

FOR IMMEDIATE RELEASE

**[Updated] SUMMARY OF FINANCIAL RESULTS (REIT)
For the 22nd Fiscal Period Ended November 30, 2023**

Nippon Prologis REIT, Inc. (“NPR”) today announced that it has made corrections to the “SUMMARY OF FINANCIAL RESULTS (REIT) For the 22nd Fiscal Period Ended November 30, 2023” dated January 18, 2024. The corrections are underlined, as follows:

Page 14: 2. Financial Statements (5) Statement of Cash Flows

<Before corrections>

	(Units: Thousands of yen)	
	For the period from Dec. 1, 2022 to May 31, 2023	For the period from June 1, 2023 to Nov. 30, 2023
Cash flows from operating activities:		
Income before income taxes	11,184,394	12,278,994
Depreciation	6,918,096	7,196,793
Amortization of investment corporation bond issuance costs	12,298	12,827
Investment unit issuance expenses	36,000	41,907
Interest income	(158)	(122)
Interest expense	807,848	927,823
Decrease (Increase) in operating accounts receivable	(82,095)	(54,732)
Decrease (Increase) in consumption taxes refund receivables	(2,302,296)	<u>2,424,465</u>
Decrease (Increase) in prepaid expenses	(303,288)	293,321
Decrease (Increase) in long-term prepaid expenses	(117,437)	51,055
Increase (Decrease) in operating accounts payable	(662,163)	1,011,149
Increase (Decrease) in accounts payable	19,049	7,058
Increase (Decrease) in accrued expenses	82,900	218,190
Increase (Decrease) in consumption taxes payable	(2,026,737)	<u>(337,789)</u>
Increase (Decrease) in advances received	294,163	255,845
Others, net	(69,431)	6,202
Subtotal	<u>13,791,142</u>	<u>24,332,991</u>
Interest received	158	122
Interest paid	(804,746)	(928,737)
Income taxes paid	(830)	(1,312)
Net cash provided by operating activities	<u>12,985,723</u>	<u>23,403,064</u>

(Omitted)

<After corrections>

	(Units: Thousands of yen)	
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(Omitted)

For more information about Nippon Prologis REIT, please visit:

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

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