

FOR IMMEDIATE RELEASE

**Nippon Prologis REIT Announces
 Acquisition of Domestic Real Estate Trust Beneficiary Interests
 and Lease Contract with New Tenants**

Prologis REIT Management K.K. (the “Asset Manager”), to which Nippon Prologis REIT, Inc. (“NPR”) entrusts the management of its assets, announced today it will acquire three properties (the “New Properties”) in the form of trust beneficiary interests and, subsequently, enter into lease contracts with new tenants.

Because the sellers and the lessee of the assets are considered related parties as provided in the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, including amendments thereto) (the “Related Parties, etc.”) and considered an interested party as set forth in the “Rules Regarding Related-party Transactions” included in the internal rules of the Asset Manager (the “Interested Parties”), the Asset Manager has obtained, in accordance with the Rules Regarding Related Party-Transactions, approval from NPR based on the approval of its Board of Directors at a meeting held today.

The details are described below.

1. Overview of the Acquisitions

Property Number	Property Name	Location	Anticipated Acquisition Date (Note 1)	Seller	Anticipated Acquisition Price (million yen) (Note 2)	Appraisal Value (million yen) (Note 3)	NOI Yield (%) (Note 4)	Adjusted Forecast NOI Yield (%) (Note 5)
M-38	Prologis Park Inagawa 1	Kawabe, Hyogo	December 15, 2022	Zao Special Purpose Company	27,900	27,900	4.4	4.3
M-39	Prologis Park Kobe 3	Kobe, Hyogo		Kobe Special Purpose Company	9,580	9,580	4.4	4.6
B-21	Prologis Park Ogori	Ogori, Fukuoka		Hisayama Special Purpose Company	5,920	5,920	4.5	4.5
Total/Average					43,400	43,400	4.4	4.4

(Note 1) “Anticipated acquisition date” indicates the anticipated acquisition date in the relevant trust beneficiary interests disposition contract or co-ownership interests in trust beneficiary interest disposition contract (the “Sale and Purchase Agreements”) that was executed with the current owners of the New Properties.

(Note 2) “Anticipated acquisition price” indicates the transfer price of the New Properties in the relevant Sale and Purchase Agreements, rounded down to the nearest million yen and does not include national or local consumption taxes or expenses which will be incurred in connection with the acquisition.

(Note 3) CBRE K.K. or Japan Real Estate Institute was retained to appraise the value of each property. “Appraisal value” is based on the appraisal values from the relevant appraisal reports as of September 30, 2022. The “Appraisal value” for Prologis Park Inagawa 1, with respect to which we expect to own a 50% co-ownership interest, is calculated to account for such partial ownership.

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(Note 4) "NOI yield" is the ratio of appraisal NOI to the anticipated acquisition price of each property based on the appraisal value as of September 30, 2022, rounded to the first decimal place. The figure of the weighted average of NOI yield of each of the New Properties is described in the "Total/Average" column.

"NOI" is the stabilized net operating income (an amount with operating expenses deducted from operating income) for the direct capitalization analysis contained in the relevant appraisal report appraised by CBRE K.K. or Japan Real Estate Institute, which represents revenue before deduction of depreciation. NOI is different from net cash flow ("NCF"), calculated as the expected revenues of a property minus expected capital expenditure, to which interest on deposits, etc. is added and from which capital expenditures are deducted.

(Note 5) "Adjusted forecast NOI yield" is the ratio of adjusted forecast NOI to the anticipated acquisition price of each property, rounded to the first decimal place. The figure of the weighted average of adjusted forecast NOI yield of each of the New Properties is described in the "Total/Average" column.

"Adjusted forecast NOI" is an amount based on the relevant assumptions regarding operating revenues from the New Properties, from which operating expenses and capitalized property tax and city planning tax, etc. are deducted and to which depreciation costs are added. It represents revenues before deduction of depreciation costs. Also, operating rental revenues and operating expenses for each of the New Properties are calculated based on the assumption that all the New Properties are operated on a full-year basis.

- (1) Date of Sale and Purchase Agreements: December 5, 2022
 - (2) Seller: Please refer to the below-mentioned "3. (2) Seller Profile"
 - (3) Funds for Acquisitions: A portion of the net proceeds from the issuance of new investment units determined at a meeting of the Board of Directors held today and the new borrowings (Note) which will be obtained on the date of acquisition of the New Properties, and cash on hand
 - (4) Settlement Method: To be paid in a lump sum on the anticipated acquisition date
 - (5) Annual Rent: 2,307 million yen (the New Properties total)
- (Note) Details of the new borrowings will be announced once they have been determined.

2. Rationale for Acquisition and Lease Contract

Through the acquisition of the New Properties, NPR intends to acquire selected Class-A logistics facilities developed by the Prologis Group that meet NPR's investment criteria based on NPR's principle of achieving stable net operating income and increasing the size and the value of its portfolio to maximize unit holder value.

NPR will acquire the New Properties for all of which NPR has been granted exclusive negotiation rights by the Prologis Group, as described in the press release "NPR Announces Exclusive Negotiation Rights for Five New Properties" dated December 11, 2020, with respect to Prologis Park Inagawa 1 and as described in the press release "NPR Announces Exclusive Negotiation Rights for Two New Properties" dated December 15, 2021, with respect to Prologis Park Kobe 3 and Prologis Park Ogori.

NPR believes the acquisition of the New Properties will further improve the earnings stability of its portfolio by enhancing property and customer diversification as well as diversification of the expiration date of lease agreements at its properties, continuing investments in a well-balanced portfolio of properties and adding relatively newly built Class-A logistics facilities with longer average remaining lease terms.

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3. Description of the New Properties

(1) Overview

The following tables provide an overview of the real estate trust beneficiary interests of the New Properties.

Furthermore, the items described in the respective columns of the tables are explained below:

- (i) "Location" indicates the official address or the address usually used by tenants and property management companies, etc. on the upper line, and the address indicated in the registry (one of several addresses, if any) on the lower line.
- (ii) "Anticipated acquisition date" indicates the anticipated acquisition date in the relevant Sale and Purchase Agreements.
- (iii) "Anticipated acquisition price" indicates the transfer price of the New Properties in the relevant Sale and Purchase Agreements, rounded down to the nearest million yen and does not include national or local consumption taxes or expenses which will be incurred in connection with the acquisition.
- (iv) "Entrustment Date" indicates the date of establishment of the trust defined in the Trust Agreement.
- (v) "Trustee" indicates the trustee or trustee-to-be of each asset, which is the trust beneficiary interest in real estate.
- (vi) "Trust maturity date" indicates the trust maturity date defined in the Trust Agreement or the maturity date of the trust period to be amended with the acquisition by NPR.
- (vii) "Ownership form" of "Land" and "Building" indicates the type of rights owned by the trustee.
- (viii) "Land area" of "Land" and "Gross floor area", "Date of construction", "Purpose" and "Structure/No. of stories" of "Building" are based on the data recorded in the registry and may differ from the actual figures. "Gross floor area" is equal to the total gross floor area of the main building and accessory building. "Date of construction", "Purpose" and "Structure/No. of stories" are equal to the figures of the main building excluding accessory building.
- (ix) "Zoning" of "Land" indicates the type of zoning as depicted in Article 7 and 8-1-1 of the City Planning Act (Act No. 100 of 1968, as amended).
- (x) "BCR" of "Land" indicates the upper limit of the building coverage ratio as determined in city planning in accordance with the zoning. The upper limit of BCR could be lower or higher, depending on whether the property is fire-proof in the fire control area and/or other reasons and it may not necessarily be identical with the BCR actually applied.
- (xi) "FAR" of "Land" indicates the upper limit of the floor area ratio. The upper limit of FAR could be lower or higher, depending on the width of roads adjacent to the land and/or other reasons and it may not necessarily be identical with the FAR actually applied.
- (xii) "Property type" of "Building" indicates "Multi-tenant" for properties that are "Multi-tenant logistics facilities" (those that are capable of serving multiple tenants) and "BTS" for properties that are "Build-to-suit logistics facilities" (those that are developed to meet a tenant's specific requirements).
- (xiii) "PML" of "Building" represents an outline of the reports on the evaluation results of the analyses of seismic risks conducted by Engineering and Risk Services Corporation and OYO RMS Corporation at the request of NPR and the Asset Manager. The contents of these reports are judgments and opinions of these risk reviewers as of a certain point of time, and the validity and accuracy of such contents are not guaranteed. None of the current properties of NPR are covered by seismic insurance, and NPR has no plan to obtain seismic insurance for any of the current properties or the New Properties.
- (xiv) "Environmental appraisal" of "Building" represents evaluation results described in certification reports of Comprehensive Assessment System for Built Environment Efficiency

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("CASBEE"), evaluation results of Building-Housing Energy-efficiency Labeling System ("BELS") or certifications of the DBJ Green Building Certification system, if such evaluation results are obtained. Also, in the event that an application is filed with each municipality and a result for such application is disclosed based on the comprehensive assessment system for built environment efficiency conducted by each municipality on the basis of CASBEE, such disclosed result is described. The results of CASBEE, BELS and DBJ Green Building Certification show an evaluation based on certain judgment standards at a specific point in time and are no guarantee of any objectiveness of such evaluation, validity and accuracy of such evaluation results or the quality of evaluated buildings.

- (xv) "Engineering Report" represents an outline of the reports on the evaluation results of building assessment conducted by Earth-Appraisal Co., Ltd. at the request of NPR and the Asset Manager. The contents of these reports are judgments and opinions of these building investigators as of a certain point of time, and the validity and accuracy of such contents are not guaranteed. "Report Date" indicates the date of investigation described in the respective Engineering Report prepared by the respective building investigator.
- (xvi) "Property manager" indicates the property manager to which NPR has outsourced or will outsource the property management services.
- (xvii) "Master lessee" indicates the party with which NPR has entered or will enter into the Master Lease Agreement. Even if NPR or the trustee enters into a Master Lease Agreement with a master lessee, the end tenant and NPR or the trustee are in the lessee-lessor relationship when existing end tenants do not accept the transfer of the lessor associated with the Master Lease Agreement.
- (xviii) "Type of master lease" indicates "Pass-through type" for a pass-through type master lease in which rent received by the lessor is in principle the same amount as the rent received by the master lessee from end tenants, and "Sublease type" for a sublease type master lease, in which a fixed amount of rent is received from the master lessee regardless of fluctuation in the rent received from end tenants, in accordance with the type of the master lease agreements with the master lessee. The master lease agreements for all the New Properties are the pass-through type.
- (xix) "Gross number of tenants" of "Description of tenancy" is based on the lease agreements with tenants for warehouses or offices for each property in trust as of September 30, 2022 (excluding lease agreements with a term of less than one year). Such gross number of tenants includes the tenants where the leasing period of the relevant lease agreement was not commenced as of September 30, 2022. For properties with pass-through master lease agreements, it is based on the lease agreements executed between the master lessee and end tenants. The same shall apply below.
- (xx) "Type of lease agreement" of "Description of tenancy" is based on the lease agreements.
- (xxi) "Name of major tenants" of "Description of tenancy" indicates the names of the tenants with the two biggest leased areas in each property in trust (for properties with a pass-through master lease agreement, the end tenant) (excluding tenants or end tenants whose lease agreements have a term of less than one year).
- (xxii) "Annual rent" of "Description of tenancy" is based on the total annual rent including common area charges as of September 30, 2022, as indicated in the relevant lease agreements for all warehouses or offices for each property in trust (excluding lease agreements with a term of less than one year) (or the annual rent calculated in accordance with the provisions of the lease agreements, if the relevant agreements include only the monthly rent). Figures are rounded down to the nearest million yen. Such annual rents also include the annual rents stipulated in the lease agreements, where the leasing period of the relevant lease agreement was not commenced as of September 30, 2022.
- (xxiii) "Security deposit" of "Description of tenancy" is calculated as the total amount of security

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deposit (or, if amortized, the security deposit amount after subtracting the relevant amortization amount) as indicated in the relevant lease agreements for all warehouses or offices for each property in trust as of September 30, 2022 (excluding lease agreements with a term of less than one year). Figures are rounded down to the nearest million yen. Such security deposits also include security deposits stipulated in the lease agreements, where the leasing period of the relevant lease agreement was not commenced as of September 30, 2022.

- (xxiv) "Leased area" of "Description of tenancy" indicates the total leased area based on the lease agreements for all warehouses or offices for each property in trust as of September 30, 2022 (excluding lease agreements with a term of less than one year) and the floor plans included in such lease agreements (excluding lease agreements with a term of less than one year). Such leased area also includes the leased area stipulated in the lease agreements, where the leasing period of the relevant lease agreement was not commenced as of September 30, 2022.
- (xxv) "Leasable area" of "Description of tenancy" indicates the total leasable area based on the lease agreements for all warehouses or offices for each property in trust and the floor plans included in the lease agreements executed as of September 30, 2022 (excluding lease agreements with a term of less than one year) plus vacant space based on floor plans.
- (xxvi) "Occupancy rate" of "Description of tenancy" is as of September 30, 2022, or the date of lease commencement stipulated in the relevant lease agreements (excluding lease agreements with a term of less than one year; the figure for leased area includes the leased area stipulated in the lease agreements that were executed but not commenced as of September 30, 2022), calculated by dividing the aggregate total leased area for each property in trust by the aggregate total leasable area for the relevant properties in trust. Figures are rounded to the nearest tenth.
- (xxvii) "Extra description" indicates items believed to be important in terms of the relationship of rights and use of each of the New Properties, as well as items believed to be important in consideration of their impact on the appraisal value, profitability and possibility of disposal of each of the New Properties as of the date of this press release.
- (xxviii) "Summary of the appraisal report" describes the summary of the appraisal report of each property which was appraised by CBRE K.K. or Japan Real Estate Institute upon request from NPR and the Asset Manager. Such appraisal report only represents a judgment and an opinion of an appraiser as an evaluator at a certain point, and any adequacy, accuracy or feasibility of a transaction at such appraisal value is not guaranteed. There is no special interest between CBRE K.K. or Japan Real Estate Institute and NPR or the Asset Manager.

M-38 Prologis Park Inagawa 1

Property name		Prologis Park Inagawa 1
Location		101-1, Sashikumi Aza Kodani, Inagawa-cho, Kawabe-gun, Hyogo 95-1, Sashikumi Aza Kodani, Inagawa-cho, Kawabe-gun, Hyogo
Class of assets		Real estate trust beneficiary interests (50% co-ownership interest)
Anticipated acquisition date		December 15, 2022
Anticipated acquisition price		27,900 million yen
Entrustment date		Acquisition date
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust maturity date		December 31, 2042
Land	Ownership form	Proprietary
	Land area	107,172.72 m ² (Note 1)
	Zoning	Industrial area
	BCR/FAR	60% / 200%
Building	Ownership form	Proprietary
	Gross floor area	206,769.12 m ² (Note 1)
	Date of construction	October 22, 2021
	Purpose	Warehouse / Office
	Structure/No. of stories	RC, 6-story building
	Property type	Multi-tenant
	PML	0.5%
Environmental appraisal	CASBEE – New Construction (Simplified): A	
Engineering Report	Engineering Firm	Earth-Appraisal Co., Ltd.
	Report Date	August 23, 2022
	Emergency and Short-term Repair and Maintenance Expenses	-
	Medium-to-Long term Repair and Maintenance Expenses	343,741 thousand yen / 12 years (28,645 thousand yen / year) (Note 2)
Property manager		Prologis K.K.
Master lessee		Prologis REIT Master Lease GK
Type of master lease		Pass-through type
Collateral		None
Appraisal value		27,900 million yen (Note 2)
Real estate appraiser		Japan Real Estate Institute
Description of tenancy		
	Gross number of tenants	1
	Type of lease agreement	Fixed-term lease agreement
	Name of major tenant	MonotaRO Co., Ltd.
	Annual rent	Not disclosed (Note 3)
	Security deposit	Not disclosed (Note 3)
	Leased area	96,771.15 m ² (Note 2)
	Leasable area	96,771.15 m ² (Note 2)
	Occupancy rate	100.0%
Extra description		- In connection with the planned acquisition of a 50% co-ownership interest in Prologis Park Inagawa 1 (together with the other portion of co-ownership interest, the “Trust Beneficiary Interest”), NPR has entered into an agreement with the seller that retains the other 50% of co-ownership interest (“Agreement”), under which following conditions are agreed upon. (i) Each of the co-owners is prohibited from demanding

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	<p>partition of the Trust Beneficiary Interest, according to the relevant co-ownership percentage for a five-year period from the date the Agreement is entered into, and shall agree to prohibit such partition of the Trust Beneficiary Interest every five years.</p> <p>(ii) If any of the co-owners intends to sell its co-ownership, in whole or in part, to a third party other than its affiliated fund, such co-owner shall provide a right of first refusal to the non-selling co-owner, prior to negotiation with a third party. Even if any agreement on sale is reached with a third party, the selling co-owner shall renegotiate with the other co-owner before executing such sale agreement with the third party.</p> <p>(iii) Decisions on certain important matters concerning this property and the Trust Beneficiary Interest shall be made upon unanimous consent among all the co-owners. If all the co-owners do not agree on such important matters, any co-owner may request the other co-owner to purchase their co-ownership interest by notifying the other of a suggested sale price. In such case, a co-owner who receives the request may purchase such co-ownership interest at the suggested price, or may conversely demand the requestor to purchase its own co-ownership interest at the same price.</p> <p>- The seller and Inagawa Town have agreed that the seller must obtain prior approval from Inagawa Town in the event of establishing any of the following: superficies, pledge, a right to lease or other rights relating to use and profit of the subject land, or in the event of transferring the ownership of the subject land by sale, purchase, gift, exchange, investment, etc. until April 5, 2027. The trust beneficiary and NPR plans to succeed to this agreement. This prior approval is not required for the transfer of the property to the trust beneficiary by the seller and the acquisition of this property by NPR.</p>
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(Note 1) Figure represents the entire property.

(Note 2) The amounts shown represent 50% of the relevant trust beneficiary interest to be acquired and co-owned by NPR.

(Note 3) Not disclosed as the tenant's consent has not been obtained.

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Summary of the appraisal report

Appraisal value	27,900 million yen
Real estate appraiser	Japan Real Estate Institute
Date of appraisal	September 30, 2022

Item	Detail (million yen, unless otherwise indicated)	Outline
Income approach value	27,900	Assessed based on the value derived from the direct capitalization method and the discounted cash flow method, giving same weight to each value
Direct capitalization method	28,150	
Operating revenues	Not disclosed (Note 2)	
Total potential revenue	Not disclosed (Note 2)	
Loss such as vacancy	Not disclosed (Note 2)	
Operating expenses	Not disclosed (Note 2)	
Maintenance costs	Not disclosed (Note 2)	
Property management fees		
Utility costs	Not disclosed (Note 2)	
Repair costs	Not disclosed (Note 2)	
Tenant solicitation expenses	Not disclosed (Note 2)	
Property taxes	Not disclosed (Note 2)	
Non-life insurance premiums	Not disclosed (Note 2)	
Other expenses	Not disclosed (Note 2)	
Net operating income	1,224	
Interest on deposit	Not disclosed (Note 2)	
Capital expenditure	Not disclosed (Note 2)	
Net income	1,210	
Capitalization rate	4.3%	Assessed by considering the characteristics of the subject property, future uncertainties and transaction yields for similar properties, etc.
Discounted cash flow method	27,600	
Discount rate	4.0%	Assessed by considering the characteristics of the subject property, etc., by reference to transaction cap rates of similar properties, etc.
Terminal capitalization rate	4.5%	Assessed based on future forecasts, etc., by reference to transaction cap rates of similar properties, etc.
Cost method	27,650	
Proportion of land	32.5%	
Proportion of building	67.5%	

Other points to be noted for the determination of appraisal value	N/A
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(Note 1) Except for the proportion, the amounts shown in this section represent 50% of the relevant trust beneficiary interest to be acquired and co-owned by NPR.

(Note 2) Not disclosed as the tenant's consent has not been obtained.

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M-39 Prologis Park Kobe 3

Property name		Prologis Park Kobe 3
Location		4-11-5, Mitsugaoka, Nishi-ku, Kobe, Hyogo 4-11-5, Mitsugaoka, Nishi-ku, Kobe, Hyogo
Class of assets		Real estate trust beneficiary interests
Anticipated acquisition date		December 15, 2022
Anticipated acquisition price		9,580 million yen
Entrustment date		Acquisition date
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust maturity date		December 31, 2042
Land	Ownership form	Proprietary
	Land area	19,225.48 m ²
	Zoning	Semi-industrial district
	BCR/FAR	60% / 200%
Building	Ownership form	Proprietary
	Gross floor area	39,445.48m ²
	Date of construction	May 30, 2022
	Purpose	Warehouse / Office
	Structure/No. of stories	S, 4-story building with 1 basement floor
	Property type	Multi-tenant
	PML	1.5%
Environmental appraisal	CASBEE Kobe A BELS★★★★★	
Engineering Report	Engineering Firm	Earth-Appraisal Co., Ltd.
	Report Date	August 22, 2022
	Emergency and Short-term Repair and Maintenance Expenses	-
	Medium-to-Long term Repair and Maintenance Expenses	183,138 thousand yen / 12 years (15,262 thousand yen / year)
Property manager		Prologis K.K.
Master lessee		Prologis REIT Master Lease GK
Type of master lease		Pass-through
Collateral		None
Appraisal value		9,580 million yen
Real estate appraiser		Japan Real Estate Institute
Description of tenancy		
	Gross number of tenants	2
	Type of lease agreement	Fixed-term lease agreement
	Name of major tenant	Miyano Medical Instruments Co., Ltd., and SENKO Co., Ltd.
	Annual rent	Not disclosed (Note)
	Security deposit	Not disclosed (Note)
	Leased area	37,946.84 m ²
	Leasable area	37,946.84 m ²
	Occupancy rate	100.0%
Extra description		The seller and Kobe City have agreed that the seller must obtain prior written approval from Kobe City in the event of establishing or transferring any of the following: ownership rights, superficies, a right to lease or other rights relating to use and profit, and any mortgage, pledge or other security interest in the subject land and buildings built on the subject land until January 27, 2025. NPR has obtained such approval from Kobe City.

(Note) Not disclosed as the tenant's consent has not been obtained.

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Summary of the appraisal report

Appraisal value	9,580 million yen
Real estate appraiser	Japan Real Estate Institute
Date of appraisal	September 30, 2022

Item	Detail (million yen, unless otherwise indicated)	Outline
Income approach value	9,580	Assessed based on the value derived from the direct capitalization method and the discounted cash flow method, giving same weight to each value
Direct capitalization method	9,640	
Operating revenues	Not disclosed (Note)	
Total potential revenue	Not disclosed (Note)	
Loss such as vacancy	Not disclosed (Note)	
Operating expenses	Not disclosed (Note)	
Maintenance costs	Not disclosed (Note)	
Property management fees		
Utilities costs	Not disclosed (Note)	
Repair costs	Not disclosed (Note)	
Tenant solicitation expenses	Not disclosed (Note)	
Property taxes	Not disclosed (Note)	
Non-life insurance Premiums	Not disclosed (Note)	
Other expenses	Not disclosed (Note)	
Net operating income	423	
Interest on deposit	Not disclosed (Note)	
Capital expenditure	Not disclosed (Note)	
Net income	414	
Capitalization rate	4.3%	Assessed by considering the characteristics of the subject property, future uncertainties and transaction yields for similar properties, etc.
Discounted cash flow method	9,520	
Discount rate	4.1%	Assessed by considering the characteristics of the subject property, etc., by reference to transaction cap rates of similar properties, etc.
Terminal capitalization rate	4.5%	Assessed based on future forecasts, etc., by reference to transaction cap rates of similar properties, etc.
Cost method	9,520	
Proportion of land	32.0%	
Proportion of building	68.0%	

Other points to be noted for the determination of appraisal value	N/A
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(Note) Not disclosed as the tenants' consent has not been obtained.

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B-21 Prologis Park Ogori

Property name		Prologis Park Ogori
Location		308-1, Yamaguma Aza Yanagi, Ogori, Fukuoka 308-1, Yamaguma Aza Yanagi, Ogori, Fukuoka
Class of assets		Real estate trust beneficiary interests
Anticipated acquisition date		December 15, 2022
Anticipated acquisition price		5,920 million yen
Entrustment date		Acquisition date
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust maturity date		Corresponding day of 20 years after the acquisition date
Land	Ownership form	Proprietary
	Land area	31,850.81 m ²
	Zoning	Urbanization control area
	BCR/FAR	60% / 200%
Building	Ownership form	Proprietary
	Gross floor area	25,719.64 m ²
	Date of construction	May 24, 2022
	Purpose	Warehouse
	Structure/No. of stories	S 2-story building
	Property type	BTS
	PML	0.4%
Environmental appraisal	CASBEE – New Construction A BELS★★★★★	
Engineering Report	Engineering Firm	Earth-Appraisal Co., Ltd.
	Report Date	September 2, 2022
	Emergency and Short-term Repair and Maintenance Expenses	-
	Medium-to-Long term Repair and Maintenance Expenses	95,775 thousand yen / 12 years (7,981 thousand yen / year)
Property manager		Prologis K.K.
Master lessee		Prologis REIT Master Lease GK
Type of master lease		Pass-through
Collateral		None
Appraisal value		5,920 million yen
Real estate appraiser		CBRE K.K.
Description of tenancy		
	Gross number of tenants	1
	Type of lease agreement	Fixed-term lease agreement
	Name of major tenant	FUKUOKA LOGISTIC SYSTEMS CORP.
	Annual rent	Not disclosed (Note)
	Security deposit	Not disclosed (Note)
	Leased area	26,043.29 m ²
	Leasable area	26,043.29 m ²
	Occupancy rate	100.0%
Extra description		N/A

(Note) Not disclosed as the tenant's consent has not been obtained.

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Summary of the appraisal report

Appraisal value	5,920 million yen
Real estate appraiser	CBRE K.K.
Date of appraisal	September 30, 2022

Item	Detail (million yen, unless otherwise indicated)	Outline
Income approach value	5,920	Assessed with emphasis placed on the value derived from the discounted cash flow method
Direct capitalization method	5,870	
Operating revenues	Not disclosed (Note)	
Total potential revenue	Not disclosed (Note)	
Loss such as vacancy	Not disclosed (Note)	
Operating expenses	Not disclosed (Note)	
Maintenance costs	Not disclosed (Note)	
Property management fees		
Utilities costs	Not disclosed (Note)	
Repair costs	Not disclosed (Note)	
Tenant solicitation expenses	Not disclosed (Note)	
Property taxes	Not disclosed (Note)	
Non-life insurance Premiums	Not disclosed (Note)	
Other expenses	Not disclosed (Note)	
Net operating income	263	
Interest on deposit	Not disclosed (Note)	
Capital expenditure	Not disclosed (Note)	
Net income	258	
Capitalization rate	4.4%	Assessed based on the transaction yields for similar properties, the factors specific to the subject property and fluctuations in cash flow leading up to the stabilized cash flow
Discounted cash flow method	5,920	
Discount rate	4.1%	Assessed by taking into account the nature and feasibility of forecasted earnings for each fiscal period, and uncertainties that are not fully covered by the forecast
Terminal capitalization rate	4.5%	Assessed based on the transaction yields for similar properties, factors specific to the subject property, including remaining durable years of the building, and risk related to future forecast
Cost method	4,980	
Proportion of land	24.2%	
Proportion of building	75.8%	

Other points to be noted for the determination of appraisal value	N/A
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(Note) Not disclosed as the tenants' consent has not been obtained.

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(2) Seller Profile

M-38 Prologis Park Inagawa 1

Trade name	Zao Special Purpose Company
Head office address	Tokyo Building 2-7-3, Marunouchi, Chiyoda-ku, Tokyo
Representative	Shigeru Inada
Capital	100 million yen
Major shareholders	Specified equity member Prologis Gassan Pte. Ltd.
Major business	<ol style="list-style-type: none">1. Acquisition, management and disposition of specified assets in accordance with an asset securitization plan based on the requirements of the Act on Securitization of Assets2. Any and all ancillary businesses pertaining to asset securitization business in connection with the business of other aforementioned specified assets
Relationship with NPR and its Asset Manager	Special purpose company for which Prologis K.K., the parent company of the Asset Manager, provides asset management services and in which affiliates of Prologis K.K. holds an equity interest as a related party

M-39 Prologis Park Kobe 3

Trade name	Kobe Special Purpose Company
Head office address	Tokyo Building 2-7-3, Marunouchi, Chiyoda-ku, Tokyo
Representative	Shigeru Inada
Capital	100 million yen
Major shareholders	Specified equity member Prologis Asama Pte. Ltd.
Major business	<ol style="list-style-type: none">1. Business related to securitizations of specified assets2. Any and all ancillary businesses pertaining to asset securitization business in connection with the business of other aforementioned specified assets
Relationship with NPR and its Asset Manager	Special purpose company for which Prologis K.K., the parent company of the Asset Manager, provides asset management services and in which affiliates of Prologis K.K. holds an equity interest as a related party

B-21 Prologis Park Ogori

Trade name	Hisayama Special Purpose Company
Head office address	Tokyo Building 2-7-3, Marunouchi, Chiyoda-ku, Tokyo
Representative	Shigeru Inada
Capital	100 million yen
Major shareholders	Specified equity member Hotaka Pte. Ltd.
Major business	<ol style="list-style-type: none">1. Acquisition, management and disposition of specified assets in accordance with an asset securitization plan based on the requirements of the Act on Securitization of Assets2. Any and all ancillary businesses pertaining to asset securitization business in connection with the business of other aforementioned specified assets
Relationship with NPR and its Asset Manager	Special purpose company for which Prologis K.K., the parent company of the Asset Manager, provides asset management services and in which affiliates of Prologis K.K. holds an equity interest as a related party

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(3) Transactions with Related Parties

Each of the sellers of the New Properties are special purpose companies that will seek to acquire, hold and dispose of trust beneficiary interests and properties in which affiliates of Prologis K.K. invest and for which Prologis K.K., the parent company of the Asset Manager, provides asset management services. These special purpose companies are regarded as Related Parties, etc. and Interested Parties. Therefore, the Asset Manager has completed the approval process (the Asset Manager has obtained approval from NPR based on the approval of its Board of Directors at a meeting held today) set forth in the “Rules Regarding Related-party Transactions” prior to acquiring each of the New Properties with these related parties.

Since the master lessee of the New Properties, Prologis REIT Master Lease GK, is a special purpose company of Prologis K.K., the parent company of the Asset Manager, and is regarded as a Related Party, etc. and Interested Party, the Asset Manager has completed the approval process (the Asset Manager has obtained approval from NPR based on the approval of its Board of Directors at a meeting held today) set forth in the “Rules Regarding Related-party Transactions” prior to leasing each of the New Properties to this related party.

Additionally, the Property Manager of each of the New Properties is Prologis K.K., the parent company of the Asset Manager, and is also regarded as a Related Party, etc. and Interested Party. Accordingly, the Asset Manager has completed the approval process (the Asset Manager has obtained approval from NPR based on the approval of its Board of Directors at a meeting held today) set forth in the “Rules Regarding Related-party Transactions” prior to outsourcing the property management services of each of the New Properties to this related party.

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4. Status of Sellers

Acquisition of properties from specially related parties are described below. The following table indicates (1) company name/name, (2) relationship with the specially related parties and (3) transaction history, reasons, etc.

Property Name (Location)	Previous Owner/Trust Beneficiary	Second Previous Owner/Trust Beneficiary	Third Previous Owner/Trust Beneficiary
	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)
Prologis Park Inagawa 1 (Location) 101-1, Sashikumi Aza Kodani, Inagawa-cho, Kawabe-gun, Hyogo 95-1, Sashikumi Aza Kodani, Inagawa, Kawabe, Hyogo	1. Zao Special Purpose Company 2. Zao Special Purpose Company is a special purpose company within the Prologis Group for which Prologis K.K., the parent company of the Asset Manager, provides asset management services. 3. Development and investment purpose	Unrelated party	—
	Not disclosed (the previous owner / beneficiary of the trust beneficiary interest owned for more than 1 year) (land) (the previous owner / beneficiary of the trust beneficiary interest developed) (building)	—	—
	April 2017 (land) October 2021 (date of completion)	—	—
Prologis Park Kobe 3 (Location) 4-11-5, Mitsugaoka, Nishi-ku, Kobe, Hyogo 4-11-5, Mitsugaoka, Nishi-ku, Kobe, Hyogo	1. Kobe Special Purpose Company 2. Kobe Special Purpose Company is a special purpose company within the Prologis Group for which Prologis K.K., the parent company of the Asset Manager, provides asset management services. 3. Development and investment purpose	Unrelated party	—
	Not disclosed (the previous owner / beneficiary of the trust beneficiary interest owned for more than 1 year) (land) (the previous owner / beneficiary of the trust beneficiary interest developed) (building)	—	—
	January 2015 (land) May 2022 (date of completion)	—	—

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Property Name (Location)	Previous Owner/Trust Beneficiary	Second Previous Owner/Trust Beneficiary	Third Previous Owner/Trust Beneficiary
Prologis Park Ogori (Location) 308-1, Yamaguma Aza Yanagi, Ogori, Fukuoka 308-1, Yamaguma Aza Yanagi, Ogori, Fukuoka	1. Hisayama Special Purpose Company 2. Hisayama Special Purpose Company is a special purpose company within the Prologis Group for which Prologis K.K., the parent company of the Asset Manager, provides asset management services. 3. Development and investment purpose	Unrelated party	—
	Not disclosed (the previous owner / beneficiary of the trust beneficiary interest owned for more than 1 year) (land) (the previous owner / beneficiary of the trust beneficiary interest developed) (building)	—	—
	November 2018 (land) May 2022 (date of completion)	—	—

5. Overview of Intermediary

There is no intermediary involved in the transaction of the above-mentioned acquisition of the New Properties.

6. Future Outlook

Please refer to the press release “Nippon Prologis REIT Revises Forecast for Fiscal Periods Ended November 30, 2022 and Ending May 31, 2023, and Announces Forecast for Fiscal Period Ending November 30, 2023” dated today.

For more information about Nippon Prologis REIT, please visit:

<https://www.prologis-reit.co.jp/en/index.html>

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

Tokyo Building 21F, 2-7-3, Marunouchi, Chiyoda-ku, Tokyo

Executive Director: Satoshi Yamaguchi

Asset Management Company: Prologis REIT Management K.K.

Representative: Representative Director and President/CEO Satoshi Yamaguchi

Inquiries: Director and Deputy President/CFO Atsushi Toda Tel: +81-3-6867-8585

<APPENDIX>

Appendix 1 Surrounding Area Maps and Exterior Property Photographs

Appendix 2 Portfolio List after Acquisition of the New Properties

Disclaimer: This press release is an announcement concerning acquisitions of domestic trust beneficiary interests and lease contract with new tenants, and has not been prepared for the purpose of solicitation for investment.

<APPENDIX>

Appendix 1 Surrounding Area Maps and Exterior Property Photographs

M-38 Prologis Park Inagawa 1



M-39 Prologis Park Kobe 3



B-21 Prologis Park Ogori



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<APPENDIX>

Appendix 2 Portfolio List after Acquisition of the New Properties

Property number	Property name	(Anticipated) Acquisition Price (million yen) (Note 1)	Appraisal Value (million yen) (Note 2)	Investment Ratio (%) (Note 3)
Acquired Assets				
M-01	Prologis Park Ichikawa 1	33,900	47,500	3.9
M-02	Prologis Park Zama 1	27,900	35,700	3.2
M-03	Prologis Park Kawajima	25,600	33,900	3.0
M-04	Prologis Park Osaka 2	25,000	35,500	2.9
M-05	Prologis Park Maishima 3	13,500	17,100	1.6
M-06	Prologis Park Kasugai	12,500	19,900	1.4
M-07	Prologis Park Kitanagoya	6,500	9,790	0.8
M-09	Prologis Park Tokyo-Ohta	29,500	43,100	3.4
M-10	Prologis Park Zama 2	21,900	29,900	2.5
M-11	Prologis Park Funabashi 5	9,500	14,900	1.3
	(Annex)	1,500		
M-12	Prologis Park Narita 1-A&B	8,420	12,100	1.0
M-13	Prologis Park Narita 1-C	4,810	6,800	0.6
M-14	Prologis Park Amagasaki 1	17,600	23,300	2.0
M-15	Prologis Park Amagasaki 2	19,200	24,500	2.2
M-16	Prologis Park Tokyo-Shinkiba	13,600	20,700	1.6
M-17	Prologis Park Yokohama-Tsurumi	13,800	19,400	1.6
M-18	Prologis Park Osaka 4	21,000	28,700	2.4
M-19	Prologis Park Iwanuma	7,113	8,680	0.8
M-20	Prologis Park Kawajima 2	8,180	10,000	0.9
M-21	Prologis Park Kitamoto	12,600	15,700	1.5
M-22	Prologis Park Joso	7,120	7,820	0.8
M-23	Prologis Park Osaka 5	17,600	20,100	2.0
M-24	Prologis Park Narita 3	9,240	11,900	1.1
M-25	Prologis Park Narashino 5	13,600	15,500	1.6
M-26	Prologis Park Ibaraki	38,300	46,500	4.4
M-27	Prologis Park Ichikawa 3	17,000	19,000	2.0
M-28	Prologis Park Narita 1-D	5,260	5,930	0.6
M-29	Prologis Park Yoshimi	21,300	22,600	2.5
M-30	Prologis Park Higashimatsuyama	12,600	13,500	1.5
M-31	Prologis Park Kyotanabe	35,800	40,600	4.1
M-32	Prologis Park Chiba 1	31,000	34,900	3.6
M-33	Prologis Park MFLP Kawagoe (Note 4)	14,800	17,050	1.7
M-34	Prologis Park Chiba New Town	26,300	28,200	3.0
M-35	Prologis Park Chiba 2	15,000	16,300	1.7
M-36	Prologis Park Inagawa 2	33,000	34,400	3.8
M-37	Prologis Park Kobe 5	9,500	9,580	1.1
B-02	Prologis Park Takatsuki	4,410	5,480	0.5
B-03	Prologis Park Tosu 2	3,030	4,140	0.4
B-04	Prologis Park Tosu 4	3,810	5,390	0.4
B-05	Prologis Park Narashino 4	20,000	27,600	2.3
B-06	Prologis Park Ebina	8,250	11,400	1.0

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B-07	Prologis Park Kawanishi	13,600	15,100	1.6
B-08	Prologis Park Amagasaki 3	9,090	11,600	1.1
B-09	Prologis Park Kobe	6,410	7,790	0.7
B-10	Prologis Park Sendai Izumi	4,820	5,840	0.6
B-11	Prologis Park Koga 1	7,680	8,540	0.9
B-12	Prologis Park Kobe 2	13,700	15,400	1.6
B-13	Prologis Park Koga 2	3,930	4,290	0.5
B-14	Prologis Park Koga 3	5,440	5,920	0.6
B-15	Prologis Park Tsukuba 1-A	12,900	13,400	1.5
B-16	Prologis Park Sendai Izumi 2	9,250	10,000	1.1
B-17	Prologis Park Kobe 4	5,020	5,510	0.6
B-18	Prologis Park Tsukuba 1-B	13,500	14,000	1.6
B-19	Prologis Park Tsukuba2	20,900	20,900	2.4
B-20	Prologis Park Ebina 2	15,200	16,000	1.8
Subtotal / Average		821,983	1,009,350	95.0
New Properties				
M-38	Prologis Inagawa 1 (Note 4)	27,900	27,900	3.2
M-39	Prologis Park Kobe 3	9,580	9,580	1.1
B-21	Prologis Park Ogori	5,920	5,920	0.7
Subtotal / Average		43,400	43,400	5.0
Total / Average		865,383	1,052,750	100.0

(Note 1) “(Anticipated) acquisition price” is represented by the transfer price of each of the Acquired Assets and the New Properties stated in the respective Sale and Purchase Agreements, which is rounded down to the nearest million yen. The transfer prices do not include consumption taxes, special local consumption tax and other acquisition costs. For Prologis Park Zama 1, the initial acquisition price is stated without accounting for the part of the land which was sold and acquired as of October 3, 2018. For Prologis Park Iwanuma, construction cost, etc. for redevelopment of the building is added to the acquisition price of the land.

(Note 2) The appraisal of each property is delegated to JLL Morii Valuation & Advisory KK, Japan Real Estate Institute or CBRE K.K. “Appraisal value” is represented as of May 31, 2022 for acquired properties and the appraisal value stated in the appraisal reports as of September 30, 2022 for the New Properties.

(Note 3) “Investment ratio” is the ratio of the (anticipated) acquisition price of the each of Acquired Assets and the New Properties to the total of (anticipated) acquisition prices, rounded to the nearest tenth. Therefore, the sum of the investment ratio of each property may differ from the subtotal/average or the total/average investment ratio.

(Note 4) The figures for Prologis Park MFLP Kawagoe and Prologis Park Inagawa 1, which we own or will own 50% of co-ownership interest are calculated to account for such partial ownership, respectively.

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