March 5, 2025

**FOR IMMEDIATE RELEASE**

# Nippon Prologis REIT Announces Prepayment of Bank Loans

Nippon Prologis REIT, Inc. ("NPR") today announced a prepayment of bank loans (the "Prepayment"), as follows:

I. Summary of the Prepayment

(1) Details of Bank Loans to be prepaid

| Category | Lenders | Borrowing Amount | Interest Rate | Borrowing Date | Borrowing Method | Repayment Date | Repayment Method | Collateral |
|---|---|---|---|---|---|---|---|---|
| Short-term Borrowing | Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank Ltd. | 11,000 Million Yen | Base interest rate (JBA 1-month Japanese yen TIBOR) +0.15% | December 2, 2024 | Borrowing based on individual term loan agreement dated November 28, 2024, with the lenders shown on the left | December 2, 2025 | Paid in full upon maturity | Unsecured and non-guaranteed |

(2) Prepayment Amount: 4,000 million yen

(3) Prepayment Date: March 12, 2025

(4) Source of Funds for Prepayment: Proceeds from new borrowings which will be obtained on the Prepayment date. Details of the new borrowings will be announced once decided.

II. Outstanding interest-bearing debt after the Prepayment

(Unit: Millions of yen)

| | Before Prepayment | After Prepayment | Variance |
|---|---|---|---|
| Short-Term Loan (Note 1) | 11,000 | 7,000 | -4,000 |
| Long-Term Loan (Note 1) | 308,500 | 312,500 | +4,000 |
| 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) It is assumed that NPR will obtain new long-term loans of 4,000 million yen on the Prepayment date. Short-term loan refers to loans that are due within one year from the borrowing date, and long-term loan refers to loans that are 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.

III. 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 27, 2025.

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)
Tokyo Building 21F, 2-7-3, Marunouchi, Chiyoda-ku, Tokyo
Executive Director: Satoshi Yamaguchi

Asset Management Company: Prologis REIT Management K.K.
Representative: Representative Director and President/CEO Satoshi Yamaguchi
Inquiries: Director and CFO Takahiro Nagata Tel: +81-3-6867-8585