

July 16, 2013

For Immediate Release

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

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

<Before amendment>

P.2

“2. Earnings Forecasts for the Fiscal Period ending November 2013 (2nd period) (from June 1, 2013 to November 30, 2013) and May 2014 (3rd period) (from December 1, 2013 to May 31, 2014)”

(Percentages indicate changes from the previous period)

	Operating revenues	Operating profit	Ordinary income	Net income	Distributions per unit (including SCD)	Distributions per unit (excluding SCD)	SCD
Period ending November 30, 2013	Million yen % 10,035 <u>(181.2)</u>	Million yen % 5,476 (179.2)	Million yen % 4,449 (233.5)	Million yen % 4,448 (233.7)	Yen 18,191	Yen 15,948	Yen 2,243

(Omitted)

<After amendment>

P.2

“2. Earnings Forecasts for the Fiscal Period ending November 2013 (2nd period) (from June 1, 2013 to November 30, 2013) and May 2014 (3rd period) (from December 1, 2013 to May 31, 2014)”

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(Omitted)

<Before amendment>

P.9

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

(Omitted)

(Note 2) NPR has executed the interest swap agreement to hedge the risks of interest rate fluctuations by converting the interest rate payable into a fixed interest rate for the individual term loan agreement on June 10, 2013 for the long-term borrowings from (I) to (III).
(Omitted)

<After amendment>

P.9

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

(Omitted)

(Note 2) NPR has executed the interest swap agreement to hedge the risks of interest rate fluctuations by converting the interest rate payable into a fixed interest rate for the individual term loan agreement on June 11, 2013 for the long-term borrowings from (I) to (III).
(Omitted)

<Before amendment>

P.40 through P.42

“5. Reference Information / (5) Overview of Property Leasing and Status of Operating Income”

(Omitted)

Property name	Prologis Park Ichikawa 1	Prologis Park Zama 1	Prologis Park Kawajima	Prologis Park Osaka 2	Prologis Park Maishima 3
Operating days	<u>206</u>	<u>206</u>	<u>206</u>	<u>206</u>	<u>206</u>

(Omitted)

Property name	Prologis Park Kasugai	Prologis Park Kitanagoya	Prologis Park Tagajo	Prologis Park Maishima 4	Prologis Park Takatsuki
Operating days	<u>206</u>	<u>206</u>	<u>206</u>	<u>206</u>	<u>206</u>

(Omitted)

Property name	Prologis Park Tosu 2	Prologis Park Tosu 4
Operating days	<u>206</u>	<u>206</u>

(Omitted)

<After amendment>

P.40 through P.42

“5. Reference Information / (5) Overview of Property Leasing and Status of Operating Income”

(Omitted)

Property name	Prologis Park Ichikawa 1	Prologis Park Zama 1	Prologis Park Kawajima	Prologis Park Osaka 2	Prologis Park Maishima 3
Operating days	<u>106</u>	<u>106</u>	<u>106</u>	<u>106</u>	<u>106</u>

(Omitted)

Property name	Prologis Park Kasugai	Prologis Park Kitanagoya	Prologis Park Tagajo	Prologis Park Maishima 4	Prologis Park Takatsuki
Operating days	<u>106</u>	<u>106</u>	<u>106</u>	<u>106</u>	<u>106</u>

(Omitted)

Property name	Prologis Park Tosu 2	Prologis Park Tosu 4
Operating days	<u>106</u>	<u>106</u>

(Omitted)

Note:

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

Real Estate Investment Trust Securities Issuer: Nippon Prologis REIT, Inc. (Code 3283)

Mitsubishi Building, 2-5-2, Marunouchi, Chiyoda-ku, Tokyo

Executive Director : Masahiro Sakashita

Asset Management Company: Prologis REIT Management K.K.

Representative: CEO Masahiro Sakashita

Inquiries: CFO Atsushi Toda Tel. +81-3-6867-8585