

FOR IMMEDIATE RELEASE

Nippon Prologis REIT Announces Debt Financing and Completion of Interest Rate Swap Agreement

Nippon Prologis REIT, Inc. (“NPR”) today announced that it will obtain debt financing (the “Borrowing”) and has executed an interest rate swap agreement for the Borrowing.

The details are described below.

I. Borrowing Details

Category	Lender	Borrowing Amount	Interest Rate (Note 2) (Note 3)	Borrowing Date	Borrowing Method	Repayment Date (Note 7)	Repayment Method (Note 8)	Collateral
Short-term Borrowing (i)	Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	6.0 Billion Yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.150% (Note 4)	June 2, 2023	Borrowing based on individual term loan agreements dated May 31, 2023, with the lenders shown on the left	May 31, 2024	Paid in full upon maturity	Unsecured and non-guaranteed
Short-term Borrowing (ii)	Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	1.5 Billion Yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.150% (Note 5)	June 15, 2023	Borrowing based on individual term loan agreements dated May 31, 2023, with the lenders shown on the left	June 14, 2024	Paid in full upon maturity	Unsecured and non-guaranteed
Long-term Borrowing	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 1)	12.5 Billion Yen	Base interest rate (JBA 3-month Japanese yen TIBOR) +0.265% (Note 6)	June 2, 2023	Borrowing based on individual term loan agreements dated May 31, 2023, with the lenders shown on the left	May 31, 2032	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- The syndicate of lenders consists of Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Mizuho Bank, Ltd., Development Bank of Japan Inc., Resona Bank, Limited., The Norinchukin Bank, The Bank of Fukuoka, Ltd., The 77 Bank, Ltd., The Yamanashi Chuo Bank, Ltd., Aozora Bank, Ltd., SBI Shinsei Bank, Limited. and Shinkin Central Bank.
- The interest rate does not include financing-related costs to be paid to the financial institutions.
- The base interest rate refers to the Japanese yen Tokyo Interbank Offered Rate (“TIBOR”) for one-month and three-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 June 30, 2023, and thereafter the interest payment date will be the last day of every month until the repayment date and the repayment date. An interest payment date that falls on a non-business day will be moved to the following business day or the preceding business day if the following business day carries over to the next month.
- The first interest payment date is July 31, 2023, and thereafter the interest payment date will be the last day of every month until the repayment date (excluding May 31, 2024) and the repayment date. An interest payment date that falls on a non-business day will be moved to the following business day or the preceding business day if

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the following business day carries over the next month.

6. The first interest payment date is August 31, 2023, and thereafter the interest payment date will be the last day of February, May, August and November until the repayment date and 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.
7. 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.
8. 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:

Out of the Borrowing, the Short-term borrowing (i) and the Long-term borrowing will be made for funding the acquisition costs of Prologis Park Soka (the “New Property”) (Note 1), while the Short-term borrowing (ii) will be allocated to the redemption of the 4th Unsecured Investment Corporation Bonds (Total issuance amount : 1.5 billion yen) with upcoming the redemption date of June 15, 2023 (Note 2).

(Note 1) Please refer to the press release “Nippon Prologis REIT Announces Acquisition of Domestic Real Estate Trust Beneficiary Interest and Lease Contract with New Tenants” dated May 22, 2023, for details of the New Property.

(Note 2) Please refer to the press release “Nippon Prologis REIT Announces Issuance of Investment Corporation Bonds” dated June 8, 2017, for details of the 4th Unsecured Investment Corporation Bonds.

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

(1) Total amount: 20.0 billion yen in total

(2) Purpose of use:

Short-term borrowing (i) and Long-term borrowing:

Allocated to the acquisition costs of real estate trust beneficiary interests

Short-term borrowing (ii):

Allocated to the redemption of the 4th Unsecured Investment Corporation Bond described above II.

(3) Scheduled outlay date:

Short-term borrowing (i) and Long-term borrowing: June 2, 2023

Short-term borrowing (ii): June 15, 2023

IV. Summary of Interest Rate Swap Agreement

(1) Reasons for the Execution of Interest Rate Swap Agreement

NPR has executed the interest rate swap agreement to hedge the risks of interest rate volatility by converting the floating interest rates payable to fixed interest rates regarding the Long-term borrowing.

(2) Overview of Interest Rate Swap Agreement

Interest Rate Swap Agreement for the Long-term Borrowing

1. Counterparty	Nomura Securities Co., Ltd.
2. Notional Amount	12.5 billion yen
3. Interest Rate	Fixed Interest Rate: 0.6830% Floating Interest Rate: JBA 3-month Japanese yen TIBOR
4. Trade Date	May 31, 2023
5. Effective Date	June 2, 2023
6. Termination Date	May 31, 2032
7. Interest Payment Date	The interest payment is set forth on August 31, 2023, for the first time, subsequently on the last day of February, May, August and November and the Termination Date, respectively (an interest payment date on a non-business day is moved to the following business day or the immediately preceding business day in case the following business day falls in the following month).

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(Note) The subject interest rate swap agreement shall, in effect, fix the interest rate of the Long-term Borrowing at 0.9480%.

V. Outstanding Interest-Bearing Debt after Borrowings

(Unit: Millions of yen)

	Before Borrowings	After Borrowings	Variance
Short-Term Loan (Note 1)	2,000	9,500	+7,500
Long-Term Loan (Note 1)	268,500	281,000	+12,500
Total Loan Amount	270,500	290,500	+20,000
Investment Corporation Bonds	44,300	42,800	-1,500
Total Interest-Bearing Debt	314,800	333,300	+18,500

(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 billion yen with three banks; there is no outstanding loan balance under this commitment line.

VI. 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 February 24, 2023 (as amended in the Amendment Report submitted on May 22, 2023) and “II Reference Information, 2. Supplementary Information on Reference Materials, 3 Investment Risks” of the Securities Registration Statement filed on May 22, 2023 (including the Amendment Statement submitted on May 23, 2023 and May 25, 2023).

For more information about Nippon Prologis REIT, please visit:

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

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