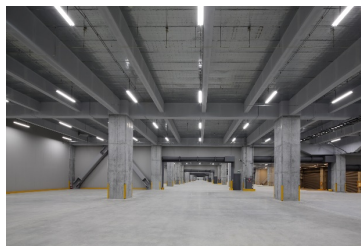
## ENVIRONMENTAL FRIENDLY FACILITY DEVELOPMENTS



- Installation of large-scale solar panel on rooftops as an initiative for renewable energy



- Greening efforts for roof tops and exterior walls



- Installation of LED lighting facilities allows to reduce environmental impact through electricity usage and GHG emission



- Installation of highly functional heat insulation materials on rooftops and facades of our facilities

# Prologis Group Fully Committed to Social Wellness

## SOCIAL RESPONSIBILITIES

- Our commitment to social responsibility extends to all our stakeholders, including employees, customers, communities, suppliers and investors
- We strive to be a good neighbor and to strengthen the communities where we work and live
- Our employees demonstrate their personal commitment by putting time and resources into welfare organizations that promote education and environmental and social well-being

## COMMITMENT TO CUSTOMERS



- Introducing an earthquake early warning system
- Installing satellite telephones in a control center

## OUR SOCIAL ACTIVITIES IN JAPAN



Prologis Academy (developing talent in supply chain management and logistics)



Prologis staff volunteering for education of children

## IMPROVEMENT OF WORKING ENVIRONMENT



- Construction of an annex as break room and outside wall renewal at Prologis Park Tokyo-Ohta



Educational field trip for elementary school students (Prologis Park Narita 3)



Chair course at Waseda University hosted by Prologis

# Sound Governance Structure Promotes Our Investor Value

## ALIGNMENT OF INTERESTS BETWEEN UNIT HOLDERS AND SPONSOR PROLOGIS

### SAME BOAT INVESTMENT BY PROLOGIS GROUP

- Prologis Group maintains **15%** ownership of our outstanding units since our IPO to date

### PERFORMANCE-BASED ASSET MANAGEMENT FEES

- Asset management fees payable to Prologis REIT Management K.K. are fully linked with our financial performance; the amount of cash flows/earnings being generated by our portfolio
- Structure of asset management fees

#### Type 1 Management Fee

NOI X 7.5%

+

#### Type 2 Management Fee

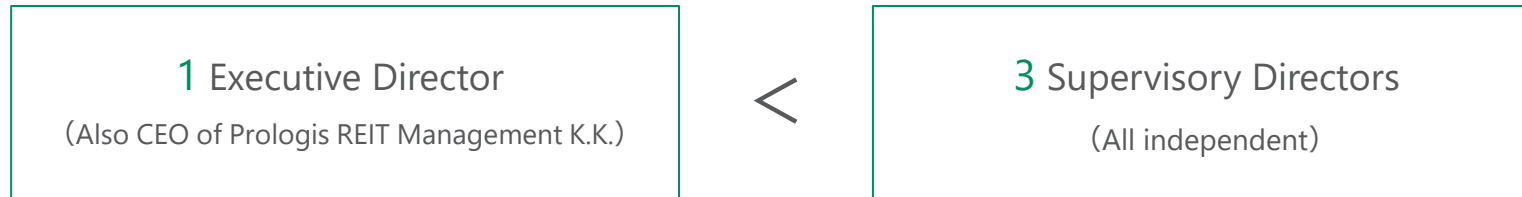
Net Income X 6%



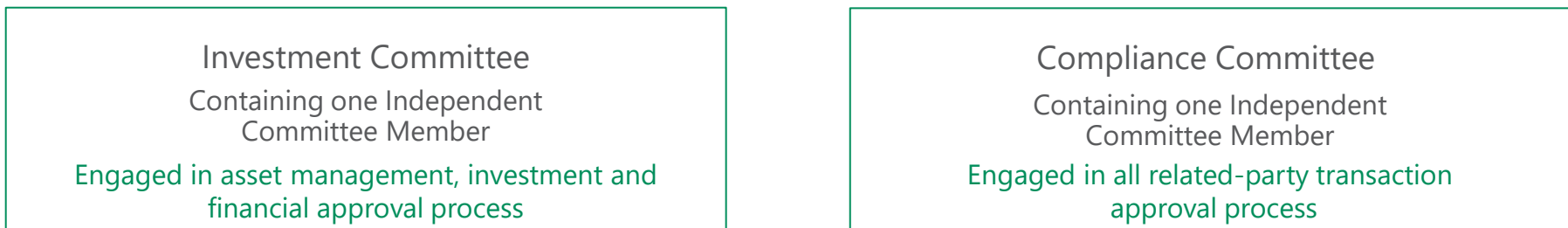
# Sound Governance Structure Promotes Our Investor Value (continued)

## NPR'S INDEPENDENT APPROVAL PROCESS

### STRUCTURE OF NPR'S BOARD



### ALL GOVERNANCE SUBJECT TO APPROVALS BY INDEPENDENT COMMITTEE MEMBERS



# Fiscal Period Ended Nov. 30, 2020 –Balance Sheet

Assets (JPY, thousands)	15th FP (As of May 31, 2020)	16th FP (As of Nov. 30, 2020)	Liabilities (JPY, thousands)	15th FP (As of May 31, 2020)	16th FP (As of Nov. 30, 2020)
<b>I Current assets</b>			<b>I Current liabilities</b>		
Cash and deposits	20,770,795	29,106,808	Operating accounts payable	1,579,367	2,176,682
Cash and deposits in trust	5,352,128	5,544,592	Short-term loans payable	3,800,000	-
Operating accounts receivable	1,395,218	1,373,638	Current portion of Investment corporation bonds payable	-	2,000,000
Prepaid expenses	525,030	412,066	Current portion of long-term loans payable	21,300,000	21,300,000
Consumption taxes receivable	2,224,753	-	Accounts payable	376,605	424,879
Other current assets	147	199,250	Accrued expenses	2,269,076	2,371,161
Total current assets	30,268,073	36,636,356	Accrued consumption taxes	-	1,766,247
<b>II Fixed assets</b>			Income taxes payable	1,461	605
Property and equipment			Advances received	4,034,927	4,102,911
Buildings, net	6,246,113	6,179,367	Other current liabilities	512,158	410,982
Structures, net	113,556	104,270	Total current liabilities	33,873,597	34,553,470
Tools, furniture and fixtures, net	1,885	1,690	<b>II Non-current liabilities</b>		
Land	3,834,204	3,834,204	Investment corporation bonds payable	26,000,000	24,000,000
Buildings in trust, net	378,302,868	373,730,426	Long-term loans payable	212,900,000	212,900,000
Structures in trust, net	8,373,493	8,087,618	Tenant leasehold and security deposits	247,773	247,773
Machinery and equipment in trust, net	16,786	17,541	Tenant leasehold and security deposits in trust	16,861,869	16,968,824
Tools, furniture and fixtures in trust, net	640,309	654,315	Other non-current liabilities	7,349	5,042
Land in trust	262,116,051	262,116,051	Total non-current liabilities	256,016,991	254,121,640
Total property and equipment	659,645,268	654,725,485	<b>Total liabilities</b>	<b>289,890,589</b>	<b>288,675,111</b>
Intangible assets			Net assets (JPY, thousands)		
Other intangible assets in trust	198,161	204,572	<b>I Unit holders' equity</b>		
Total intangible assets	198,161	204,572	Unit holders' capital		
Investments and other assets			Unit holders' capital, gross	407,485,839	407,485,839
Long-term prepaid expenses	1,495,382	1,315,410	Allowance for temporary difference adjustments	-	△3,750,557
Deferred tax assets	45	-	Other deduction from unitholders' capital	△11,635,158	△13,329,197
Security deposit	10,000	10,000	Unit holders' capital	395,850,681	390,406,084
Other	400	400	Surplus		
Total investments and other assets	1,505,828	1,325,810	Unappropriated retained earnings (undisposed loss)	6,010,640	13,938,410
Total fixed assets	661,349,257	656,255,868	Total surplus	6,010,640	13,938,410
<b>III Deferred assets</b>			Total unit holders' equity	401,861,322	404,344,494
Total deferred assets	134,580	127,381	Total net assets	401,861,322	404,344,494
<b>Total assets</b>	<b>691,751,911</b>	<b>693,019,606</b>	<b>Total liabilities and net assets</b>	<b>691,751,911</b>	<b>693,019,606</b>

# Fiscal Period Ended Nov. 30, 2020 –Income Statement

JPY, thousands	15th FP	16th FP		15th FP	16th FP
Operating revenues			Extraordinary income		
Operating rental revenues	21,249,172	21,983,222	Insurance income	269,914	4,130,890
Other rental revenues	1,406,223	1,627,602	Compensation income	-	174,629
Total operating revenues	22,655,396	23,610,825	Total extraordinary income	269,914	4,305,520
Operating expenses			Extraordinary losses		
Expenses related to property rental business	9,930,938	10,147,037	Loss on Typhoon	242,458	100,132
Asset management fee	1,979,659	2,076,470	Loss on Fire	3,752,395	696,202
Asset custody fee	47,686	48,782	Total extraordinary losses	3,994,853	796,334
Directors' compensation	7,200	7,200	<b>Income before income taxes</b>	<b>6,010,057</b>	<b>13,937,696</b>
Audit fee	15,000	15,000	Incomes taxes – current	1,477	605
Other operating expenses	57,644	76,030	Incomes taxes – deferred	△38	45
Total operating expenses	12,038,128	12,370,520	Total income taxes	1,439	650
<b>Operating income</b>	<b>10,617,267</b>	<b>11,240,305</b>	<b>Net Income</b>	<b>6,008,618</b>	<b>13,937,045</b>
Non-operating income			<b>Retained earnings brought forward</b>	2,022	1,364
Interest income	107	113	<b>Unappropriated retained earnings (undisposed loss)</b>	<b>6,010,640</b>	<b>13,938,410</b>
Reversal of distributions payable	555	433			
Gain on real estate tax settlement	-	595			
Interest on refund of consumption taxes	1,204	3,705			
Refund of real estate taxes and other	-	13,219			
Gain on donation of fixed assets	18,380	-			
Total non-operating income	20,247	18,067			
Non-operating expenses					
Interest expenses	507,822	507,800			
Interest expenses on investment corporation bonds	59,813	95,907			
Amortization of investment corporation bond issuance costs	6,082	7,199			
Borrowing related expenses	218,867	218,918			
Investment unit issuance expenses	31,393	-			
Offering costs associated with the issuance of investment units	78,507	-			
Others	32	34			
Total non-operating expenses	902,519	829,861			
<b>Ordinary income</b>	<b>9,734,996</b>	<b>10,428,511</b>			

# Portfolio Summary (Post-Acquisition) (1/2)

No.	Property Name	Location	Acquisition Price (JPY mn)	Appraisal Value (JPY mn)	Leasable Area (m <sup>2</sup> )	Share	Age (years)	Appraisal NOI Yield (%) <sup>(2)</sup>	Actual NOI Yield (%) <sup>(3)</sup>	Occupancy Rate	PML
M-01	Prologis Park Ichikawa 1	Ichikawa, Chiba	33,900	46,200	125,026	4.5%	12.1	5.5%	5.5%	100.0%	0.6%
M-02	Prologis Park Zama 1	Zama, Kanagawa	27,900	34,500	113,471	3.7%	11.6	5.4%	5.8%	99.8%	0.8%
M-03	Prologis Park Kawajima	Hiki, Saitama	25,600	33,500	144,897	3.4%	9.5	6.1%	6.5%	99.9%	7.5%
M-04	Prologis Park Osaka 2	Osaka, Osaka	25,000	34,400	130,553	3.3%	13.6	5.8%	6.0%	99.2%	0.8%
M-05	Prologis Park Maishima 3	Osaka, Osaka	13,500	16,500	74,874	1.8%	12.8	5.5%	5.5%	98.2%	8.9%
M-06	Prologis Park Kasugai	Kasugai, Aichi	12,500	19,200	91,455	1.6%	12.9	7.0%	6.9%	98.1%	3.9%
M-07	Prologis Park Kitanagoya	Kitanagoya, Aichi	6,500	9,600	42,751	0.9%	11.5	6.6%	6.6%	100.0%	7.7%
B-02	Prologis Park Takatsuki	Takatsuki, Osaka	4,410	5,340	19,898	0.6%	8.9	5.5%	5.8%	100.0%	5.3%
B-03	Prologis Park Tosu 2	Tosu, Saga	3,030	3,950	21,778	0.4%	8.4	6.4%	6.1%	100.0%	0.5%
B-04	Prologis Park Tosu 4	Tosu, Saga	3,810	5,000	28,765	0.5%	8.9	6.5%	5.8%	100.0%	0.6%
M-09	Prologis Park Tokyo-Ohta	Ota, Tokyo	29,500	41,100	73,023	3.9%	15.2	5.2%	5.0%	99.7%	3.6%
M-10	Prologis Park Zama 2	Zama, Kanagawa	21,900	29,700	95,121	2.9%	8.4	5.7%	5.9%	100.0%	0.8%
M-11	Prologis Park Funabashi 5	Funabashi, Chiba	11,000	14,500	56,556	1.5%	16.0	5.6%	6.1%	100.0%	4.3%
	Annex										4.0%
M-12	Prologis Park Narita 1-A&B	Narita, Chiba	8,420	11,000	62,058	1.1%	15.8	6.5%	6.8%	97.6%	3.9%
M-13	Prologis Park Narita 1-C	Narita, Chiba	4,810	6,140	32,230	0.6%	13.6	6.4%	6.8%	100.0%	3.9%
M-14	Prologis Park Amagasaki 1	Amagasaki, Hyogo	17,600	21,700	91,446	2.3%	15.3	5.5%	5.1%	100.0%	4.6%
M-15	Prologis Park Amagasaki 2	Amagasaki, Hyogo	19,200	22,900	91,399	2.5%	13.7	5.3%	5.4%	99.9%	4.4%
B-05	Prologis Park Narashino 4	Narashino, Chiba	20,000	26,400	91,529	2.6%	7.4	5.3%	5.4%	100.0%	1.1%
M-16	Prologis Park Tokyo-Shinkiba	Koto, Tokyo	13,600	19,500	31,022	1.8%	13.5	5.2%	5.5%	97.6%	5.9%
M-17	Prologis Park Yokohama-Tsurumi	Yokohama, Kanagawa	13,800	18,400	63,973	1.8%	12.6	5.5%	5.8%	99.8%	1.1%
M-18	Prologis Park Osaka 4	Osaka, Osaka	21,000	26,900	106,135	2.8%	8.6	5.5%	5.2%	97.3%	2.7%
M-20	Prologis Park Kawajima 2	Hiki, Saitama	8,180	9,580	42,005	1.1%	6.8	5.4%	5.9%	100.0%	9.0%
B-06	Prologis Park Ebina	Ebina, Kanagawa	8,250	11,000	32,500	1.1%	10.7	5.3%	5.7%	100.0%	6.0%
B-07	Prologis Park Kawanishi	Kawanishi, Hyogo	13,600	14,800	75,493	1.8%	7.1	4.9%	5.9%	100.0%	3.7%
B-08	Prologis Park Amagasaki 3	Amagasaki, Hyogo	9,090	10,800	39,527	1.2%	7.2	5.1%	5.1%	100.0%	4.4%
B-09	Prologis Park Kobe	Kobe, Hyogo	6,410	7,330	32,511	0.8%	7.0	5.6%	5.6%	100.0%	0.4%

# Portfolio Summary (Post-Acquisition) (2/2)

No.	Property Name	Location	Acquisition Price (JPY mn)	Appraisal Value (JPY mn)	Leasable Area (m <sup>2</sup> )	Share	Age (years)	Appraisal NOI Yield (%) <sup>(2)</sup>	Actual NOI Yield (%) <sup>(3)</sup>	Occupancy Rate	PML
M-21	Prologis Park Kitamoto	Kitamoto, Saitama	12,600	14,800	69,432	1.7%	6.7	5.4%	5.6%	100.0%	3.6%
M-22	Prologis Park Joso	Joso, Ibaraki	7,120	7,640	37,165	0.9%	6.1	5.0%	5.3%	100.0%	4.5%
M-23	Prologis Park Osaka 5	Osaka, Osaka	17,600	19,300	78,087	2.3%	5.9	4.8%	4.9%	100.0%	3.5%
B-10	Prologis Park Sendai Izumi	Sendai, Miyagi	4,820	5,480	26,353	0.6%	5.2	5.7%	5.8%	100.0%	1.4%
M-24	Prologis Park Narita 3	Sambu, Chiba	9,240	11,100	52,982	1.2%	12.5	5.8%	5.8%	99.2%	0.3%
B-11	Prologis Park Koga 1	Koga, Ibaraki	7,680	8,460	34,158	1.0%	4.1	5.3%	5.3%	100.0%	0.3%
B-12	Prologis Park Kobe 2	Kobe, Hyogo	13,700	14,700	62,468	1.8%	4.1	5.1%	5.2%	100.0%	0.3%
M-25	Prologis Park Narashino 5	Narashino, Chiba	13,600	15,000	58,159	1.8%	4.7	4.5%	4.9%	100.0%	4.6%
M-26	Prologis Park Ibaraki	Ibaraki, Osaka	38,300	42,400	154,182	5.1%	4.2	4.7%	4.8%	100.0%	2.1%
B-13	Prologis Park Koga 2	Koga, Ibaraki	3,930	4,100	19,699	0.5%	3.6	5.0%	5.0%	100.0%	3.5%
M-27	Prologis Park Ichikawa 3	Ichikawa, Chiba	17,000	18,400	50,714	2.2%	3.0	4.3%	4.3%	100.0%	3.4%
M-28	Prologis Park Narita 1-D	Narita, Chiba	5,260	5,430	27,960	0.7%	5.9	5.0%	5.3%	100.0%	3.5%
M-29	Prologis Park Yoshimi	Hiki, Saitama	21,300	22,000	98,076	2.8%	5.0	4.8%	4.9%	100.0%	3.1%
B-14	Prologis Park Koga 3	Koga, Ibaraki	5,440	5,660	29,196	0.7%	2.4	5.1%	4.9%	100.0%	4.6%
B-15	Prologis Park Tsukuba 1-A	Tsukuba, Ibaraki	12,900	13,200	65,168	1.7%	2.2	4.9%	5.0%	100.0%	2.1%
M-30	Prologis Park Higashimatsuyama	Higashimatsuyama, Saitama	12,600	13,100	60,540	1.7%	2.9	4.9%	4.9%	100.0%	3.0%
M-31	Prologis Park Kyotanabe	Kyotanabe, Kyoto	35,800	37,800	135,024	4.7%	2.1	4.5%	5.0%	100.0%	3.2%
B-16	Prologis Park Sendai Izumi 2	Sendai, Miyagi	9,250	9,410	36,542	1.2%	2.2	5.1%	5.1%	100.0%	1.0%
B-17	Prologis Park Kobe 4	Kobe, Hyogo	5,020	5,160	24,154	0.7%	1.5	4.9%	4.9%	100.0%	1.5%
M-32	Prologis Park Chiba 1	Chiba, Chiba	31,000	32,300	127,045	4.1%	1.2	4.5%	4.6%	100.0%	2.3%
M-33	Prologis Park MFLP Kawagoe <sup>(4)</sup>	Kawagoe, Saitama	14,800	15,600	56,723	2.0%	2.1	4.5%	4.8%	100.0%	3.1%
B-18	Prologis Park Tsukuba 1-B	Tsukuba, Ibaraki	13,500	13,700	65,570	1.8%	1.3	4.8%	5.0%	100.0%	2.8%
<b>Total / Average (48 properties)</b>			<b>694,970</b>	<b>834,680</b>	<b>3,179,414</b>	<b>91.6%</b>	<b>8.0</b>	<b>5.2%</b>	<b>5.4%</b>	<b>99.7%</b>	<b>1.2%</b>
M-34	Prologis Park New Town	Inzai, Chiba	26,300	26,300	106,934	3.5%	4.6	4.5%	-	84.9%	3.9%
M-35	Prologis Park Chiba 2	Chiba, Chiba	15,000	15,000	58,117	2.0%	0.0	4.4%	-	100.0%	2.6%
B-19	Prologis Park Tsukuba 2	Tsukuba, Ibaraki	20,900	20,900	98,824	2.8%	0.3	4.7%	-	100.0%	1.8%
<b>Total / Average (3 properties)</b>			<b>62,200</b>	<b>62,200</b>	<b>263,876</b>	<b>8.2%</b>	<b>2.1</b>	<b>4.5%</b>	<b>-</b>	<b>93.9%</b>	<b>-</b>
M-19	Prologis Park Iwanuma 1 <sup>(5)</sup>	Iwanuma, Miyagi	1,179	1,240	-	0.2%	-	-	-	-	-
<b>Total / Average (52 properties)</b>			<b>758,349</b>	<b>898,120</b>	<b>3,443,290</b>	<b>100.0%</b>	<b>7.5</b>	<b>5.2%</b>	<b>-</b>	<b>99.2%</b>	<b>1.2%</b>

1. As of Nov. 30, 2020.

2. Appraisal NOI divided by total acquisition price. Average appraisal NOI yield is a weighted average based on acquisition prices.

3. Actual NOI yield is calculated based on the annualized actual net operating income excluding specific factors. Average actual NOI yield is a weighted average based on acquisition prices.

4. For Prologis Park MFLP Kawagoe, the figures of Leasable area is shown based on our 50% co-ownership.

5. For Prologis Park Iwanuma 1, only the land of the property is included in the calculation.

# Summary of Appraisals (Post-Acquisition) (1/2)

No.	Property Name	Acquisition Price (JPY mn)	Appraisal Value (JPY mn)	Change from 15th FP	16th FP		Book Value (JPY mn)	Unrealized Gain (JPY mn)	15th FP	
					Direct Cap Rate	Change from 15th FP			Appraisal Value (JPY mn)	Direct Cap Rate
M-01	Prologis Park Ichikawa 1	33,900	46,200	1,100	3.9	0.0	31,497	14,702	45,100	3.9
M-02	Prologis Park Zama 1	27,900	34,500	100	4.2	0.0	25,252	9,247	34,400	4.2
M-03	Prologis Park Kawajima	25,600	33,500	100	4.5	0.0	22,425	11,074	33,400	4.5
M-04	Prologis Park Osaka 2	25,000	34,400	600	4.2	-0.1	22,296	12,103	33,800	4.3
M-05	Prologis Park Maishima 3	13,500	16,500	300	4.3	-0.1	11,936	4,563	16,200	4.4
M-06	Prologis Park Kasugai	12,500	19,200	300	4.4	-0.1	10,966	8,233	18,900	4.5
M-07	Prologis Park Kitanagoya	6,500	9,600	180	4.2	-0.1	5,737	3,862	9,420	4.3
B-02	Prologis Park Takatsuki	4,410	5,340	-10	4.5	0.0	4,062	1,277	5,350	4.5
B-03	Prologis Park Tosu 2	3,030	3,950	30	4.6	0.0	2,659	1,290	3,920	4.6
B-04	Prologis Park Tosu 4	3,810	5,000	70	4.6	0.0	3,397	1,602	4,930	4.6
M-09	Prologis Park Tokyo-Ohta	29,500	41,100	800	3.6	0.0	28,587	12,512	40,300	3.6
M-10	Prologis Park Zama 2	21,900	29,700	300	4.1	0.0	19,956	9,743	29,400	4.1
M-11	Prologis Park Funabashi 5 Annex	11,000	14,500	0	4.0	0.0	10,441	4,058	14,500	4.0
M-12	Prologis Park Narita 1-A&B	8,420	11,000	500	4.8	-0.1	7,754	3,245	10,500	4.9
M-13	Prologis Park Narita 1-C	4,810	6,140	140	4.8	-0.1	4,468	1,671	6,000	4.9
M-14	Prologis Park Amagasaki 1	17,600	21,700	500	4.4	-0.1	16,399	5,300	21,200	4.5
M-15	Prologis Park Amagasaki 2	19,200	22,900	600	4.4	-0.1	17,946	4,953	22,300	4.5
B-05	Prologis Park Narashino 4	20,000	26,400	-100	3.9	0.0	18,116	8,283	26,500	3.9
M-16	Prologis Park Tokyo-Shinkiba	13,600	19,500	600	3.6	0.0	13,240	6,259	18,900	3.6
M-17	Prologis Park Yokohama-Tsurumi	13,800	18,400	-100	4.0	0.0	12,555	5,844	18,500	4.0
M-18	Prologis Park Osaka 4	21,000	26,900	300	4.2	-0.1	18,996	7,903	26,600	4.3
M-20	Prologis Park Kawajima 2	8,180	9,580	60	4.5	0.0	7,442	2,137	9,520	4.5
B-06	Prologis Park Ebina	8,250	11,000	0	4.0	0.0	7,992	3,007	11,000	4.0
B-07	Prologis Park Kawanishi	13,600	14,800	-100	4.4	0.0	12,636	2,163	14,900	4.4
B-08	Prologis Park Amagasaki 3	9,090	10,800	200	4.2	-0.1	8,485	2,314	10,600	4.3
B-09	Prologis Park Kobe	6,410	7,330	150	4.7	-0.1	5,835	1,494	7,180	4.8



# Summary of Appraisals (Post-Acquisition) (2/2)

No.	Property Name	Acquisition Price (JPY mn)	Appraisal Value (JPY mn)	16th FP		15th FP		Book Value (JPY mn)	Unrealized Gain (JPY mn)	Appraisal Value (JPY mn)	Direct Cap Rate
				Change from 15th FP	Direct Cap Rate	Change from 15th FP					
M-21	Prologis Park Kitamoto	12,600	14,800	600	4.6	-0.1		11,877	2,922	14,200	4.7
M-22	Prologis Park Joso	7,120	7,640	10	4.6	0.0		6,604	1,035	7,630	4.6
M-23	Prologis Park Osaka 5	17,600	19,300	0	4.3	0.0		16,572	2,727	19,300	4.3
B-10	Prologis Park Sendai Izumi	4,820	5,480	110	4.9	-0.1		4,367	1,112	5,370	5.0
M-24	Prologis Park Narita 3	9,240	11,100	400	4.6	-0.1		8,797	2,302	10,700	4.7
B-11	Prologis Park Koga 1	7,680	8,460	170	4.7	-0.1		7,163	1,296	8,290	4.8
B-12	Prologis Park Kobe 2	13,700	14,700	300	4.7	-0.1		12,877	1,822	14,400	4.8
M-25	Prologis Park Narashino 5	13,600	15,000	-100	4.0	0.0		12,979	2,020	15,100	4.0
M-26	Prologis Park Ibaraki	38,300	42,400	0	4.1	0.0		36,936	5,463	42,400	4.1
B-13	Prologis Park Koga 2	3,930	4,100	80	4.7	-0.1		3,700	399	4,020	4.8
M-27	Prologis Park Ichikawa 3	17,000	18,400	400	3.8	0.0		16,528	1,871	18,000	3.8
M-28	Prologis Park Narita 1-D	5,260	5,430	80	4.8	-0.1		5,120	309	5,350	4.9
M-29	Prologis Park Yoshimi	21,300	22,000	0	4.5	0.0		20,526	1,473	22,000	4.5
B-14	Prologis Park Koga 3	5,440	5,660	120	4.7	-0.1		5,229	430	5,540	4.8
B-15	Prologis Park Tsukuba 1-A	12,900	13,200	0	4.6	0.0		12,381	818	13,200	4.6
M-30	Prologis Park Higashimatsuyama	12,600	13,100	200	4.5	0.0		12,357	742	12,900	4.5
M-31	Prologis Park Kyotanabe	35,800	37,800	1,000	4.2	-0.1		35,368	2,431	36,800	4.3
B-16	Prologis Park Sendai Izumi 2	9,250	9,410	180	4.9	-0.1		9,084	325	9,230	5.0
B-17	Prologis Park Kobe 4	5,020	5,160	110	4.7	-0.1		4,964	195	5,050	4.8
M-32	Prologis Park Chiba 1	31,000	32,300	900	4.2	-0.1		30,990	1,309	31,400	4.3
M-33	Prologis Park MFLP Kawagoe	14,800	15,600	750	4.2	-0.1		14,809	790	14,850	4.3
B-18	Prologis Park Tsukuba 1-B	13,500	13,700	200	4.6	0.0		13,415	284	13,500	4.6
<b>Total (48 properties)</b>		<b>694,970</b>	<b>834,680</b>	<b>12,130</b>	-	-		<b>653,743</b>	<b>180,936</b>	<b>822,550</b>	-
M-34	Prologis Park Chiba New Town	26,300	26,300	-	4.3	-		-	-	-	-
M-35	Prologis Park Chiba 2	15,000	15,000	-	4.3	-		-	-	-	-
B-19	Prologis Park Tsukuba 2	20,900	20,900	-	4.6	-		-	-	-	-
<b>New Properties (3 properties)</b>		<b>62,200</b>	<b>62,200</b>	-	-	-		-	-	-	-
M-19	Prologis Park Iwanuma 1	1,179	1,240	0	-	-		1,186	53	1,240	-
<b>Total (52 properties) <sup>(1)</sup></b>		<b>758,349</b>	<b>898,120</b>	-	-	-		<b>654,930</b>	<b>180,989</b>	<b>823,790</b>	-

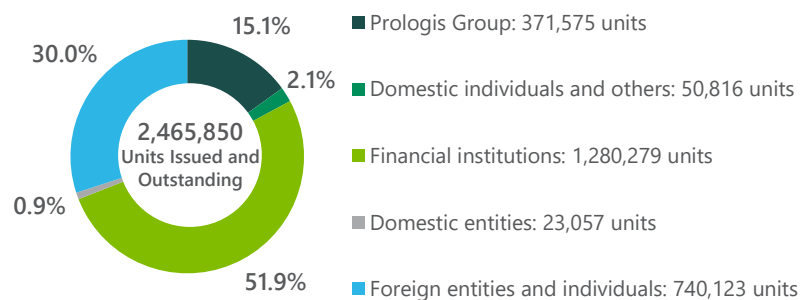
# Summary of Interest Bearing Debt

	Lenders	Amount (JPY mn)	Interest Rate	Borrowing Date	Maturity Date <sup>(3)</sup>	Collateral
Long-term Borrowings	Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd.	14,000	0.5749% <sup>(2)</sup>	Mar. 30, 2015	Mar. 31, 2022	Unsecured and non- guaranteed
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	7,300	0.0757% <sup>(2)</sup>	Feb. 15, 2016	Feb. 15, 2021	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	6,000	0.1726% <sup>(2)</sup>	Feb. 15, 2016	Feb. 15, 2022	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	10,000	0.39% <sup>(2)</sup>	Feb. 15, 2016	Feb. 15, 2024	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	7,600	0.4129% <sup>(2)</sup>	Mar. 15, 2016	Mar. 15, 2023	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	4,000	0.528% <sup>(2)</sup>	Dec. 20, 2016	Dec. 20, 2024	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	9,400	0.7167% <sup>(2)</sup>	Dec. 20, 2016	Dec. 18, 2026	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	14,000	0.2236% <sup>(2)</sup>	Apr. 28, 2017	Apr. 28, 2021	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	10,000	0.262% <sup>(2)</sup>	Apr. 28, 2017	Apr. 28, 2022	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	20,000	0.3125% <sup>(2)</sup>	Apr. 28, 2017	Apr. 28, 2023	
	Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd.	6,000	0.3725% <sup>(2)</sup>	Apr. 28, 2017	Apr. 30, 2024	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	23,300	0.4369% <sup>(2)</sup>	Apr. 28, 2017	Apr. 28, 2025	
	Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Development Bank of Japan	13,900	0.524% <sup>(2)</sup>	Apr. 28, 2017	Apr. 28, 2026	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	23,300	0.6327% <sup>(2)</sup>	Apr. 28, 2017	Apr. 28, 2027	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	11,800	0.6198% <sup>(2)</sup>	Mar. 13, 2018	Mar. 13, 2028	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	5,000	0.4483% <sup>(2)</sup>	Oct. 1, 2018	Oct. 1, 2024	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	6,400	0.5138% <sup>(2)</sup>	Dec. 3, 2018	Nov. 30, 2026	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	6,600	0.3652% <sup>(2)</sup>	Jun. 19, 2019	Jun. 19, 2028	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	12,000	0.4300% <sup>(2)</sup>	Jun. 19, 2019	Jun. 19, 2029	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	5,000	0.1877% <sup>(2)</sup>	Oct. 1, 2019	Oct. 1, 2025	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	6,500	0.4970% <sup>(2)</sup>	Oct. 31, 2019	Oct. 31, 2029	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	3,000	0.4980% <sup>(2)</sup>	Nov. 27, 2019	Oct. 31, 2029	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	5,000	0.2447% <sup>(2)</sup>	Feb. 5, 2020	Feb. 5, 2027	
	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation & MUFG Bank, Ltd.	4,100	0.3446% <sup>(2)</sup>	Feb. 5, 2020	Feb. 5, 2029	
Investment Corporation Bonds	2nd Unsecured Investment Corporation Bonds	3,000	0.930%	Nov. 27, 2014	Nov. 27, 2024	
	3rd Unsecured Investment Corporation Bonds	2,000	0.180%	Jun. 15, 2017	Jun. 15, 2021	
	4th Unsecured Investment Corporation Bonds	1,500	0.280%	Jun. 15, 2017	Jun. 15, 2023	
	5th Unsecured Investment Corporation Bonds	2,500	0.500%	Jun. 15, 2017	Jun. 15, 2027	
	6th Unsecured Investment Corporation Bonds	1,000	0.860%	Jun. 15, 2017	Jun. 15, 2032	
	7th Unsecured Investment Corporation Bonds	6,000	0.660%	Aug. 17, 2018	Aug. 17, 2028	
	8th Unsecured Investment Corporation Bonds	5,000	0.900%	Apr. 17, 2020	Apr. 17, 2040	
	9th Unsecured Investment Corporation Bonds	5,000	1.000%	Apr. 17, 2020	Apr. 15, 2050	
<b>Total</b>		<b>260,200</b>	-	-	-	

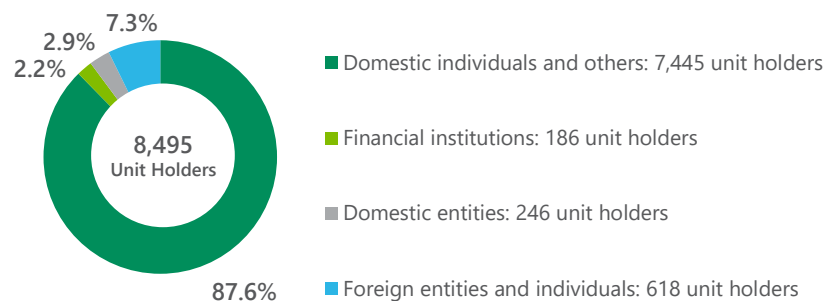
1. As of Nov. 30, 2020. In addition, we have entered into a commitment line agreement of JPY 20 bn with Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank, Ltd..
2. These borrowings are with floating interest rates. We have entered into interest rate swap agreements to hedge the risks of interest rate volatility. We are showing the interest rates including the effect of the swaps (i.e., fixed interest rates).
3. The maturity date will be the immediately following business day in case such date falls on a day that is not a business day and the immediate preceding business day in case such date falls in the next calendar month.

# Unit Holder Composition

## BREAKDOWN BY UNITS



## BREAKDOWN BY UNIT HOLDERS



## MAJOR UNIT HOLDERS

No.	Name	Units Owned	% of Units Issued <sup>(2)</sup>
1	Custody Bank of Japan, Ltd. (Trust Acct.)	390,787	15.84%
2	Prologis Property Japan SPC	369,575	14.98%
3	The Master Trust Bank of Japan, Ltd. (Trust Acct.)	347,769	14.10%
4	The Nomura Trust and Banking Company, Ltd. (Trust Acct.)	99,509	4.03%
5	Custody Bank of Japan, Ltd. (Securities Investment Trust Acct.)	70,430	2.85%
6	STATE STREET BANK WEST CLIENTS-TREATY 505234	70,364	2.85%
7	SMBC Nikko Securities Inc.	48,646	1.97%
8	Mizuho Securities Co., Ltd.	41,167	1.66%
9	STATE STREET BANK AND TRUST COMPANY 505103	26,238	1.06%
10	SSBTC CLIENT OMNIBUS ACCOUNT	23,284	0.94%
<b>Total</b>		<b>1,487,769</b>	<b>60.33%</b>

# Prologis – Global Leader of Logistics Real Estate

## Prologis, Inc. Global Leader of Logistics Real Estate

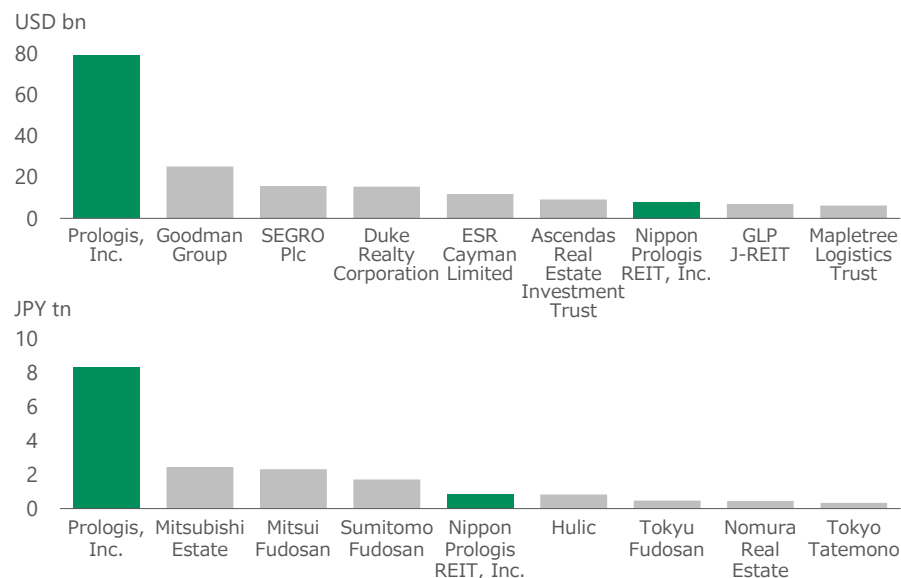
- Listed on NYSE as a US REIT specialized in logistics real estate (Founded in 1983, HQ: San Francisco)
- Develops/owns/operates 4,703 logistics facilities with total floor space area of approx. 91mn m<sup>2</sup> in 19 countries worldwide
- Serves approx. 5,500 customers
- Credit ratings : A3 (Moody's) / A- (S&P)

## Prologis Japan Pioneer in Advanced Logistics Facilities

- Developed 101 logistics facilities, total floor space of approx. 7.0mn m<sup>2</sup> <sup>(1)</sup> as of Nov. 30, 2020
- Provides one-stop service of development and operation of logistics real estate
- Committed to our customers' wellness and business continuity and supports for customers' employees by installing various amenities

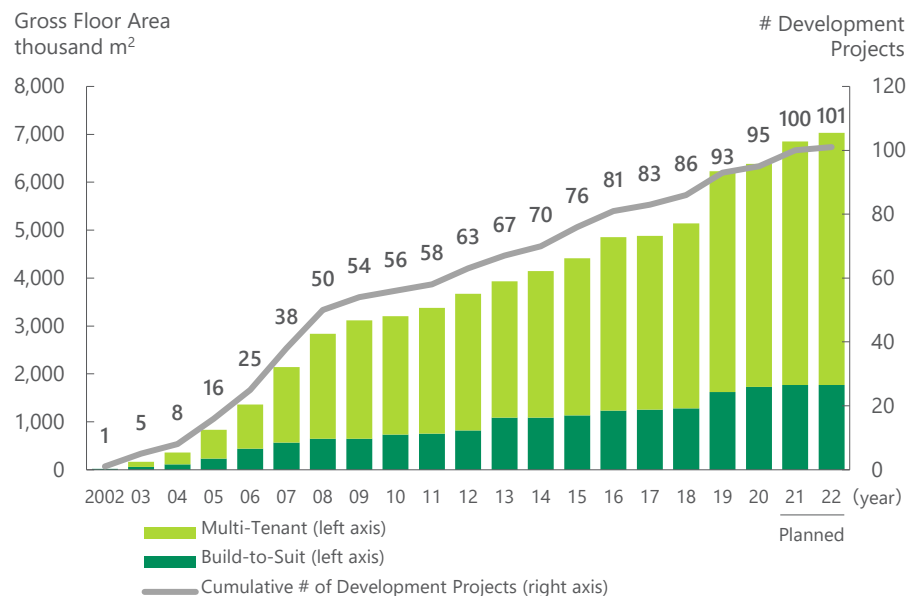
## LARGEST MARKET CAP AMONG PEERS

(As of Feb. 8, 2021)



## DEVELOPMENT TRACK RECORD IN JAPAN

(As of Nov. 30, 2020)



# Focus on Class-A Logistics Facilities

## FEATURES:

- Gross floor area of approximately 16,500 m<sup>2</sup> or more
- Proximity to population clusters and transportation hubs such as expressway interchanges and major airports or seaports
- Large floor area exceeding approximately 5,000 m<sup>2</sup> per level with a floor weight capacity of approximately 1.5 tons/m<sup>2</sup> or more, an effective ceiling height of approximately 5.5 m or more and column spacing of approximately 10 m or more
- Spiral rampways that allow trucks direct access to upper-floor distribution space
- Safety features such as seismic isolators and earthquake-proofing

### Spiral Rampways



### Large Loading Zones



### Wide-Column Spacing



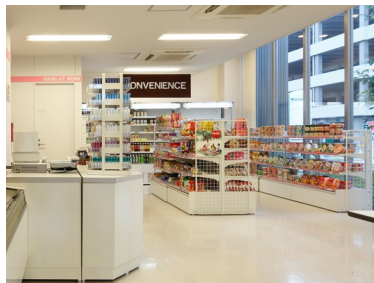
### Renewable Energy



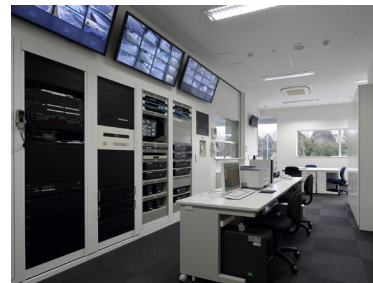
### Restaurants



### Convenience Stores



### 24-Hour Security



### Seismic Isolators



This presentation includes forward-looking information that reflects the plans and expectations of Nippon Prologis REIT, Inc. and Prologis REIT Management K.K. Such forward-looking information is based on current assumptions and beliefs, and involves known and unknown risks, uncertainties, and other factors. Such risks, uncertainties and other factors may cause the actual results to be materially different from those expressed or implied by such forward-looking information.



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