

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 1) | Borrowing Date | Borrowing Method | Repayment Date (Note 5) | Repayment Method (Note 6) | Collateral |
|--------------------------|--|--------------------|---|----------------|--|-------------------------|----------------------------|------------------------------|
| Long-term Borrowing (i) | MUFG Bank, Ltd. and Development Bank of Japan Inc. | 7,800 Million Yen | 2.27125% (Note 2) | April 28, 2026 | Borrowing based on individual term loan agreement dated March 24, 2026, with the lenders shown on the left | October 28, 2030 | Paid in full upon maturity | Unsecured and non-guaranteed |
| Long-term Borrowing (ii) | Sumitomo Mitsui Banking Corporation | 12,100 Million yen | Base interest rate (JBA 1-month Japanese yen TIBOR) +0.175% (Note 3) (Note 4) | | Borrowing based on individual term loan agreement dated March 24, 2026, with the lender shown on the left | October 31, 2031 | | |

Notes:

- The interest rate does not include financing-related costs to be paid to the financial institutions.
- The first interest payment date is May 31, 2026, 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.
- 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.ibatibor.or.jp/english/>) for information about changes in the JBA Japanese yen TIBOR.
- The first interest payment date is May 31, 2026, and thereafter the interest payment date will be the last day of every month 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.
- 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.
- 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 the refinancing of long-term borrowings (total borrowing amount: 19,900 million yen) with the maturity date of April 28, 2026 (Note).

(Note) Please refer to the press release “Nippon Prologis REIT Refinances 110.5 Billion Yen Debt and Terminates Interest Rate Swap Agreements” dated April 14, 2017, “Nippon Prologis REIT Announces Execution of

Interest Rate Swap Agreements” dated April 18, 2017 and “Nippon Prologis REIT Announces Debt Financing and Completion of Interest Rate Swap Agreements” dated March 29, 2022 for details of the existing long-term borrowings.

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

(1) Total amount: 19,900 million yen

(2) Use of proceeds: Allocated to the refinancing of existing long-term borrowing described above II.

(3) Scheduled outlay date: April 28, 2026

IV. Outstanding Interest-Bearing Debt after Borrowings

(Unit: Millions of yen)

| | Before Borrowings | After Borrowings | Variance |
|------------------------------|-------------------|------------------|----------|
| Short-Term Loan (Note 1) | 5,000 | 5,000 | 0 |
| Long-Term Loan (Note 1) | 314,500 | 314,500 | 0 |
| 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) 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 February 26, 2026.

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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