

**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 the Borrowing

Category	Lender	Borrowing Amount	Interest Rate (Note 1) (Note 2)	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method (Note4)	Collateral
Long-term Borrowing	The Yamagata Bank, Ltd.	2,000 Million Yen	1.145%	November 24, 2023	Borrowing based on an individual term loan agreement dated November 21, 2023, with the lender shown on the left	November 24, 2032	Paid in full upon maturity	Unsecured and non-guaranteed

#### Notes:

1. The interest rate does not include financing-related costs to be paid to the financial institutions.
2. The first interest payment date is May 31, 2024, and thereafter the interest payment date will be the last day of May and November 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.
3. 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.
4. 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 prepayment (the amount: 2,000 million yen) (the “Prepayment”) of existing short-term borrowings (original borrowing amount: 5,000 million yen) (Note).

(Note) NPR partially prepaid 3,000 million yen of the 5,000 million-yen short-term loans on April 4, 2023. Please refer to the press release “Nippon Prologis REIT Announces Issuance of Investment Corporation Bonds (Green Bonds) and Prepayment of Bank Loans” dated March 28, 2023 for details of the partial repayment, and the press release “Nippon Prologis REIT Announces Prepayment of Bank Loans” dated November 16, 2023 for details of the Prepayment.

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

(1) Total amount: 2,000 million yen

(2) Use of proceeds: To be allocated to the prepayment of existing short-term borrowings described above II.

(3) Scheduled outlay date: November 24, 2023

IV. Outstanding Interest-Bearing Debt after the Borrowing

(Unit: Millions of yen)

	Before Borrowings	After Borrowings	Variance
Short-Term Loan (Note 1)	9,500	7,500	-2,000
Long-Term Loan (Note 1)	281,000	283,000	+2,000
Total Loan Amount	290,500	290,500	0
Investment Corporation Bonds	42,800	42,800	0
Total Interest-Bearing Debt	333,300	333,300	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 billion 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 30, 2023.

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)

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