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FOR IMMEDIATE RELEASE

Issuer of REIT securities:
1-17-10 Kyobashi, Chuo-ku, Tokyo
SOSiLA Logistics REIT, Inc.
Representative: Hiroyuki Kusunoki,
Executive Director
(Securities Code: 2979)

Asset management company:
Sumisho Realty Management Co., Ltd.
Representative: Yukinari Shiraishi, President & CEO
Inquiries: Tomoaki Sato,
Executive Officer, General Manager,
REIT Management Department
TEL: +81-3-4346-0579

Notice Concerning Obtainment of Preferential Negotiation Rights

SOSiLA Logistics REIT, Inc. ("SLR") announces that an asset management company that has been engaged to manage SLR's assets, Sumisho Realty Management Co., Ltd. ("SRM"), has today obtained preferential negotiation rights (the "Preferential Negotiation Rights") based on the Preferential Negotiation Rights Agreements described in 1. below from SOSiLA Private Fund 1 G.K. and ENC G.K. (hereafter individually and collectively referred to as the "SPC"). Details are as follows.

1. Overview of the Preferential Negotiation Rights Agreements

(1) SOSiLA Private Fund 1 G.K.

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|------------------------|---|
| (i) Subject properties | SOSiLA Narashino Akanehama I and II and SOSiLA Yashio (quasi-co-ownership interest of 60%) (hereafter collectively referred to as the "SOSiLA Properties") |
| (ii) Validity period | February 28, 2027 |
| (iii) Key details | If the SPC intends to sell all or any part of the trust beneficiary rights (beneficiary rights with the SOSiLA Properties as the trust property; the "Trust Beneficiary Rights 1") to a third party during the validity period of the Preferential Negotiation Rights Agreement (the "Agreement 1"), the SPC shall negotiate concerning the sale with SRM in preference to any third party.
The Agreement 1 grants preferential negotiation rights concerning the sale of the Trust Beneficiary Rights 1; it does not constitute a commitment to sell the Trust Beneficiary Rights 1 and does not give rise to any rights or obligations whatsoever on the part of either the SPC or SRM with respect to the sale of the Trust Beneficiary Rights 1. |

(2) ENC G.K.

- | | |
|------------------------|---|
| (i) Subject properties | Ota Higashishinmachi Logistics Center (the "LiCS Property") |
| (ii) Validity period | February 28, 2025 |
| (iii) Key details | If the SPC intends to sell all or any part of the trust beneficiary rights (beneficiary rights with the LiCS Property as the trust property; the "Trust Beneficiary Rights 2") to a third party during the validity period of the Preferential Negotiation Rights Agreement (the "Agreement 2"), the SPC shall negotiate concerning the sale with SRM in preference to any third party. |

The Agreement 2 grants preferential negotiation rights concerning the sale of the Trust Beneficiary Rights 2; it does not constitute a commitment to sell the Trust Beneficiary Rights 2 and does not give rise to any rights or obligations whatsoever on the part of either the SPC or SRM with respect to the sale of the Trust Beneficiary Rights 2.

As of today, SLR has not made any decision to acquire either the SOSiLA Properties or the LiCS Property (hereafter collectively referred to as the "Properties"), and there is also no guarantee that SLR will necessarily be able to acquire them. SLR will make up its mind whether to acquire the Properties based on SRM's internal regulations after carrying out the necessary due diligence.

2. Reason for obtaining the Preferential Negotiation Rights

SLR invests primarily in the SOSiLA series of logistics properties developed by Sumitomo Corporation with the aim of connecting “people” and “society.” In addition, SLR continuously works to acquire logistics properties and industrial properties other than the SOSiLA series by using the original route of SRM for the purpose of diversifying and enhancing its portfolio and is proactively investments in such properties as the LiCS Series.

Now, in light of the current investment unit price and the financing environment, SLR decided to secure an opportunity to acquire the Properties by utilizing a bridge scheme that will enable SLR to acquire the Properties after a certain period of ownership by the SPC, and obtained the Preferential Negotiation Rights. SLR believes that it will be able to achieve expansion in asset size and enhancement of unitholder value by acquiring the Properties at the right time in the future.

(1) The SOSiLA Properties

The SOSiLA Properties are properties in the SOSiLA Series that have been developed by Sumitomo Corporation, which is SLR's sponsor, and that are excellently located and fully equipped with hard and soft infrastructure. Third-party investors will invest in the SPC, which is expected to operate for a period of 2 to 3 years, providing flexibility around the acquisition timing and also helping to reduce the acquisition price.

(2) The LiCS Property

The LiCS Property is located in Ota City in Gunma, one of the foremost industrial cities in the northern Kanto area and it is positioned as a delivery center for a leading car manufacturer that has its main plant in the city. It is a logistics center which offers both stability and scarcity value given that it has been used for many years by a leading logistics company mainly engaged in automotive parts logistics. The sponsor, Sumitomo Corporation, will invest in the SPC to expeditiously secure the property, creating flexibility around the time of acquisition.

3. Overview of the Properties

(1) The SOSiLA Properties

Property name		SOSiLA Narashino Akanehama I and II	Use	Logistics property		
Overview of the Property						
Land	Ownership form	Proprietary		Building	Ownership Form	Proprietary
	Location	3-34-8, Akanehama, Narashino-shi, Chiba			Gross floor area	Phase 1 building 51,215.12 m ² Phase 2 building 34,634.53 m ²
	Land area	48,231.00 m ²			Construction date	Phase 1 building May 26, 2006 Phase 2 building March 5, 2007

	Zoning	Exclusive industrial zone		Purpose	Warehouse
	BCR	60%		Structure/ No. of stories	Phase 1 building Steel-framed structure with alloy-plated steel sheet plate, six-story building Phase 2 building Steel-framed structure with alloy-plated steel sheet plate, five-story building
	FAR	200%			

Property name		SOSiLA Yashio (quasi-co-ownership interest of 60%)	Use	Logistics property	
Overview of the Property					
Land	Ownership form	Proprietary	Building	Ownership Form	Proprietary
	Location	879-1, Aza Okidori, Oaza Tsurugasone, Yashio City, Saitama		Gross floor area	34,705.70 m ² (20,823.42 m ²) (Note 1)
	Land area	17,230.71 m ² (Note 2)		Construction date (Construction completion)	December 21, 2021
	Zoning	Quasi-industrial zone		Purpose	Warehouse
	BCR	60% (Note 3)		Structure/ No. of Stories	Steel-framed structure with alloy-plated steel sheet plate, four-story building
	FAR	200%			

Note 1: The value for gross floor area in the parentheses was calculated based on the joint co-ownership interest (60%) and rounded down to second decimal places.

Note 2: The value for the land area is the value corresponding to the entire property.

Note 3: The building coverage ratio of the Property is originally 60%, but has been eased to 70% as a result of applying the loosened regulations to the corner lot.

(2) The LiCS Property

Property name		Ota Higashishinmachi Logistics Center	Use	Logistics property	
Overview of the Property					
Land	Ownership form	Proprietary	Building	Ownership Form	Proprietary
	Location	837-1 Higashishinmachi, Ota City, Gunma		Gross floor area	23,584.72 m ²
	Land area	22,428.97 m ²		Construction date (Construction completion)	August 30, 2008
	Zoning	Exclusive industrial zone		Purpose	Warehouse, office

	BCR	60% (Note)		Structure/ No. of Stories	Steel-framed structure with alloy-plated steel sheet plate, three-story building
	FAR	200%			

Note: The building coverage ratio of the Property is originally 60%, but has been eased to 70% as a result of applying the loosened regulations to the corner lot.

4. Outlook

Obtainment of the Preferential Negotiation Rights does not affect the status of operations or the distribution forecast.

* For more information about SLR, please visit : <https://sosila-reit.co.jp/en/>

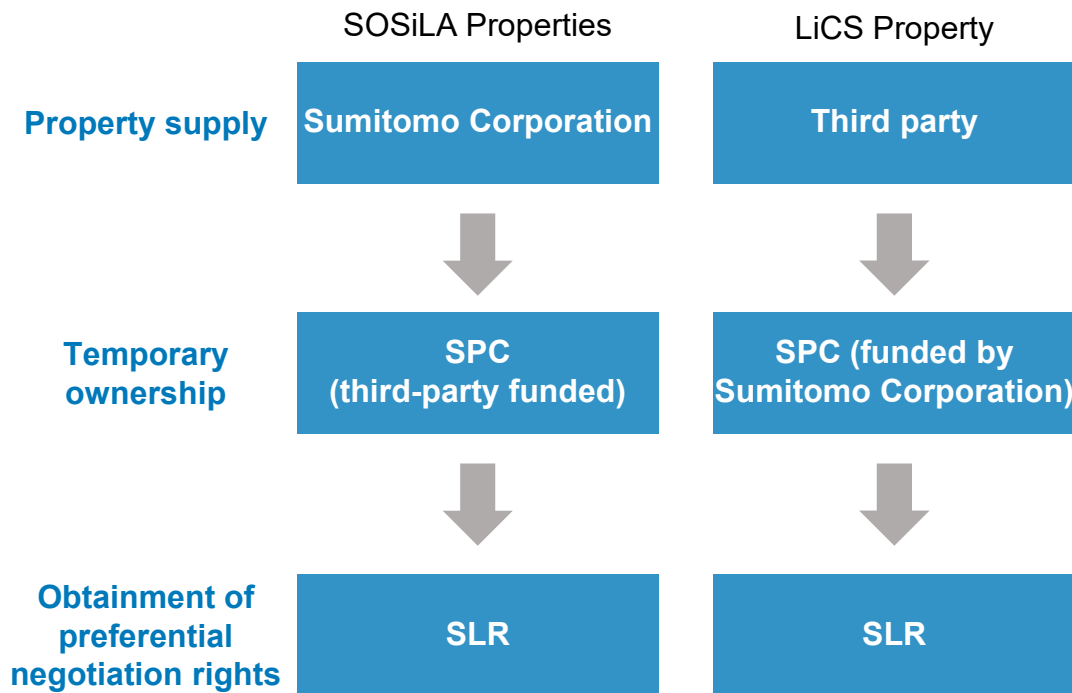
Attachments:

Reference Point of the Scheme and Point of the Properties for Which Preferential Negotiation Rights Have Been Obtained

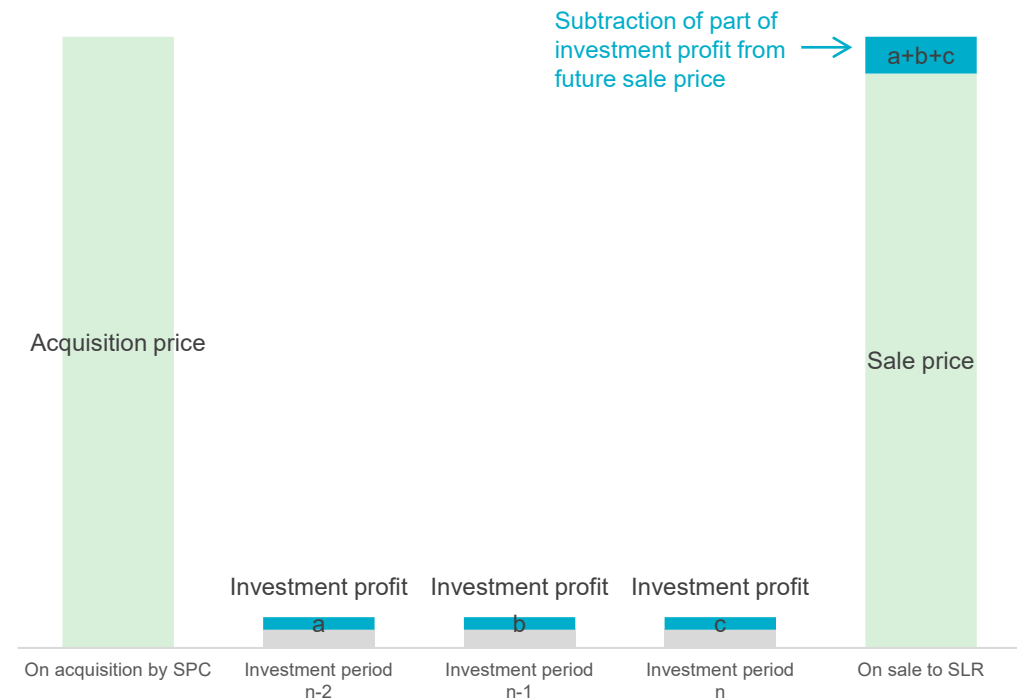
Point of the Scheme

- **Increased flexibility over the timing of acquisition through bridge scheme (SOSiLA Properties and LiCS Property)**
 - Development of scheme that will enable SLR to acquire the properties at the right time according to the recovery of the financing environment, etc. -
- **Reduction in book value and gradual decrease in acquisition price over investment period of 2 - 3 years (SOSiLA Properties)**
- **Utilization of Sumitomo Corporation's sponsor support to expeditiously secure property (LiCS Property)**

■ Property supply scenario



■ Scenario of decrease in acquisition price^(Note)



(Note) The above shows for reference the scenario of a decrease in the acquisition price of the properties paid by SLR assuming that SLR acquires the Properties based on the transfer price stated in the Preferential Negotiation Right Agreements at the time of delivery stated in the Preferential Negotiation Rights Agreements and it does not constitute a guarantee that the actual timing of the sale and sale price will be as stated in the Preferential Negotiation Agreements nor does it guarantee that SLR will be in a position to acquire the Properties.

Point of the Properties for Which Preferential Negotiation Rights Have Been Obtained

SOSiLA Properties

- Secured preferential negotiation rights for properties developed by the sponsor that are excellently located and fully equipped with hard and soft infrastructure

SOSiLA Narashino Akanehama I and II



- Ideally located for logistics in Tokyo Bay approximately 3.3 km from the Yatsu Funabashi IC on the Higashi-Kanto Expressway
- Reliable spec as property developed by the sponsor

SOSiLA Yashio



- Located in the area within Tokyo-Gaikan Expressway; strong potential as a logistics facility close to consumption area
- Stable occupancy due to long-term contract with Rengo

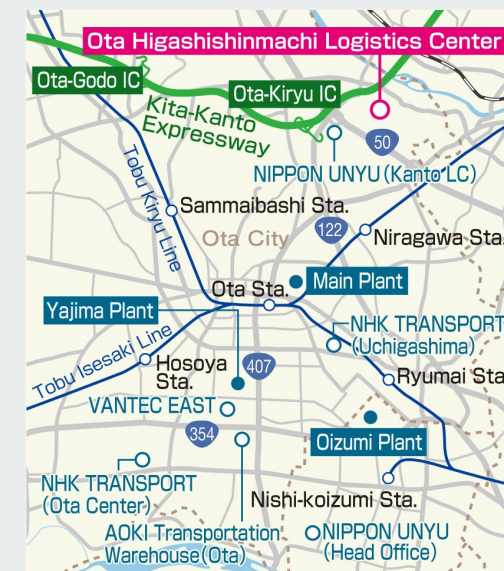
LiCS Property

- Conducted industrial research and secured preferential negotiation rights for property that promises stability due to logistics demand from leading auto manufacturer SUBARU and high NOI yield

Ota Higashishinmachi Logistics Center



- Ota City, one of the foremost industrial cities in the northern Kanto area, serves as the company town of SUBARU and is home to three major plants for SUBARU's automotive operations as shown on the right.
- The property can significantly reduce the time required for customs clearance by utilizing the nearby Ota International Cargo Terminal, and also has access to multiple ports including Ibaraki Port, Tokyo Port, Yokohama Port, and Niigata East Port.
- The property primarily stores parts for the SUBARU's plant that are produced on a Just-In-Time (JIT) system.
- The tenant Vantech Corporation is a leading logistics company specializing in automotive component logistics and has used the property for many years. Utilizing the know-how it has accumulated, it plays an essential part in SUBARU's operations.
- The surrounding area has many facilities for internal use, making this a lease property with scarcity value.
- Rent levels are low compared with market rents, leading to good tenant retention and stability.



Strong potential as a property offering scarcity value, stability and good rental yield