

SUMMARY OF FINANCIAL RESULTS (REIT) For the Fifth Fiscal Period Ended May 31, 2015

Jul. 15, 2015

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

Name of Asset Manager: Prologis REIT Management K.K.
 Representative: Masahiro Sakashita, President and CEO
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Scheduled Date of Filing of Securities Report: Aug. 28, 2015
 Scheduled Date for Commencement of Distributions Payments: Aug. 14, 2015
 Supplementary Materials for Financial Results: Yes • No
 Investors & Analysts Meeting: Yes • No

1. Financial Results for the Fiscal Period ended May 31, 2015 (Fifth Fiscal Period) (Dec. 1, 2014 to May 31, 2015)

(Values are rounded down to the nearest million yen)

(1) Operating Results

(Percentages indicates percentage change from the previous period)

Period ended	Operating revenues		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
May 31, 2015	14,242	6.0	6,958	5.9	5,946	9.3	5,788	5.7
Nov. 30, 2014	13,436	5.9	6,573	4.0	5,440	4.9	5,474	5.6

Period ended	Net income per unit	Return on unit holders' equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenues
	Yen	%	%	%
May 31, 2015	3,344	2.4	1.4	41.7
Nov. 30, 2014	3,355	2.5	1.4	40.5

(2) Distributions

Period ended	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
	Yen	Yen	Yen	Millions of yen	Millions of yen	Millions of yen		
May 31, 2015	3,920	3,344	576	6,784	5,787	996	100.0	2.4
Nov. 30, 2014	3,742	3,163	579	6,476	5,474	1,002	100.0	2.3

* “SCD” indicates “Surplus Cash Distributions”.

(Note 1) The ratios of net asset value attributable to a reduction in unit holders' paid-in capital for the fiscal periods ended May 31, 2015, and Nov. 30, 2014, are both 0.005, respectively. The payment of SCD is deemed a return of capital. This calculation methodology is pursuant to Article 23, Paragraph 1, Item 3 of the Act on Special Measures Concerning Taxation.

(Note 2) As new investment units were issued during the fiscal period ended Nov. 30, 2014 and accordingly there were changes of outstanding investment units, the following formula was used to calculate payout ratio:

$$\text{Payout ratio} = \text{Total distributions (excluding SCD)} / \text{Net income} * 100$$

(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, 2015	420,300	241,704	57.5	139,652
Nov. 30, 2014	420,296	242,392	57.7	140,050

(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, 2015	11,042	95	(7,111)	21,381
Nov. 30, 2014	8,228	(44,638)	38,963	17,355

2. Earnings Forecasts for the Fiscal Period ending Nov. 30, 2015 (Sixth Fiscal Period) (June 1, 2015 to Nov. 30, 2015) and May 31, 2016 (Seventh Fiscal Period) (from Dec. 1, 2015 to May 31, 2016)

(Percentages indicate change from the previous period)

Period ending	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (including SCD)	Distributions per unit (excluding SCD)	SCD
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen	Yen
Nov. 30, 2015	14,366	0.9	6,929	(0.4)	5,958	0.2	5,957	2.9	3,925	3,442	483
May 31, 2016	14,305	(0.4)	6,934	0.1	5,963	0.1	5,962	0.1	3,930	3,445	485

(Reference) Forecasted net income per unit for the fiscal period ending Nov. 30, 2015: 3,442 yen
Forecasted net income per unit for the fiscal period ending May 31, 2016: 3,445 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, 2015 1,730,750 units
As of Nov. 30, 2014 1,730,750 units

Number of treasury units at end of period:

As of May 31, 2015 0 units
As of Nov. 30, 2014 0 units

(Note) Please refer to "Notes Related to Per Unit Information" on page 30 for the number of investment units used as the basis for calculating net income per unit.

* 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 the information currently available to us and certain assumptions which we believe are reasonable. Actual operating performance may differ substantially due to various factors. Furthermore, those statements shall not be deemed as 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, 2015 (sixth fiscal period) (June 1, 2015 to Nov. 30, 2015) and May 31, 2016 (seventh fiscal period) (Dec. 1, 2015 to May 31, 2016)” on page 8 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. 26, 2015); 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. 26, 2015); therefore, their descriptions are not included here.

(2) Results of Operations

(I) Overview of the Fifth Fiscal Period ended May 31, 2015

(i) Major Operational Results of NPR

NPR was established 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”) 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 industrial real estate. NPR focuses on investing in logistics facilities, targeting high-quality, Class-A logistics facilities (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, steady growth of its portfolio and by optimizing the value of its portfolio.

NPR acquired 12 properties (aggregate acquisition price: 173,020 million yen) on Feb. 15, 2013, following its listing, and acquired additional 17 properties in total (aggregate acquisition price: 232,030 million yen) during the second, third and fourth fiscal periods. As a result, NPR owned 29 properties (aggregate acquisition price: 405,050 million yen) as of the end of the fifth fiscal period.

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

(ii) Operational Results of the Fifth Fiscal Period ended May 31, 2015

During the reporting fiscal period, due to the Bank of Japan (BOJ)’s monetary easing policy and the improvement of various international factors, Japanese macro economy was in the trend of recovery from the temporary slump created by the rise in the consumption tax rate in April 2014. The GDP growth rates announced by the Japanese government were +0.4 percent from October to December 2014 and +1.0 percent from January to March 2015 on a quarter-over-quarter basis, which was an increase for two consecutive quarters. The housing construction and capital investment have demonstrated positive growth which were once weakened by the consumption tax increase. Generally, there are signs of economic growth with a driving force of the domestic private consumption demand as a result of the expected increase in household income, which is backed by the tightening balance of labor force, and improving corporate earnings.

The J-REIT market significantly grew, following BOJ’s announcement of additional monetary easing, but since the beginning of 2015, the market has become somewhat volatile as a result of the increased volatility of long-term interest rates and increased volume of J-REIT equity financings. Nevertheless, the J-REIT market is expected to be stable over time since the BOJ’s ongoing monetary policy will continue to stabilize Japanese interest rate market and investors’ appetite for dividend generating financial products will continue to be strong.

In Japanese real estate market, investors’ demand for new investment opportunities continues to be strong, and J-REITs, private funds and international investors are actively purchasing properties, which is driven by the increasing bank lending toward real estate industry as well as significantly low interest rate environment and weakened Japanese yen.

We believe demand is increasing for Class-A logistics facilities as NPR’s customers (logistics space users) move from older and smaller facilities to larger, more advanced facilities. In our view, this shift is a result of the ongoing reconfiguration of Japan’s supply chain, triggered by (i) the transition from manufacturing to services, migration of manufacturing to overseas locations, continuous

expansion in global trade and economic, industrial and social structural changes inside and outside of Japan, and (ii) the expansion of e-commerce and third-party logistics (3PL) providers.

As of the end of the reporting fiscal period, NPR owned 29 properties (aggregate acquisition price: 405,050 million yen), all of which were developed by the Prologis Group. The portfolio's total leasable area was 1,947,474.68 square meters and the occupancy rate remained high at 98.6 percent as of the end of the reporting fiscal period.

(iii) Overview of Financing

(a) Borrowings

On March, 30, 2015, NPR borrowed long-term loans of 14,000 million yen with a 7-year duration. With the proceeds from the loans and cash on hand, NPR prepaid the existing long-term loans of 14,050 million yen (the "Refinancing") on March, 31, 2015. This refinancing is a part of NPR's strategic plan to take advantage of low interest rates and maximize our unit holder value by reducing the future interest expense. As a result of the refinancing, the collateral associated with the prepaid loans has been released, and all of our debt is now unsecured and non-guaranteed, which further improves our financial stability.

NPR's loan-to-value ratio (the ratio of aggregate balance of interest-bearing debt, including bank loans and the outstanding balance of long-term and short-term investment corporation bonds to NPR's total assets, hereinafter "LTV") was 38.6 percent as of the end of the reporting fiscal period.

(b) Credit Rating

On Feb. 3, 2015, Japan Credit Rating Agency, Ltd., announced it had upgraded NPR's credit rating to AA (Outlook: Stable) from the previous AA- (Outlook: Positive). This upgrade reflects NPR's strengthened financial status and lowered risks of portfolio concentration.

NPR's credit ratings as of the end of the reporting fiscal period (May 31, 2015) are as follows:

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

(iv) Overview of Financial Results and Distributions

As a result of these investment activities and financings, NPR generated operating revenues of 14,242 million yen, operating income of 6,958 million yen, ordinary income of 5,946 million yen and net income of 5,788 million yen for the reporting fiscal period. NPR's distributions for the same period were 3,344 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). To maintain the stability of NPR's distributions per unit in the event that it is expected that an amount of distributions per unit temporarily decreases due to 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 incurrance of large expenses, NPR may decide to make distributions as one-time surplus cash distributions ("One-time Surplus Cash Distributions," collectively with the Regular Surplus Cash Distributions, "SCD" or "SCDs") (*2).

For the reporting fiscal period, NPR is making one-time surplus cash distributions of 164 million yen based on an assessment of temporary earnings decline of 95 yen per unit as a result of the refinancing, which is categorized as a financing action, announced March, 17, 2015, when NPR determined an anticipated financing-related extraordinary loss of 191 million yen. In addition, NPR is making regular surplus cash distributions of 832 million yen, equivalent to 28.5 percent of NPR's depreciation expense of 2,926 million yen for the reporting fiscal period. Consequently, the total amount of SCD per unit for the reporting fiscal period was determined at 576 yen (*3).

- (*1) Going forward, NPR intends to distribute regular surplus cash distributions on a regular basis in an amount no higher than 60 percent of its depreciation expense for an applicable fiscal period, reflecting its goal to maintain financial stability in connection with maintenance expenses, capital expenditures, repayment of borrowings and funding of new acquisitions. In the meantime, NPR intends to distribute approximately 30 percent of depreciation expense.
- (*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.
- (*3) NPR estimates that the amount of anticipated semi-annual average of emergency or short-term repair and maintenance expenses and medium- to long-term repair and maintenance expenses is 245 million yen. This assessment of expenses was conducted in the engineering report for each property prepared by Earth-Appraisal Co., Ltd. NPR determines the amount of SCD, and distributes SCD, while focusing on maintaining its financial health and stability in addition to factors such as the current economic and real estate market environment, NPR's LTV and potential impacts on NPR's credit rating. Please note that the amount of SCD will be deducted from NPR's unit holders' equity upon payment.

(II). Outlook for Next Fiscal Period

(i) Future Management Policies and Issues

(a) Basic Policies

NPR, along with Prologis REIT Management K.K. (the "Asset Manager"), will continue to aim to maximize NPR's unit holder value through focused investments in and operations of our Class-A logistics facilities. To achieve our external and internal growth objectives, NPR and the Asset Manager intend to fully utilize the sponsor support agreement entered into with the Prologis Group. NPR and the Asset Manager expect to generate future growth by taking advantage of a strong pipeline 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 currently has exclusive negotiation rights from the Prologis Group for five properties from the Prologis Group's development pipeline (Prologis Park Kitamoto, Prologis Park Joso, Prologis Park Narita 1-D, Prologis Park Osaka5 and Prologis Park Hisayama). The Prologis Group will continue to develop new assets of approximately 40 to 60 billion yen every year in Japan. NPR is entitled to 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 are qualified for NPR's investment criteria. All transactions rely on 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. The Prologis Group's acquisition pipeline and the real estate market will be taken into consideration.

(c) Internal Growth Strategies

All leases for NPR's portfolio are fixed-term. Consistent with NPR's investment strategy, approximately 80 percent of NPR's portfolio comprises multi-tenant logistics facilities, which typically have average lease terms of five years with diversified tenants, resulting in a diversified lease maturity schedule.

With the staggered lease maturities and a diversified tenant base, NPR is able to gradually increase profitability as leases are renewed and re-tenanted in an improving market environment, while we mitigate tenant credit concentration risks and lease-up risks at lease maturities. Fundamentally, the total size of current stock of the Class-A logistics facilities in Japan is significantly small in light of anticipated tenant demand. Since the fourth quarter of 2012, when the new economic stimulus policy

(Abenomics) was announced, we have observed among our tenants a growing perception of potential rent increases. Therefore, we believe we are able to effectively grow rents upon renewals and re-tenanting and increase rental revenues over time.

For build-to-suit logistics facilities, lease terms are typically 10 to 15 years. NPR and the Asset Manager believe that building a portfolio of the two different property types—multi-tenant and build-to-suit—will maximize 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 larger 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 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 with an attempt to diversify sources of debt financings.

(ii) Earnings Forecast

	Operating revenues (Millions of yen)	Operating income (Millions of yen)	Ordinary income (Millions of yen)	Net income (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, 2015 (6th period)	14,366	6,929	5,958	5,957	3,925	3,442	483
Period ending May 31, 2016 (7th period)	14,305	6,934	5,963	5,962	3,930	3,445	485

(Note) The forecast information is calculated based on the assumptions as of the date hereof. Actual operating revenues, operating profit, ordinary income, net income, 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, 2015 (sixth fiscal period) (from Jun. 1, 2015 to Nov. 30, 2015) and May 31, 2016 (seventh fiscal period) (from Dec. 1, 2015 to May 31, 2016)

Item	Assumption
Accounting period	<ul style="list-style-type: none"> Fiscal period ending Nov. 30, 2015 (sixth fiscal period) (from Jun. 1, 2015 to Nov. 30, 2015) (183 days) Fiscal period ending, May 31, 2016 (seventh fiscal period) (from Dec. 1, 2015 to May 31, 2016) (183 days)
Portfolio of Investment Assets Held	<ul style="list-style-type: none"> It is assumed that there will be no material change in the operational status of 29 properties which NPR owned as of May 31, 2015, up until May 31, 2016. Such changes include acquisitions of new properties and dispositions of properties held. The actual results may change due to acquisitions of new properties or dispositions of existing properties, etc.
Operating revenues	<ul style="list-style-type: none"> Operating rental revenues are estimated, by taking into account factors such as market trends and competitiveness of NPR's properties, to be 14,366 million yen and 14,305 million yen for the periods ending Nov. 30, 2015 and May 31, 2016, respectively. The expected average occupancy rates are estimated to be 98.0 percent and 98.1 percent for the periods ending Nov. 30, 2015 and May 31, 2016, respectively. For operating rental revenues, it is assumed that tenants will pay rents without delinquency or withholding.
Operating expenses	<ul style="list-style-type: none"> Expenses except depreciation are calculated by taking into account variable factors such as seasonal events and are assumed to be 3,176 million yen and 3,096 million yen for the periods ending Nov. 30, 2015 and May 31, 2016, respectively. Depreciation expenses, including ancillary costs associated with property acquisitions, are calculated using the straight-line method and are assumed to be 2,935 million yen and 2,948 million yen for the periods ending Nov. 30, 2015 and May 31, 2016, respectively. Upon acquisitions of properties, real estate taxes (fixed asset taxes) are generally included in purchase prices of properties on a pro-rated basis of a calendar year and start to be expensed from the next calendar year. With respect to building repair expenses, the amount assumed to be necessary for each property is calculated based on the repair and maintenance plans of the Asset Manager. However, actual repair expenses may be substantially different from the expected amount due to certain unexpected factors.
Non-operating expenses	<ul style="list-style-type: none"> We assume that we will recognize 8 million yen for each of the fiscal periods ending Nov. 30, 2015 and May 31, 2016, as amortization of organization expenses. As for interest expenses and other debt-related costs, 954 million yen are expected for each of the periods ending Nov. 30, 2015 and May 31, 2016, respectively. The debt-related amortization, which is included in debt-related expenses, is expected to be 137 million yen for each of the periods ending Nov. 30, 2015 and May 31, 2016.
Borrowings and bonds	<ul style="list-style-type: none"> The balance of NPR's interest-bearing liabilities outstanding as of the date hereof is 162,200 million yen, including the balance of investment corporation bonds. Among such debts, there is an outstanding balance of investment corporation bonds in the amount of 5 billion yen, and the remainder is loans from financial institutions. We assume that we will fully refinance a 23,300 million yen long-term loan which is due on Feb. 15, 2016. We assume there will be no bonds due prior to the end of the fiscal period ending May 31, 2016.
Investment units	<ul style="list-style-type: none"> It is assumed that the number of investment units currently issued and outstanding will not change. Currently, there are 1,730,750 units issued and outstanding.
Distributions per unit (excluding surplus cash distributions (SCD))	<ul style="list-style-type: none"> Distributions per unit (excluding SCD) are calculated based on the premises of the distribution policy in the articles of incorporation of NPR that all net income shall be distributed. Distributions per unit (excluding SCD) may change considerably due to various factors including changes in operational environment arising from any additional acquisitions or dispositions of properties, changes in rent revenues attributable to tenant moves, occurrence of unexpected repairs, changes in interest rates and issues of new investment units in the future.

<p>Surplus cash distributions (SCD) per unit</p>	<ul style="list-style-type: none"> ● SCD per unit is calculated based on the premises of the fund distribution policy contained in the articles of incorporation of NPR. It is assumed that SCD in the periods ending Nov. 30, 2015 and May 31, 2016 will be equal to 28.5 percent of depreciation expenses for each of the fiscal periods, which are assumed to be 835 million yen and 839 million yen, respectively. ● The amount of depreciation expenses may vary as a result of changes in the amount of total assets under management, ancillary costs, capital expenditures, the allocation of purchase price to each asset item, estimated depreciable life, etc. SCD, which will be based on the amount of depreciation expenses, may vary accordingly. ● NPR intends to pay SCD only to the extent that it can maintain appropriate levels of financial soundness and stability after considering alternatives of cash uses such as repairs and capital expenditures, repayment of borrowings and property acquisition opportunities. The maximum payable SCD amount is 60 percent of depreciation expenses during the applicable fiscal period. In the event such as occurrence of material damages on NPR's assets, etc. when NPR needs to allocate its cash to emergency capital expenditures, the amount of SCD per unit may vary. ● For the time being, NPR intends to pay SCD at an amount equivalent to approximately 30 percent of the depreciation expense for the relevant fiscal period. ● To determine the amount of SCD, NPR also considers the payout ratio of total distribution amount relative to adjusted funds from operations ("AFFO"). NPR defines AFFO as funds from operations ("FFO") minus capital expenditures plus amortization of capitalized finance costs. FFO is defined as the sum of net income and non-cash expenses. For calculations, please refer to the following formulas: $\text{FFO} = \text{net income} + \text{depreciation} + \text{property-related amortization} + \text{loss on sale of real estate,} - \text{gain on sale of real estate}$ $\text{AFFO} = \text{FFO} - \text{capital expenditure} + \text{amortization of capitalized finance costs}$ ● Capital expenditures are assumed to be 520 million yen and 519 million yen in the periods ending Nov. 30, 2015 and May 31, 2016, respectively. ● NPR does not plan to pay SCD in case such payment would cause the Distribution LTV, as defined below, to exceed 60 percent. $\text{Distribution LTV}(\%) = A / B \times 100$ <p>A = interest-bearing debt (including borrowings held in trust and investment corporation bonds) at the end of the fiscal period + balance of tenant leasehold deposits released at the end of the fiscal period</p> ● B = total appraisal real estate value at the end of the fiscal period + the amount of cash deposits at the end of the fiscal period – the total amount distributions (including SCD)
<p>Others</p>	<ul style="list-style-type: none"> ● It is assumed that any revision that will have an impact on the forecast information above will be made with respect to applicable laws and regulations, tax codes, accounting standards, listing rules, and rules of the Investment Trusts Association, Japan, etc. ● It is assumed that any unexpected material change will not take place in the macroeconomic environment and real estate market conditions, etc.

3. Financial Statements

(1) Balance Sheet

(Unit: Thousands of yen)

	As of Nov. 30, 2014	As of May 31, 2015
ASSETS		
Current assets:		
Cash and deposits	12,857,306	18,144,925
Cash and deposits in trust	^{*3} 4,497,910	3,236,363
Operating accounts receivable	216,462	261,299
Prepaid expenses	283,879	294,560
Deferred tax assets	27	25
Consumption taxes receivables	1,319,884	-
Other current assets	30	118
Total current assets	19,175,500	21,937,294
Fixed assets:		
Property and equipment		
Buildings	7,543,229	7,543,229
Less: accumulated depreciation	(328,683)	(418,843)
Buildings, net	7,214,545	7,124,385
Structures	249,739	249,739
Less: accumulated depreciation	(34,045)	(43,330)
Structures, net	215,693	206,408
Tools, furniture and fixtures	5,434	5,434
Less: accumulated depreciation	(925)	(1,177)
Tools, furniture and fixtures, net	4,509	4,256
Land	3,834,204	3,834,204
Buildings in trust	^{*3} 223,785,350	224,036,333
Less: accumulated depreciation	(7,661,693)	(10,343,308)
Buildings in trust, net	216,123,657	213,693,025
Structures in trust	^{*3} 4,220,887	4,259,467
Less: accumulated depreciation	(339,241)	(464,137)
Structures in trust, net	3,881,645	3,795,330
Machinery and equipment in trust	2,670	11,267
Less: accumulated depreciation	(39)	(261)
Machinery and equipment in trust, net	2,630	11,005
Tools, furniture and fixtures in trust	^{*3} 418,025	423,147
Less: accumulated depreciation	(58,679)	(78,811)
Tools, furniture and fixtures in trust, net	359,345	344,336
Other tangible assets in trust	35	35
Less: accumulated depreciation	(13)	(17)
Other tangible assets in trust, net	22	17
Land in trust	^{*3} 168,427,926	168,427,926
Total property and equipment	400,064,180	397,440,896
Intangible assets		
Other intangible assets	^{*3} 2,829	2,646
Total intangible assets	2,829	2,646
Investments and other assets		
Long-term prepaid expenses	968,162	844,114
Security deposit	10,000	10,000
Other	^{*3} 400	400
Total investments and other assets	978,562	854,514
Total fixed assets	401,045,572	398,298,057

(Unit: Thousands of yen)

	As of Nov. 30, 2014	As of May 31, 2015
Deferred assets:		
Organization expenses	47,512	39,367
Investment corporation bond issuance costs	27,554	25,654
Total deferred assets	75,066	65,021
Total assets	420,296,140	420,300,373
LIABILITIES		
Current liabilities:		
Operating accounts payable	998,623	828,208
Current portion of long-term loans payable	-	23,300,000
Accounts payable	38,719	195,853
Accrued expenses	1,281,605	1,352,190
Accrued consumption taxes	-	860,904
Income taxes payable	896	834
Advances received	2,396,420	2,392,939
Other current liabilities	254,450	123,983
Total current liabilities	4,970,715	29,054,915
Non-current liabilities:		
Investment corporation bonds payable	5,000,000	5,000,000
Long-term loans payable	143,200,000	133,900,000
Long-term loans payable in trust	* ³ 14,438,545	-
Tenant leasehold and security deposits	247,773	247,773
Tenant leasehold and security deposits in trust	10,045,457	10,393,308
Other non-current liabilities	884	-
Total non-current liabilities	172,932,661	149,541,081
Total liabilities	177,903,376	178,595,997
NET ASSETS		
Unit holders' equity		
Unit holders' capital		
Unit holders' capital, gross	238,527,550	238,527,550
Deduction of unit holders' capital	(1,609,811)	(2,611,916)
Unit holders' capital	236,917,738	235,915,634
Surplus		
Unappropriated retained earnings (undisposed loss)	5,475,024	5,788,742
Total surplus	5,475,024	5,788,742
Total unit holders' equity	242,392,763	241,704,376
Total net assets (* ²)	* ² 242,392,763	* ² 241,704,376
Total liabilities and net assets	420,296,140	420,300,373

(2) Statement of Income

	(Unit: Thousands of yen)	
	For the period from Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
Operating revenues:		
Operating rental revenues	*1 12,368,052	*1 13,241,425
Other rental revenues	*1 1,068,501	*1 1,001,574
Total operating revenues	<u>13,436,554</u>	<u>14,242,999</u>
Operating expenses:		
Expenses related to property rental business (*1)	*1 5,627,070	*1 5,983,828
Asset management fee	1,143,160	1,208,471
Asset custody fee	34,714	36,128
Directors' compensation	4,800	4,800
Audit fee	15,000	15,000
Other operating expenses	38,365	36,369
Total operating expenses	<u>6,863,111</u>	<u>7,284,598</u>
Operating income	<u>6,573,442</u>	<u>6,958,400</u>
Non-operating income:		
Interest income	1,327	1,568
Interest on refund of consumption taxes	1,827	195
Total non-operating income	<u>3,155</u>	<u>1,763</u>
Non-operating expenses:		
Interest expenses	877,341	836,767
Interest expenses on investment corporation bonds	284	17,424
Amortization of deferred organization expenses	8,145	8,145
Amortization of investment corporation bond issuance costs	41	1,899
Borrowing related expenses	151,714	149,843
Investment unit issuance expenses	41,974	-
Offering costs associated with the issuance of investment units	56,681	-
Others	49	26
Total non-operating expenses	<u>1,136,232</u>	<u>1,014,106</u>
Ordinary income	<u>5,440,365</u>	<u>5,946,058</u>
Extraordinary income:		
Subsidy income	*2 35,612	*2 34,914
Total extraordinary income	<u>35,612</u>	<u>34,914</u>
Extraordinary losses:		
Loss on prepayment of long-term loans payable in trust	-	*3 191,738
Total extraordinary losses	<u>-</u>	<u>191,738</u>
Income before income taxes	<u>5,475,978</u>	<u>5,789,234</u>
Incomes taxes – current	1,165	1,152
Incomes taxes – deferred	(8)	2
Total income taxes	<u>1,156</u>	<u>1,154</u>
Net income	<u>5,474,821</u>	<u>5,788,079</u>
Retained earnings brought forward	203	662
Unappropriated retained earnings (undisposed loss)	5,475,024	5,788,742

(3) Statement of Unit Holders' Equity

Previous Period (from Jun. 1, 2014 to Nov. 30, 2014)

(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	198,138,099	(863,903)	197,274,196	5,185,598	5,185,598	202,459,794	202,459,794
Change during the period							
Issuance of new investment units	40,389,451		40,389,451			40,389,451	40,389,451
Surplus cash distributions		(745,908)	(745,908)			(745,908)	(745,908)
Dividends from surplus				(5,185,395)	(5,185,395)	(5,185,395)	(5,185,395)
Net income				5,474,821	5,474,821	5,474,821	5,474,821
Total change during the period	40,389,451	(745,908)	39,643,542	289,426	289,426	39,932,968	39,932,968
Balance at the end of the period	*1238,527,550	(1,609,811)	236,917,738	5,475,024	5,475,024	242,392,763	242,392,763

The Reporting Period (from Dec. 1, 2014 to May 31, 2015)

(Units: Thousands of yen)

	Unit holders' equity						Total net assets
	Unit holders' capital			Surplus		Total unit holders' equity	
	Unit holders' capital, gross	Deduction of unit holders' capital	Unit holders' capital	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at the beginning of the period	238,527,550	(1,609,811)	236,917,738	5,475,024	5,475,024	242,392,763	242,392,763
Change during the period							
Surplus cash distributions		(1,002,104)	(1,002,104)			(1,002,104)	(1,002,104)
Dividends from surplus				(5,474,362)	(5,474,362)	(5,474,362)	(5,474,362)
Net income				5,788,079	5,788,079	5,788,079	5,788,079
Total change during the period		(1,002,104)	(1,002,104)	313,717	313,717	(688,386)	(688,386)
Balance at the end of the period	*1238,527,550	(2,611,916)	235,915,634	5,788,742	5,788,742	241,704,376	241,704,376

(4) Statement of Cash Distribution

(Unit: Yen)

	For the period from Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
I Unappropriated retained earnings (undisposed loss)	5,475,024,896	5,788,742,539
II Distributions in excess of retained earnings		
Deduction from unit holders' capital	1,002,104,250	996,912,000
III Distributions	6,476,466,500	6,784,540,000
(Distributions per unit)	(3,742)	(3,920)
Of which, distributions of retained earnings	5,474,362,250	5,787,628,000
(Of which, distributions of retained earnings per unit)	(3,163)	(3,344)
Of which, distributions in excess of retained earnings	1,002,104,250	996,912,000
(Of which, distributions in excess of retained earnings per unit)	(579)	(576)
IV Retained earnings carried forward	662,646	1,114,539
Calculation method of distribution amount	<p>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 which 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.</p> <p>Based on the policy, NPR declared the distribution amount of 5,474,362,250 yen which was the amount equivalent to the maximum integral multiples of number of investment units issued and outstanding (1,730,750 investment units) as of the reporting fiscal period.</p> <p>Besides, 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. . In addition, 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.</p> <p>Accordingly, NPR declared SCD of 789,222,000 yen, as a return of unit</p>	<p>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 which 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.</p> <p>Based on the policy, NPR declared the distribution amount of 5,787,628,000 yen which was the amount equivalent to the maximum integral multiples of number of investment units issued and outstanding (1,730,750 investment units) as of the reporting fiscal period.</p> <p>Besides, 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. . In addition, 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.</p> <p>Accordingly, NPR declared SCD of 832,490,750 yen, as a return of unit</p>

	<p>holders' capital, which was the amount equivalent to approximately 28.5% of depreciation expense of 2,772,229,488 yen for the period. In addition, NPR made One-time Surplus Cash Distributions of 212,882,250 yen based on an assessment of temporary earnings dilution of 123 yen per unit as a result of financing actions.</p>	<p>holders' capital, which was the amount equivalent to approximately 28.5% of depreciation expense of 2,926,750,754 yen for the period. In addition, NPR made One-time Surplus Cash Distributions of 164,421,250 yen based on an assessment of temporary earnings dilution of 95 yen per unit as a result of financing actions.</p>
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(Note) NPR is permitted to distribute cash in excess of the amount of retained earnings if the amount of the accounting net income 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 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 Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
Cash flows from operating activities:		
Income before income taxes	5,475,978	5,789,234
Depreciation	2,772,229	2,926,750
Amortization of organization expenses	8,145	8,145
Amortization of investment corporation bond issuance costs	41	1,899
Investment unit issuance expenses	41,974	-
Interest income	(1,327)	(1,568)
Interest expense	877,626	854,192
Loss on prepayment of long-term loans payable in trust	-	191,738
Decrease (Increase) in operating accounts receivable	(93,778)	(44,837)
Decrease (Increase) in consumption taxes refund receivables	(419,497)	1,319,884
Decrease (Increase) in prepaid expenses	23,254	(10,681)
Decrease (Increase) in long-term prepaid expenses	129,038	124,047
Increase (Decrease) in operating accounts payable	710,395	(176,126)
Increase (Decrease) in accounts payable-other	(9,072)	17,176
Increase (Decrease) in accrued expenses	(363,372)	72,147
Increase (decrease) in accrued consumption taxes	-	860,904
Increase (Decrease) in advances received	289,989	(3,480)
Others, net	(313,492)	(13,135)
Subtotal	9,128,131	11,916,290
Interest received	1,327	1,568
Interest paid	(899,917)	(874,038)
Income taxes paid	(1,019)	(1,214)
Net cash used in operating activities	8,228,522	11,042,605
Cash flows from investing activities:		
Purchases of property and equipment	(7,456)	(289)
Purchases of property and equipment in trust	(45,948,054)	(134,164)
Proceeds from tenant leasehold and security deposits	581	-
Proceeds from tenant leasehold and security deposits in trust	1,620,124	432,817
Repayments from tenant leasehold and security deposits in trust	(303,363)	(203,271)
Net cash used in investing activities	(44,638,168)	95,092
Cash flows from financing activities:		
Increase in short-term loans payable	6,000,000	-
Decrease in short-term loans payable	(7,450,000)	-
Proceeds from long-term loans payable	47,700,000	14,000,000
Repayments of long-term loans payable	(46,700,000)	-
Repayments of long-term loans payable in trust	-	(14,050,000)
Payment of settlement fund for prepayment of long-term loans payable in trust	-	(562,000)
Proceeds from issuance of investment corporation bonds	4,975,709	-
Payments for investment corporation bond issuance costs	-	(3,305)
Proceeds from issuance of new investment units	40,367,601	-
Payments for investment unit issuance expenses	-	(20,124)
Payment of distributions of retained earnings	(5,183,056)	(5,474,220)
Payment of distributions in excess of retained earnings	(746,538)	(1,001,976)
Net cash provided by financing activities	38,963,714	(7,111,626)
Net increase (decrease) in cash and cash equivalents	2,554,068	4,026,072

Cash and cash equivalents at the beginning of period	14,801,148	17,355,217
Cash and cash equivalents at the end of period ^(*1)	^{*1} 17,355,217	^{*1} 21,381,289

(6) Notes Concerning Going Concerns Assumption

None

(7) Notes Concerning Significant Accounting Policies

<p>1. Method of depreciation of non-current assets</p>	<p>(1) Property and equipment (including trust assets) The straight-line method is used. The useful lives of major property and equipment are as follows.</p> <table border="0" style="width: 100%;"> <tr> <td style="padding-left: 20px;">Buildings</td> <td style="text-align: right;">3-66 years</td> </tr> <tr> <td style="padding-left: 20px;">Structures</td> <td style="text-align: right;">2-60 years</td> </tr> <tr> <td style="padding-left: 20px;">Machinery and equipment</td> <td style="text-align: right;">17 years</td> </tr> <tr> <td style="padding-left: 20px;">Tools, furniture and fixtures</td> <td style="text-align: right;">2-18 years</td> </tr> </table> <p>(2) Intangible assets (including trust assets) The straight-line method is used.</p>	Buildings	3-66 years	Structures	2-60 years	Machinery and equipment	17 years	Tools, furniture and fixtures	2-18 years
Buildings	3-66 years								
Structures	2-60 years								
Machinery and equipment	17 years								
Tools, furniture and fixtures	2-18 years								
<p>2. Accounting method of deferred charges</p>	<p>(1) Organization expenses All organization expenses are amortized over five years using straight-line method.</p> <p>(2) Investment corporation bond issuance costs Investment corporation bond issuance costs are amortized over the remaining life of the bonds using straight-line method.</p>								
<p>3. Revenue and expense recognition</p>	<p>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 expense. Capitalized property taxes amounted to 80,503 thousand yen for the fiscal period ended Nov. 30, 2014, and not applicable for the fiscal period ended May 31, 2015.</p>								
<p>4. Hedge accounting</p>	<p>(1) Hedge accounting method For interest rate swaps, special accounting treatment is adopted.</p> <p>(2) Hedge instruments and hedged items Hedge instruments – interest rate swaps Hedged items – interests on loans payable</p> <p>(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.</p> <p>(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.</p>								
<p>5. Cash and cash equivalents as stated in the Statement of Cash Flows</p>	<p>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.</p>								
<p>6. Other significant matters which constitute the basis for preparation of financial statements</p>	<p>(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.</p> <ul style="list-style-type: none"> (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) Tenant leasehold and security deposits in trust <p>(2) Accounting treatment of consumption taxes Transactions subject to consumption taxes are recorded at amounts exclusive of consumption taxes.</p>								

(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, 2014	As of May 31, 2015
Total amount of committed line of credit	8,000,000 thousand yen	8,000,000 thousand yen
Borrowings drawn down	-thousand yen	-thousand yen
Balance of unused committed line of credit	8,000,000 thousand yen	8,000,000 thousand yen

As of Nov. 30, 2014

- *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, 2015

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

*3. Assets Pledged as Collateral Amounts and Liabilities Secured by Pledged Assets

The assets pledged as collateral amounts are as follows.

	As of Nov. 30, 2014	As of May 31, 2015
Cash and deposits in trust	1,453,197 thousand	- thousand
Buildings in trust	11,444,660 thousand	- thousand
Structures in trust	178,067 thousand	- thousand
Tools, furniture and fixtures in trust	6,663 thousand	- thousand
Land in trust	15,655,791 thousand	- thousand
Other intangible assets in trust	1,104 thousand	- thousand
Other	400 thousand	- thousand
Total	28,739,884 thousand	- thousand

The liabilities secured by pledged assets are as follows.

	As of Nov. 30, 2014	As of May 31, 2015
Long-term loans payable in trust	14,050,000 thousand	- thousand
Total	14,050,000 thousand	- thousand

Long-term loans payable in trust are represented by the contractual principal amount of borrowings based on the loan agreements executed as at the acquisition of Prologis Park Tokyo-Shinkiba and Prologis Park Yokohama-Tsurumi (the "Properties with Borrowings Held in Trust"). As such long-term loans payable in trust are posted as present value calculated based on the general borrowing terms available as of Sep. 30, 2013, the record date for acquisition of the Properties with Borrowings Held in Trust, and such present value is different from the borrowing amounts stated in the loan agreements, the value calculated based on the amortized cost method (straight-line method) is recorded in the balance sheet. Please note that the subject long-term loans in trust were prepaid in full on March 31, 2015.

(Notes to Statement of Income)

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

	(Units: Thousands of yen)	
	For the period from Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
(1) Property-related revenues		
Rental revenues		
Rental revenues	11,609,102	12,446,758
Common area charges	758,949	794,667
Total	12,368,052	13,241,425
Other rental revenues		
Received utilities cost	866,512	822,623
Others	201,988	178,950
Total	1,068,501	1,001,574
Total property-related revenues	13,436,554	14,242,999
(2) Property-related expenses		
Rental expenses		
Subcontract expenses	662,381	788,501
Utilities cost	974,395	904,882
Taxes and dues	1,101,942	1,225,111
Non-life insurance premium	23,388	24,200
Repair and maintenance	77,007	96,904
Depreciation	2,772,229	2,926,750
Custodian fee	13,142	14,708
Other expenses	2,583	2,769
Total rental expenses	5,627,070	5,983,828
(3) Operating income from property leasing ((1)-(2))	7,809,483	8,259,170

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

*3. Loss on prepayment of long-term loans payable in trust in the reporting period refers to the off set amount, in connection with the prepayment of the long-term loans payable in trust on March 31, 2015, between (1) the unwound amount of the difference between the book value of the long-term loans payable in trust as of the date of prepayment, which is calculated based on depreciation of original book value on a straight line method, and the principal amount of the loans stated in the loan agreements, and (2) the amount of settlement money associated with the prepayment.

(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 Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
Number of investment units authorized	10,000,000 units	10,000,000 units
Number of investment units issued and outstanding	1,730,750 units	1,730,750 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 Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
Cash and deposits	12,857,306 thousand yen	18,144,925 thousand yen
Cash and deposits in trust	4,497,910 thousand yen	3,236,363 thousand yen
Cash and cash equivalents	17,355,217 thousand yen	21,381,289 thousand yen

(Notes Related to Lease Contracts)

Operating lease transactions (as lessor)

Unearned rental revenue

	As of Nov. 30, 2014	As of May 31, 2015
Due within one year	24,023,595 thousand yen	24,269,853 thousand yen
Due after one year	79,030,668 thousand yen	81,353,922 thousand yen
Total	103,054,264 thousand yen	105,623,775 thousand yen

(Notes Related to Financial Instruments)

1. Status of financial instruments

(1) Policy for Financial Instruments

NPR procures funds for acquisition of assets through issuance of new investment units, bank loans and 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 for the purpose of reducing 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 mainly made 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 there is no observable market values available, the fair value is assessed based on prices that are derived and estimated through reasonable assumptions. Since 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, 2014

The book value, the fair value and the difference between the values as of Nov. 30, 2014 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	12,857,306	12,857,306	-
(2) Cash and deposits in trust	4,497,910	4,497,910	-
Total assets	17,355,217	17,355,217	-
(4) Investment corporation bonds payable	5,000,000	5,025,300	25,300
(5) Long-term loans payable	143,200,000	146,253,389	3,053,389
(6) Long-term loans payable in trust	14,438,545	14,896,968	458,422
Total liabilities	162,638,545	166,175,658	3,537,112
(7) Derivative transactions	-	-	-

As of May 31, 2015

The book value, the fair value and the difference between the values as of May 31, 2015 are as follows. Financial instruments for which fair value is difficult to estimate are excluded from the following table.^(Note 2)

(Unit: Thousands of yen)

	Book value	Fair value	Difference
(1) Cash and deposits	18,144,925	18,144,925	-
(2) Cash and deposits in trust	3,236,363	3,236,363	-
Total assets	21,381,289	21,381,289	-
(3) Current portion of long-term loans payable	23,300,000	23,302,197	2,197
(4) Investment corporation bonds payable	5,000,000	5,030,500	30,500
(5) Long-term loans payable	133,900,000	137,007,829	3,107,829
Total liabilities	162,200,000	165,340,527	3,140,527
(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) Current portion of long-term loans payable and (5) Long-term loans payable

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

(4) Investment corporation bonds payable

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

(6) Long-term loans payable in trust

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

(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

As 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, 2014	As of May 31, 2015
Tenant leasehold and security deposits	247,773	247,773
Tenant leasehold and security deposits in trust	10,045,457	10,393,308

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

As of Nov. 30, 2014

(Units: Thousands of yen)

	Due within one year
Cash and deposits	12,857,306
Cash and deposits in trust	4,497,910

As of May 31, 2015

(Units: Thousands of yen)

	Due within one year
Cash and deposits	18,144,925
Cash and deposits in trust	3,236,363

(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, 2014

(Unit: Thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds payable	-	-	-	-	2,000,000	3,000,000
Long-term loans payable	-	23,300,000	2,000,000	23,300,000	31,400,000	63,200,000
Long-term loans payable in trust (Note)	-	-	314,000	314,000	314,000	13,108,000
Total	-	23,300,000	2,314,000	23,614,000	33,714,000	79,308,000

Note: Redemption schedule of long-term loans payable in trust is represented by an amount to be repaid based on the loan agreements executed as at the acquisition of the Properties with Borrowings Held in Trust. As such long-term loans payable in trust are posted as present value calculated based on the general borrowing terms available as of Sep. 30, 2013, the record date for acquisition of the Properties with Borrowings Held in Trust, and such present value is different from the borrowing amounts stated in the loan agreements, the value calculated based on the amortized cost method (straight-line method) is recorded in the balance sheet.

As of May 31, 2015

(Unit: Thousands of yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds payable	-	-	-	-	2,000,000	3,000,000
Long-term loans payable	23,300,000	-	25,300,000	6,400,000	48,300,000	53,900,000
Total	23,300,000	-	25,300,000	6,400,000	50,300,000	56,900,000

(Notes Related to Investment Securities)

For the periods ended Nov. 30, 2014 and May 31, 2015

None

(Notes Related to Derivative Transactions)

1. Derivative transactions for which hedge accounting is not applied

For the periods ended Nov. 30, 2014 and May 31, 2015

None

2. Derivative transactions for which hedge accounting is applied

The contract and notional amount as of Nov. 30, 2014 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	142,200,000	142,200,000	(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, (5) Long-term loans payable".

The contract and notional amount as of May 31, 2015 sorted by hedge accounting method is as follows.

(Units: Thousands of yen)

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

(Note) Interest rate swaps under special accounting treatment are accounted for as the integral part of long-term loans payable designated as hedged items. Therefore, their fair value is included in long-term loans payable disclosed in the aforementioned "Notes Related to Financial Instruments, 2. Estimated Fair Values of Financial Instruments, (5) 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 period from Jun. 1, 2014 to Nov. 30, 2014

None

For the period from Dec. 1, 2014 to May 31, 2015

None

2. Transactions and Account Balances with Affiliates

For the periods from Jun. 1, 2014 to Nov. 30, 2014 and Dec. 1, 2014 to May 31, 2015

None

3. Transactions and Account Balances with Companies under Common Control

For the period from Jun. 1, 2014 to Nov. 30, 2014

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	Kawajima Two Special Purpose Company (Note 4)	Chiyoda-ku, Tokyo	100	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	8,180,000	-	-
Subsidiary of an affiliate	Ebina Special Purpose Company	Chiyoda-ku, Tokyo	230,500	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	8,250,000	-	-
Subsidiary of an affiliate	Hyogo Kawanishi Special Purpose Company (Note 5)	Chiyoda-ku, Tokyo	600	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	13,600,000	-	-
Subsidiary of an affiliate	Amagasaki Three Special Purpose Company	Chiyoda-ku, Tokyo	100	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	9,090,000	-	-
Subsidiary of an affiliate	Kobe Special Purpose Company	Chiyoda-ku, Tokyo	100	Real estate business	-	-	Seller	Acquisition of beneficiary right in trust	6,410,000	-	-
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	1,370,810	Accrued expenses	1,234,613

(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) Payment of asset management fee includes the amount of 227,650 thousand yen included in the each property's acquisition cost.

(Note 4) Kawajima Two Special Purpose Company has changed its trade name to Iwaki Special Purpose Company as of Oct. 6, 2014.

(Note 5) Hyogo Kawanishi Special Purpose Company has changed its trade name to Hotaka Special Purpose Company as of Nov. 13, 2014.

For the period from Dec. 1, 2014 to May 31, 2015

Relationship	Name of the company	Address	Stated capital (Thousands of yen)	Type of business	% of voting rights owned	Relation		Type of transaction	Transaction amount (Thousands of yen)	Account	Balance (Thousands of yen)
						Common board member	Business relationship				
Subsidiary of an affiliate	Prologis REIT Master Lease GK	Chiyoda-ku, Tokyo	2,100	Real estate business	-	-	Lessee	Lease of properties in trust	11,376,993	Operating accounts receivable	250,439
										Advances received	2,283,581
								Proceeds of tenant leasehold and security deposits in trust	432,817	Tenant leasehold and security deposits in trust	10,301,444
Repayments of tenant leasehold and security deposits in trust	203,271										
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	1,208,471	Accrued expenses	1,305,149

(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) Effective Jan. 1, 2015, Prologis Park Yokohama Tsurumi GK, one of the master leasing entities in NPR's real estate portfolio, merged with 26 other master leasing entities, and changed its trade name to Prologis REIT Master Lease GK on the same day.

(Note 4) With respect to 25 properties out of 29 properties held by NPR, NPR leases space to Prologis REIT Master Lease GK based on a pass-through type master lease agreement, and Prologis REIT Master Lease GK subleases the space to actual tenants.

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

For the fiscal periods from Jun. 1, 2014 to Nov. 30, 2014 and Dec. 1, 2014 to May 31, 2015

None

(Notes Related to Retirement Payment)

For the fiscal periods ended Nov. 30, 2014 and May 31, 2015

None

(Notes Related to Deferred Tax Accounting)

1. Primary components of deferred tax assets and liabilities

(Deferred tax assets)	(Unit: Thousands of yen)	
	As of Nov. 30, 2014	As of May 31, 2015
Enterprise tax payable	27	25
Total deferred tax assets	27	25
Net deferred tax assets	27	25

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

	(Unit: %)	
	As of Nov. 30, 2014	As of May 31, 2015
Statutory tax rate	34.16	34.15
(Adjustments)		
Deductible distributions of retained earnings	(34.15)	(34.14)
Others	0.01	0.01
Effective tax rate	0.02	0.02

3. Amendment to the deferred tax assets and liabilities due to the change in tax rate

In accordance with the promulgation on March 31, 2015 of the "Act for Partial Revision of Income tax Act" (Act No.9, 2015), the statutory effective tax rate to calculate deferred tax assets or liabilities will be revised to 32.31% from Jun. 1, 2015. There is no material impact from this revision.

(Notes Related to Asset Retirement Obligations)

For the fiscal periods from Jun. 1, 2014 to Nov. 30, 2014 and Dec. 1, 2014 to May 31, 2015

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 Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
Book value	Balance at the beginning of the period	356,881,984	400,067,010
	Change during the period (Note 2)	43,185,026	(2,623,467)
	Balance at the end of the period	400,067,010	397,443,542
Fair value at the end of the period		425,990,000	439,740,000

(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 increase for the fiscal period ended Nov. 30, 2014, is a result of acquisitions of five properties (Prologis Park Kawajima 2, Prologis Park Ebina, Prologis Park Kawanishi, Prologis Park Amagasaki 3 and Prologis Park Kobe for a total of 45,894,678 thousand yen and the major factor of the decrease is depreciation of 2,772,229 thousand yen. The major factor of the decrease for the fiscal period ended May 31, 2015, is depreciation of 2,926,750 thousand yen.

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

(Notes Related to Segment and Related Information)

(Segment Information)

1. Overview of operating and reportable segments

Operating segments are components of NPR for which separate financial information is available and whose operating results are regularly evaluated by NPR's internal institution, who 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" (*) based on the regions of investments.

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

As for investment strategies in the "global markets," since such areas are vital for international trade and logistics, NPR aims to invest in locations surrounding the largest consumer bases which 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 areas 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 markets and the regional markets to the extent that such areas are adjacent to consumer areas or manufacturing areas, or such areas are suitable and appropriate for logistics centers.

As of May 31, 2015, NPR's properties classified into each segment are as follows:

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

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

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, 2014

(Unit: Thousands of yen)

	Global markets	Regional markets	Reconciling adjustments	Amount on financial statements
Operating revenues ⁽¹⁾	11,888,637	1,547,916	-	13,436,554
Segment income ⁽²⁾	6,296,517	718,686	(441,761)	6,573,442
Segment assets ⁽²⁾	368,305,083	36,564,429	15,426,627	420,296,140
Other items				
Depreciation	2,404,517	367,712	-	2,772,229
Increase in property and equipment	45,947,508	9,747	-	45,957,255

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

(Note 2) Reconciling adjustments to segment income of (441,761) thousand yen include general corporate expenses of 441,761 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 15,426,627 thousand yen include current assets of 14,373,631 thousand yen, investments and other assets of 977,929 thousand yen and deferred assets of 75,066 thousand yen.

As of May 31, 2015

(Unit: Thousands of yen)

	Global markets	Regional markets	Reconciling adjustments	Amount on financial statements
Operating revenues ⁽¹⁾	12,686,877	1,556,121	-	14,242,999
Segment income ⁽²⁾	6,697,142	721,811	(460,552)	6,958,400
Segment assets ⁽²⁾	364,823,110	36,222,309	19,254,954	420,300,373
Other items				
Depreciation	2,558,644	368,106	-	2,926,750
Increase in property and equipment	259,298	43,984	-	303,282

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

(Note 2) Reconciling adjustments to segment income of (460,552) thousand yen include general corporate expenses of 460,552 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 19,254,954 thousand yen include current assets of 18,335,986 thousand yen, investments and other assets of 853,946 thousand yen and deferred assets of 65,021 thousand yen.

(Related Information)

For the period from Jun. 1, 2014 to Nov. 30, 2014

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

Description of this information is not stated herein because operating revenues from a single external customer accounted for less than 10 percent of total operating revenues on the statement of income

For the period from Dec. 1, 2014 to May 31, 2015

1. Information by products and services

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

2. Information by geographic region

(1) Operating revenues

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

(2) Property and equipment

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

3. Information by major customers

(Unit: Thousands of yen)

Counterparty	Operating revenues	Related segment
Prologis REIT Master Lease GK	11,376,993	Global market, Regional market

(Note 1) Effective Jan. 1, 2015, Prologis Park Yokohama Tsurumi GK, one of the master leasing entities in NPR's real estate portfolio, merged with 26 other master leasing entities, and changed its trade name to Prologis REIT Master Lease GK on the same day.

(Note 2) With respect to 25 properties out of 29 properties held by NPR, NPR leases space to Prologis REIT Master Lease GK based on a pass-through type master lease agreement, and Prologis REIT Master Lease GK subleases the space to actual tenants.

(Notes Related to Per Unit Information)

	For the period from Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
Net assets per unit	140,050 yen	139,652 yen
Net income per unit	3,355 yen	3,344 yen

(Note 1) Net income or loss per unit is calculated by dividing net income 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 net income per unit is not stated as there is no dilutive equity issued and outstanding.

(Note 2) The basis for calculation of the net income per unit is as follows.

	For the period from Jun. 1, 2014 to Nov. 30, 2014	For the period from Dec. 1, 2014 to May 31, 2015
Net income (Thousands of yen)	5,474,821	5,788,079
Amount not attributable to common unit holders (Thousands of yen)	-	-
Net income attributable to common unit holders (Thousands of yen)	5,474,821	5,788,079
Average number of investment units during the period (unit)	1,631,801	1,730,750

(Notes Related to Material Subsequent Events)

None

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

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

Date	Type of issue	Number of investment units issued and outstanding (Units)		Unit holders' equity (Note 1) (Thousands of yen)		Note
		Increase	Total	Increase	Total	
Nov. 7, 2012	Private placement for incorporation	400	400	200,000	200,000	(Note 2)
Feb. 13, 2013	Public offering	182,350	182,750	96,882,555	97,082,555	(Note 3)
Jun. 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)

(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 Jul. 12, 2013 and started payment 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 started payment 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 Jul. 14, 2014 and started payment 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 started payment on Feb. 13, 2015.

4. Change of Directors

No change in directors of NPR nor PLDRM during the reporting fiscal period.

5. Reference Information

(1) Composition of NPR's Assets

Type of asset	Region	Fourth fiscal period (As of Nov. 30, 2014)		Fifth fiscal period (As of May 31, 2015)	
		Retained amount (Millions of yen) (Note 3)	Ratio of total asset (%)	Retained amount (Millions of yen) (Note 3)	Ratio of total asset (%)
Real estate	Global markets (Note 1)				
	Kanto area	-	-	-	-
	Kansai area	4,413	1.1	4,381	1.0
	Regional markets (Note 2)				
	Chubu area	-	-	-	-
	Tohoku area	-	-	-	-
	Kyushu area	6,855	1.6	6,787	1.6
	Total	11,268	2.7	11,169	2.7
Beneficiary right in trust	Global markets (Note 1)				
	Kanto area	224,211	53.3	222,934	53.0
	Kansai area	135,294	32.2	134,304	32.0
	Regional markets (Note 2)				
	Chubu area	18,520	4.4	18,370	4.4
	Tohoku area	10,770	2.6	10,665	2.5
	Kyushu area	-	-	-	-
	Total	388,798	92.5	386,274	91.9
Total of real estate and others		400,067	95.2	397,443	94.6
Deposit and other assets		20,229	4.8	22,856	5.4
Total assets (Note 4)		420,296 (400,067)	100.0 (95.2)	420,300 (397,443)	100.0 (94.6)

(Note 1) As for the "global markets", such areas are vital areas for international trade and logistics, and are locations surrounding 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) As for the "regional markets" such areas are critical to Japan's domestic trade and are locations which can 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" are rounded down to the nearest first decimal place.

(2) Overview of the Portfolio

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

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

Property number	Property name	Form of ownership	Acquisition price (Millions of yen) ⁽¹⁾	Book value (Millions of yen) ⁽²⁾	Appraisal value as of the end of the reporting fiscal period (Millions of yen) ⁽³⁾	Return price					Investment rate (%) ⁽⁴⁾
						Direct capitalization method		DCF method			
						Priced based on direct capitalization method (Millions of yen)	Direct capitalization rate (%)	Priced based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitalization rate (%)	
M-01	Prologis Park Ichikawa 1	Beneficiary right in trust	33,900	33,198	38,200	39,100	4.5	38,200	4.3	4.7	8.37
M-02	Prologis Park Zama 1	Beneficiary right in trust	27,900	27,149	29,500	29,700	4.9	29,500	4.7	5.1	6.89
M-03	Prologis Park Kawajima	Beneficiary right in trust	25,600	24,769	30,000	30,200	5.1	30,000	4.9	5.3	6.32
M-04	Prologis Park Osaka 2	Beneficiary right in trust	25,000	24,223	27,700	27,600	5.0	27,700	4.8	5.1	6.17
M-05	Prologis Park Maishima 3	Beneficiary right in trust	13,500	13,049	14,800	14,800	5.1	14,800	4.9	5.2	3.33
M-06	Prologis Park Kasugai	Beneficiary right in trust	12,500	12,079	15,100	15,200	5.5	15,100	5.3	5.6	3.09
M-07	Prologis Park Kitanagoya	Beneficiary right in trust	6,500	6,290	7,390	7,520	5.2	7,390	5.1	5.4	1.60
M-08	Prologis Park Tagajo	Beneficiary right in trust	5,370	5,156	5,480	5,490	5.7	5,480	5.5	5.9	1.33
M-09	Prologis Park Tokyo-Ohta	Beneficiary right in trust	29,500	29,294	31,200	32,000	4.4	31,200	4.2	4.6	7.28
M-10	Prologis Park Zama 2	Beneficiary right in trust	21,900	21,507	23,700	24,000	4.9	23,700	4.7	5.1	5.41
M-11	Prologis Park Funabashi 5 (Annex)	Beneficiary right in trust	9,500	10,901	12,100	12,300	4.8	12,100	4.6	5.0	2.72
			1,500								
M-12	Prologis Park Narita 1-A&B	Beneficiary right in trust	8,420	8,217	8,930	9,050	5.5	8,810	5.2	5.9	2.08
M-13	Prologis Park Narita 1-C	Beneficiary right in trust	4,810	4,700	5,080	5,130	5.5	5,020	5.2	5.9	1.19
M-14	Prologis Park Amagasaki 1	Beneficiary right in trust	17,600	17,344	19,300	19,600	4.9	18,900	4.7	5.1	4.35
M-15	Prologis Park Amagasaki 2	Beneficiary right in trust	19,200	18,860	20,400	20,600	4.9	20,200	4.7	5.1	4.74
M-16	Prologis Park Tokyo-Shinkiba	Beneficiary right in trust	13,600	13,530	14,500	14,500	4.4	14,500	4.3	4.6	3.36
M-17	Prologis Park Yokohama-Tsurumi	Beneficiary right in trust	13,800	13,605	14,700	14,800	4.9	14,700	4.7	5.0	3.41
M-18	Prologis Park Osaka 4	Beneficiary right in trust	21,000	20,629	22,400	22,200	5.0	22,400	4.8	5.1	5.18
M-19	Prologis Park Iwanuma 1	Beneficiary right in trust	5,670	5,508	5,900	5,980	5.8	5,900	5.7	6.0	1.40

Property number	Property name	Form of ownership	Acquisition price (Millions of yen) ⁽¹⁾	Book value (Millions of yen) ⁽²⁾	Appraisal value as of the end of the reporting fiscal period (Millions of yen) ⁽³⁾	Return price					Investment rate (%) ⁽⁴⁾
						Direct capitalization method		DCF method			
						Priced based on direct capitalization method (Millions of yen)	Direct capitalization rate (%)	Priced based on DCF method (Millions of yen)	Discount rate (%)	Terminal capitalization rate (%)	
M-20	Prologis Park Kawajima 2	Beneficiary right in trust	8,180	8,144	8,600	8,630	5.2	8,600	5.0	5.4	2.02
B-01	Prologis Park Maishima 4	Beneficiary right in trust	11,500	11,138	12,700	12,500	5.0	12,700	4.8	5.1	2.84
B-02	Prologis Park Takatsuki	Real estate	4,410	4,381	4,750	4,740	5.2	4,750	4.9	5.3	1.09
B-03	Prologis Park Tosu 2	Real estate	3,030	3,001	3,350	3,310	5.4	3,350	5.1	5.5	0.75
B-04	Prologis Park Tosu 4	Real estate	3,810	3,785	4,150	4,220	5.4	4,150	5.1	5.5	0.94
B-05	Prologis Park Narashino 4	Beneficiary right in trust	20,000	19,661	21,500	21,400	4.8	21,500	4.6	4.9	4.94
B-06	Prologis Park Ebina	Beneficiary right in trust	8,250	8,254	8,520	8,500	5.0	8,520	4.8	5.1	2.04
B-07	Prologis Park Kawanishi	Beneficiary right in trust	13,600	13,583	13,700	13,300	5.1	13,700	4.9	5.4	3.36
B-08	Prologis Park Amagasaki 3	Beneficiary right in trust	9,090	9,088	9,460	9,610	4.8	9,310	4.6	5.1	2.24
B-09	Prologis Park Kobe	Beneficiary right in trust	6,410	6,386	6,630	6,720	5.3	6,540	5.2	5.7	1.58
Total			405,050	397,443	439,740	442,700	-	438,720	-	-	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 are rounded down to nearest million yen.

(Note 2) "Book value" represents the value on the balance sheet after depreciation and are rounded down to nearest million yen.

(Note 3) NPR has retained Jones Lang LaSalle K.K., CBRE K.K. and Japan Real Estate Institute to appraise the value of 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, 2015.

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

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

Property number	Property name	Property age (years) ⁽¹⁾	Leasable area(m ²) ⁽²⁾	Leased area(m ²) ⁽³⁾	Gross number of tenants ⁽⁴⁾	Occupancy rate (%) ⁽⁵⁾	Annual rent (Millions of yen) ⁽⁶⁾	Security deposit (Millions of yen) ⁽⁷⁾	Average lease contract (years) ⁽⁸⁾	Average remaining lease contract (years) ⁽⁹⁾
M-01	Prologis Park Ichikawa 1	6.6	125,014.12	124,565.17	10	99.6	2,055	879	9.4	4.9
M-02	Prologis Park Zama 1	6.0	113,471.12	113,471.12	7	100.0	1,828	564	8.2	4.8
M-03	Prologis Park Kawajima	4.0	144,897.54	138,035.04	7	95.3	1,765	568	4.9	2.1
M-04	Prologis Park Osaka 2	8.0	130,565.80	130,045.19	7	99.6	1,739	580	6.8	2.6
M-05	Prologis Park Maishima 3	7.3	74,925.40	74,330.95	5	99.2	956	404	8.6	3.6
M-06	Prologis Park Kasugai	7.4	91,746.58	90,231.82	9	98.3	1,035	413	3.1	1.5
M-07	Prologis Park Kitanagoya	6.0	42,751.60	42,751.60	3	100.0	529	165	4.3	2.0
M-08	Prologis Park Tagajo	6.2	39,098.87	39,098.87	4	100.0	424	201	4.1	1.7
M-09	Prologis Park Tokyo-Ohta	9.7	73,325.14	69,255.98	16	94.5	1,577	660	5.2	2.8
M-10	Prologis Park Zama 2	2.8	95,121.43	94,944.37	5	99.8	1,442	557	5.3	3.1
M-11	Prologis Park Funabashi 5 (Annex)	10.5	56,556.95	56,556.95	4	100.0	774	367	6.6	1.4
M-12	Prologis Park Narita 1-A&B	10.3	62,058.82	51,450.46	10	82.9	576	130	2.5	1.6
M-13	Prologis Park Narita 1-C	8.1	32,230.25	32,230.25	3	100.0	395	75	2.3	0.9
M-14	Prologis Park Amagasaki 1	9.8	91,446.75	91,446.75	1	100.0	(Note 10)	(Note 10)	15.0	10.8
M-15	Prologis Park Amagasaki 2	8.2	91,369.37	90,955.84	8	99.5	1,226	528	6.9	3.0
M-16	Prologis Park Tokyo-Shinkiba	8.0	31,022.88	29,301.39	8	94.5	812	386	6.4	2.5
M-17	Prologis Park Yokohama-Tsurumi	7.1	63,973.26	63,598.58	4	99.4	940	414	5.2	3.6
M-18	Prologis Park Osaka 4	3.1	106,135.15	106,135.15	8	100.0	1,407	552	4.6	2.3
M-19	Prologis Park Iwanuma 1	6.7	40,520.43	40,520.43	3	100.0	433	265	4.8	1.6
M-20	Prologis Park Kawajima 2	1.3	42,005.07	42,005.07	2	100.0	(Note 10)	(Note 10)	7.8	6.7
B-01	Prologis Park Maishima 4	4.8	57,234.13	57,234.13	1	100.0	(Note 10)	(Note 10)	12.0	7.3
B-02	Prologis Park Takatsuki	3.4	19,898.05	19,898.05	1	100.0	(Note 10)	(Note 10)	15.0	11.7

Property number	Property name	Property age (years) ⁽¹⁾	Leasable area(m ²) ⁽²⁾	Leased area(m ²) ⁽³⁾	Gross number of tenants ⁽⁴⁾	Occupancy rate (%) ⁽⁵⁾	Annual rent (Millions of yen) ⁽⁶⁾	Security deposit (Millions of yen) ⁽⁷⁾	Average lease contract (years) ⁽⁸⁾	Average remaining lease contract (years) ⁽⁹⁾
B-03	Prologis Park Tosu 2	2.9	21,778.87	21,778.87	1	100.0	(Note 10)	(Note 10)	10.0	7.2
B-04	Prologis Park Tosu 4	3.4	28,765.31	28,765.31	1	100.0	(Note 10)	(Note 10)	15.3	12.0
B-05	Prologis Park Narashino 4	1.8	91,529.07	91,529.07	1	100.0	(Note 10)	(Note 10)	10.0	8.3
B-06	Prologis Park Ebina	5.2	32,500.08	32,500.08	1	100.0	(Note 10)	(Note 10)	5.7	4.8
B-07	Prologis Park Kawanishi	1.5	75,493.23	75,493.23	1	100.0	(Note 10)	(Note 10)	10.0	8.5
B-08	Prologis Park Amagasaki 3	1.7	39,527.85	39,527.85	1	100.0	(Note 10)	(Note 10)	10.0	8.3
B-09	Prologis Park Kobe	1.5	32,511.56	32,511.56	1	100.0	(Note 10)	(Note 10)	15.2	13.8
Total		6.0	1,947,474.68	1,920,169.13	133	98.6	26,687	10,667	7.4	4.4

(Note 1) "Property age" of each property is calculated based on the date in the property registration as of May 31, 2015 and rounded down to the nearest first decimal place. 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 in size. Also, a convenience store building that is jointly owned by the owners of Prologis Park 1-A&B and Prologis Park 1-C is also excluded.

(Note 2) "Leasable area" equals to 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. "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 3) "Leased area" equals to gross floor area of leased space in each property or property in trust as of May 31, 2015, based on the lease agreements and floor plans included in lease agreements. Area has been rounded down to the nearest square meter.

(Note 4) "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, 2015. For properties with pass-through master lease agreements, this is the total number of end-tenants.

(Note 5) "Occupancy rate" is as of May 31, 2015, 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 6) "Annual rent" is based on total annual rent (including common area charges) as of May 31, 2015 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 7) "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, 2015, rounded down to the nearest million yen.

(Note 8) "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, 2015, by the rent and figures are rounded to the nearest tenth.

(Note 9) "Average remaining lease contract" is calculated as the weighted average of length of remaining lease contract indicated in the relevant lease agreements for all warehouses, offices and stores for each property or property in trust as of May 31, 2015, by the rent and figures are rounded to the nearest tenth.

(Note 10) 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 Amagasaki 1 (Amagasaki, Hyogo)	Repair work of exterior walls and other facilities	From Apr. 2015 to Nov. 2015	300	-	-
Prologis Park Ichikawa 1, other (Ichikawa, Chiba, other)	Installment of LED lightings	From Jul. 2015 to May 2016	141	-	-
Prologis Park Ichikawa 1, other (Ichikawa, Chiba, other)	Countermeasure work of BCP	From Sep. 2015 to May 2016	317	-	-

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

(b) Capital Expenditure Incurred for the Reported Fiscal Period

The following summarizes the major construction work to NPR's owned properties that resulted in capital expenditures for the reporting fiscal period. NPR conducted construction work worth 400 million yen in the reporting fiscal period which is a sum of capital expenditures of 303 million yen and repair and maintenance expenses of 96 million yen.

Name (Location)	Purpose	Expenditure Period	Amount spent (Millions of yen) ⁽¹⁾
Prologis Park Funabashi 5 (Funabashi, Chiba)	Upgrade cubicle type equipment	From Nov. 2014 to Apr. 2015	67
Prologis Park Ichikawa 1, other (Ichikawa, Chiba, other)	Installment of LED lightings	From Mar. 2015 to May 2015	101
Others	-	-	133
Total			303

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

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

None

(4) Information Concerning Major Tenants

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

None

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

None

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

Fifth Fiscal Period from Dec. 1, 2014 to May 31, 2015

(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	1,160,396	971,021	958,472	923,652	508,314
Property revenues	1,022,386	904,130	899,127	861,641	476,834
Other property related revenues	138,009	66,891	59,345	62,011	31,480
(2) Total of property related expenses	484,080	404,423	417,103	409,623	244,504
Property taxes	82,957	74,057	70,735	84,342	52,244
Subcontract expenses	78,494	63,167	59,306	44,732	34,473
Utilities cost	114,432	56,781	54,472	62,664	27,938
Non-life insurance premium	1,711	1,501	1,754	1,838	1,038
Repair and maintenance	8,010	13,645	4,187	11,960	6,102
Depreciation	197,814	192,649	226,148	203,583	122,106
Custodian fee	660	500	500	500	600
Other expenses	-	2,119	-	-	-
(3) Operating income from property leasing (= (1)-(2))	676,315	566,598	541,369	514,029	263,809
NOI ((3) + Depreciation)	874,130	759,248	767,518	717,613	385,916

(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	546,234	277,520	219,699	807,622	762,194
Property revenues	511,200	264,513	203,269	737,836	697,779
Other property related revenues	35,033	13,006	16,429	69,785	64,414
(2) Total of property related expenses	268,172	126,024	100,821	333,994	329,311
Property taxes	58,100	32,443	10,036	58,276	64,372
Subcontract expenses	47,159	19,318	16,097	79,879	49,518
Utilities cost	33,596	13,495	15,580	57,816	60,846
Non-life insurance premium	1,127	482	394	1,066	1,216
Repair and maintenance	7,485	730	2,732	7,833	1,396
Depreciation	120,201	59,055	55,479	128,620	151,261
Custodian fee	500	500	500	500	500
Other expenses	-	-	-	-	200
(3) Operating income from property leasing (= (1)-(2))	278,062	151,495	118,877	473,627	432,882
NOI ((3) + Depreciation)	398,263	210,551	174,357	602,248	584,143

(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	401,262	329,863	218,425	(Note)	682,688
Property revenues	383,511	293,181	197,910		613,160
Other property related revenues	17,751	36,681	20,514		69,527
(2) Total of property related expenses	150,098	162,795	96,017		299,837
Property taxes	32,469	23,834	16,115		58,377
Subcontract expenses	25,269	29,378	14,411		31,817
Utilities cost	15,575	28,348	18,782		68,384
Non-life insurance premium	719	716	404		1,082
Repair and maintenance	3,294	5,330	3,621		4,682
Depreciation	71,769	74,685	42,182		134,993
Custodian fee	999	500	500	499	
Other expenses	-	-	-	-	
(3) Operating income from property leasing (= (1)-(2))	251,164	167,068	122,407	351,300	382,851
NOI ((3) + Depreciation)	322,934	241,753	164,590	460,824	517,844

(Note) We have not obtained permission from the tenants of the properties to disclose the information and therefore is 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	438,396	500,356	747,955	275,913	(Note)
Property revenues	402,259	468,637	703,928	216,811	
Other property related revenues	36,137	31,718	44,026	59,101	
(2) Total of property related expenses	157,452	234,696	325,891	151,507	
Property taxes	36,709	52,000	78,380	19,563	
Subcontract expenses	23,079	40,238	39,653	11,922	
Utilities cost	31,473	33,830	38,402	49,065	
Non-life insurance premium	448	790	1,350	450	
Repair and maintenance	6,055	1,078	1,020	4,534	
Depreciation	58,718	105,489	166,584	65,470	
Custodian fee	969	969	500	500	
Other expenses	-	300	-	-	
(3) Operating income from property leasing (= (1)-(2))	280,944	265,659	422,064	124,405	175,431
NOI ((3) + Depreciation)	339,662	371,149	588,649	189,876	241,967

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

(Units: Thousands of yen)

Property number	B-01	B-02	B-03	B-04	B-05
Property name	Prologis Park Maishima 4	Prologis Park Takatsuki	Prologis Park Tosu 2	Prologis Park Tosu 4	Prologis Park Narashino 4
Operating days	182	182	182	182	182
(1) Property related revenues					
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))	231,060	97,605	62,558	74,946	387,418
NOI ((3) + Depreciation)	325,615	129,404	94,249	111,154	531,277

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

(Units: Thousands of yen)

Property number	B-06	B-07	B-08	B-09
Property name	Prologis Park Ebina	Prologis Park Kawanishi	Prologis Park Amagasaki 3	Prologis Park Kobe
Operating days	182	182	182	182
(1) Property related revenues				
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))	193,515	331,778	180,038	139,881
NOI ((3) + Depreciation)	230,967	419,113	239,311	191,586

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