

November 20, 2025

FOR IMMEDIATE RELEASE

Nippon Prologis REIT Announces Debt Financing

Nippon Prologis REIT, Inc. (“NPR”) today announced that it will obtain debt financing (the “Borrowing”) as follows:

I. Summary of Borrowing

Category	Lender	Borrowing Amount	Interest Rate (Note 1) (Note 2)	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method (Note 4)	Collateral
Short-term Borrowing	Sumitomo Mitsui Banking Corporation, and Mizuho Bank, Ltd.	5, 000 Million Yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.15%	December 2, 2025	Borrowing based on individual term loan agreement dated November 28, 2025, with the lenders shown on the left	December 2, 2026	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- The base interest rate refers to the Japanese yen Tokyo Interbank Offered Rate (“TIBOR”) for one-month deposits announced by the JBA TIBOR Association (General Incorporated Association) two business days before the interest payment date for the immediately preceding interest calculation period. The base interest rate will be revised on each interest payment date. However, if there is no corresponding TIBOR to the interest calculation period of such deposits, the base interest rate defined in the loan agreements will be applied according to the terms and conditions of the loan agreements. Please refer to the JBA TIBOR Association’s website (<https://www.jbatibor.or.jp/english/>) for information about changes in the JBA Japanese yen TIBOR.
- The first interest payment date is December 31, 2025, and thereafter the interest payment date will be the last day of every month (except for November 30, 2026) until and including the repayment date. An interest payment date that falls on a non-business day will be moved to the following business day or to the preceding business day if the following business day carries over to the next month.
- The repayment date will be the following business day if the date falls on a non-business day, unless such day falls within the following month, in which case the repayment date will be the preceding business day.
- NPR may repay the Borrowing either in whole or in part prior to the repayment date if certain requirements, including our advance written notice, are met.

II. Rationale:

The Borrowing will be made for the refinancing (the amount: 5,000 million yen) of a short-term borrowing (original borrowing amount: 11,000 million yen) with the maturity date of December 2, 2025. (Note).

(Note) Please refer to the press release “Nippon Prologis REIT Announces Debt Financing and Completion of Interest Rate Swap Agreements” dated November 28, 2024, for details of the existing short-term borrowing. NPR partially prepaid 4,000 million yen on March 12, 2025 and 2,000 million yen on May 1, 2025, of the 11,000 million yen short-term loan. For details of these partial prepayments, please refer to the press release “Nippon Prologis REIT Announces Prepayment of Bank Loans” dated March 5, 2025 and the press release “Nippon Prologis REIT Announces Prepayment of Bank Loans” dated April 23, 2025.

III. Total Amount, Use of Proceeds and Scheduled Outlay Date of the Proceeds

(1) Total amount: 5,000 million yen

(2) Use of proceeds: Allocated to the refinancing of existing short-term borrowing described above II.

(3) Scheduled outlay date: December 2, 2025

IV. Outstanding Interest-Bearing Debt after Borrowing

(Unit: Millions of yen)

		Before Borrowing	After Borrowing	Variance
	Short-Term Loan (Note 1)	5,000	5,000	0
	Long-Term Loan (Note 1)	314,500	314,500	0
	Total Loan Amount	319,500	319,500	0
	Investment Corporation Bonds	42,800	42,800	0
	Total Interest-Bearing Debt	362,300	362,300	0

(Note 1) Short-term loan refers to loans that are due within one year from the borrowing date, and long-term loan refers to loans due within a period longer than one year from the borrowing date.

(Note 2) In addition to the above, NPR maintains a commitment line of 20,000 million yen with three banks; there is no outstanding loan balance under this commitment line.

V. Additional Information for Investors

There is no material change to the risks stated in “I Fund Information, 1. Fund Status, 3 Investment Risks” as noted in the securities report filed on August 28, 2025.

For more information about Nippon Prologis REIT, please visit:

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

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