November 25, 2026

FOR IMMEDIATE RELEASE

Nippon Prologis REIT Announces Debt Financing

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

I. Summary of Borrowings

Category	Lender	Borrowing Amount	Interest Rate (Note 3) (Note 4) (Note 5)	Borrowing Date	Borrowing Method	Repayment Date (Note 7)	Repayment Method (Note 8)	Collateral
Short-term Borrowing	Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Resona Bank, Limited and The Bank of Fukuoka, Ltd.	9,500 Million Yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.150%	December 1, 2026	Borrowing based on individual term loan agreement dated November 25, 2026, with the lenders shown on the left	December 1, 2027	Paid in full upon maturity	Unsecured and non-guaranteed
Long-term Borrowing (i)	Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd.	6,000 Million Yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.200%	December 1, 2026	Borrowing based on individual term loan agreement dated November 25, 2026, with the lenders shown on the left	December 1, 2028	Paid in full upon maturity	Unsecured and non-guaranteed
Long-term Borrowing (ii)	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 1)	7,100 Million Yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.185% (Note 6)	December 1, 2026	Borrowing based on individual term loan agreement dated November 25, 2026, with the lenders shown on the left	December 2, 2032	Paid in full upon maturity	Unsecured and non-guaranteed
Long-term Borrowing (iii)	Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation and MUFG Bank, Ltd. (Note 2)	10,000 Million Yen	Base interest rate (JBA 1-month Japanese yen TIBOR) +0.240%	December 1, 2026	Borrowing based on individual term loan agreement dated November 25, 2026, with the lenders shown on the left	December 1, 2034	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

1. The syndicate of lenders consists of Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Resona Bank, Limited and Shinkin Central Bank.
2. The syndicate of lenders consists of Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Shinkin Central Bank and The Fukui Bank, Ltd.
3. The interest rate does not include financing-related costs to be paid to the financial institutions.
4. 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.
5. The first interest payment date is December 31, 2026, and thereafter the interest payment date will be the last day of every month (excluding the last day of the month immediately preceding 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.
6. NPR plans to execute an interest rate swap agreement for the Long-term Borrowing (ii) to effectively fix the interest

rate. Details will be announced once the terms are determined.

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 Borrowings either in whole or in part prior to the repayment date if certain requirements, including our advance written notice, are met.

II. Rationale:

The Borrowings will be made for funding the acquisition costs of the New Properties (Note).

(Note) 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 today, for details of the New Properties.

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

(1) Total amount: 32,600 million yen

(2) Use of proceeds: Allocated to the acquisition costs of real estate trust beneficiary interests

(3) Scheduled outlay date: December 1, 2026

IV. Outstanding Interest-Bearing Debt after Borrowings

(Unit: Millions of yen)

	Before Borrowings	After Borrowings	Variance
Short-Term Loan (Note 1)	5,000	14,500	+9,500
Long-Term Loan (Note 1)	314,500	337,600	+23,100
Total Loan Amount	319,500	352,100	+32,600
Investment Corporation Bonds	42,800	42,800	0
Total Interest-Bearing Debt	362,300	394,900	+32,600

(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, 2026.

For more information about Nippon Prologis REIT, please visit:
https://www.prologis-reit.co.jp/en/index.html

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