April 23, 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 (Note)	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

(Note) NPR partially prepaid 4,000 million-yen of the 11,000 million-yen short-term loans on March 12, 2025. Please refer to the press release "Nippon Prologis REIT Announces Prepayment of Bank Loans" dated March 5, 2025, for details of the partial prepayment.

(2) Prepayment Amount: 2,000 million yen

(3) Prepayment Date: May 1, 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)	7,000	5,000	-2,000
Long-Term Loan (Note 1)	312,500	314,500	+2,000
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 2,000 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