



November 20, 2013

For Immediate Release

Notice Concerning Determination of the Issue and Distribution Prices of Investment Units

Nippon Prologis REIT, Inc. (“NPR”) hereby announces today that, at a meeting of the board of directors of NPR held on November 20, 2013, a resolution was passed concerning the issue and distribution price for the issuance of new investment units and secondary offering, which was approved at a meeting of the board of directors of NPR held on November 5, 2013, as outlined below:

1. Issuance of New Investment Units through Domestic Public Offering and International Offering

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| (1) Number of investment units to be offered:      | 32,190 units<br>Domestic Public Offering: 22,050 units<br>International Offering: 10,140 units |
| (2) Issue amount (amount to be paid):              | 885,730 yen per unit   |
| (3) Net proceeds:                                  | 28,511,648,700 yen   |
| (4) Issue price (offer price):                     | 916,112 yen per unit   |
| (5) Total amount issued (total offer value):       | 29,489,645,280 yen   |
| (6) Application period (Domestic Public Offering): | Thursday, November 21, 2013 to Friday, November 22, 2013                                       |
| (7) Payment date:                                  | Monday, December 2, 2013   |
| (8) Delivery date:                                 | Tuesday, December 3, 2013  |

(Note) The underwriters purchase and underwrite the issue amount (amount to be paid) and offer at the issue price (offer price).

2. Secondary Distribution of Investment Units (Secondary Distribution via Over-allotment)

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| (1) Number of investment units to be distributed: | 1,610 units                              |
| (2) Distribution price:                           | 916,112 yen per unit                     |
| (3) Total amount of distribution price:           | 1,474,940,320 yen                        |
| (4) Subscription period:                          | The same as the Domestic Public Offering |
| (5) Delivery date:                                | The same as the Domestic Public Offering |

3. Issuance of New Investment Units through Third-party Allotment

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|---|------------------------------|
| (1) Issue amount (amount to be paid):   | 885,730 yen per unit         |
| (2) Net proceeds (maximum):   | 1,426,025,300 yen            |
| (3) Application period (application date):  | Tuesday, December 24, 2013   |
| (4) Payment date:   | Wednesday, December 25, 2013 |
| (5) Investment units for which no application for subscription has been made during the application period (application date), mentioned in (3) shown above, shall not be issued. |                              |

<Reference>

Disclaimer: This press release does not constitute any offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

1. Basis for calculating the issue price (offer price) and distribution price
  - (1) Reference date of calculation and price: Wednesday, November 20, 2013 953,000 yen
  - (2) Discount rate: 2.0%(Note) The calculation of the issue price (offer price) and distribution price is based on the figure obtained from deducting the distributions per unit expected, 15,948 yen, and the surplus cash distributions per unit expected, 2,243 yen for the fiscal period ending November 30, 2013 (2nd fiscal period) (from June 1, 2013 to November 30, 2013), from the closing price for ordinary trading of an investment unit of NPR on the Tokyo Stock Exchange Inc. as of the reference date.
  
2. Syndicate cover transaction period:  
Saturday, November 23, 2013 to Thursday, December 19, 2013
  
3. Amount, use and schedule of expenditure of proceeds from the Offerings  
Proceeds from the Domestic Public Offering and the International Offering (28,511,648,700 yen in total) are scheduled to be used to fund part of the acquisition of anticipated real estate trust beneficiary interests as described in the press release, “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests”, dated November 5, 2013.  
Moreover, the maximum net proceeds from the issuance of new investment units through the third-party allotment (1,426,025,300 yen) will be allocated to part of the expenses related to the issuance of new investment units, and remaining funds, if any, will be kept as cash on hand and will be allocated to future acquisitions of specified assets or repayments of borrowings.

Note:

1. This material is distributed to the Tokyo Stock Exchange (Kabuto Club) Press Club; Ministry of Land, Infrastructure, Transport and Tourism Press Club; and Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.

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