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For immediate release

Name of REIT Issuer:
 CRE Logistics REIT, Inc.
 2-10-1, Toranomon, Minato-ku, Tokyo, Japan
 Tsuyoshi Ito, Executive Director
 (TSE Code: 3487)

Asset Manager
 CRE REIT Advisers, Inc.
 Tsuyoshi Ito, President

Person of Contact:
 Hirohisa Toda, Head of Corporate Planning
 Tel: +81-3-5575-3600

Notice Concerning Borrowing of Funds (including Green Loan)

CRE Logistics REIT, Inc. (“CRE REIT”) hereby announces its decision made today to borrow funds (“the Borrowings”). Details are as follows. A portion of the Borrowings is a loan to be executed based on the Green Finance Framework set by CRE REIT (Green Loan).

1. Details of the Borrowings

Category (Note 2)	Lender	Loan amount (million yen)	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Notes
Long-term loans payable (Note 3)	Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Development Bank of Japan Inc. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited The Bank of Fukuoka, Ltd. Aozora Bank, Ltd. The Hyakujushi Bank, Ltd. The Bank of Toyama, Ltd. The Yamaguchi Bank, Ltd. The Shizuoka Bank, Ltd. The Yamanashi Chuo Bank, Ltd. (Green Loan) (Note 6)	4,000 (Note 7)	Base rate (Note 9) +0.475%	September 15, 2021 (Note 11)	Borrowing based on individual loan agreement to be concluded on September 13, 2021 (Note 11) with the lenders	March 31, 2027	Lump-sum repayment at maturity	Unsecured Unguaranteed
Long-term loans payable (Note 4)	Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Development Bank of Japan Inc. Sumitomo Mitsui Trust Bank, Limited Shinsei Bank, Limited Aozora Bank, Ltd. The Hyakujushi Bank, Ltd. The Yamaguchi Bank, Ltd. The Yamanashi Chuo Bank, Ltd. (Green Loan) (Note 6)	3,500 (Note 7)	Base rate (Note 9) +0.500%			September 30, 2027	Lump-sum repayment at maturity	Unsecured Unguaranteed

Disclaimer: This press release is intended to disclose to the public the borrowing of funds (including Green Loan) by CRE REIT, and is not an offer to sell or a solicitation of any offer to buy the securities of CRE REIT in the United States or elsewhere. Any investment decision should be made based upon your own judgement. This press release does not constitute an offer of securities in the United States of America. The investment units have not been, and will not be, registered under the United States Securities Act of 1933 (the “Securities Act”). The investment units may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The investment units referred to above will not be offered, publicly or otherwise, in the United States.

Long-term loans payable (Note 5)	Mizuho Bank, Ltd.	1,000 (Note 8)	Base rate (Note 10) +0.300%			September 30, 2022	Lump- sum repaym ent at maturity	Unsecur ed Unguar anteed
Long-term loans payable	Sumitomo Mitsui Banking Corporation	1,900 (Note 8)	Base rate (Note 10) +0.300%			September 30, 2022	Lump- sum repaym ent at maturity	Unsecur ed Unguar anteed
	Sumitomo Mitsui Banking Corporation	600 (Note 8)	Base rate (Note 10) +0.300%			September 30, 2022	Lump- sum repaym ent at maturity	Unsecur ed Unguar anteed
Total		11,000	—	—	—	—	—	—

(Note 1) For the borrowings above, loan agreements have not been concluded as of today. Therefore, it is not guaranteed that actual borrowing will be made, and the amount borrowed may also change.

(Note 2) Long-term loans payable are loans with a borrowing period of more than a year.

(Note 3) The loan syndicate will consist of the following lenders: Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Development Bank of Japan Inc., MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Shinsei Bank, Limited, The Bank of Fukuoka, Ltd., Aozora Bank, Ltd., The Hyakujushi Bank, Ltd., The Bank of Toyama, Ltd., The Yamaguchi Bank, Ltd., The Shizuoka Bank, Ltd. and The Yamanashi Chuo Bank, Ltd. The arranger is Sumitomo Mitsui Banking Corporation.

(Note 4) The loan syndicate will consist of the following lenders: Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Development Bank of Japan Inc., Sumitomo Mitsui Trust Bank, Limited, Shinsei Bank, Limited, Aozora Bank, Ltd., The Hyakujushi Bank, Ltd., The Yamaguchi Bank, Ltd. and The Yamanashi Chuo Bank, Ltd. The arranger is Sumitomo Mitsui Banking Corporation.

(Note 5) Mizuho Bank, Ltd. will be the sole lender, but the arranger will be Sumitomo Mitsui Banking Corporation.

(Note 6) For details of green finance (including green loan), please refer to the “Green Finance” page of the website of CRE REIT (<https://cre-reit.co.jp/en/esg/greenfinance.html>).

(Note 7) The breakdown is not yet determined and will be announced when it has been determined.

(Note 8) These are anticipated maximum amounts of the loans as of today, and the ultimate loan amount may change before the drawdown date after taking into account the amount of the proceeds from the issuance of new investment units in the public offering, as stated in the “Notice Concerning Issuance of New Investment Units (Green Equity Offering)” released today.

(Note 9) The base interest rate is the three-month Japanese yen TIBOR (quoted on a 365-day basis) published by the JBA TIBOR Administration for a period corresponding to the interest calculation period at 11:00 am, two business days prior to the immediately preceding interest payment date of each interest payment date (the first interest payment date is the drawdown date). However, if there is not a rate corresponding to the relevant period, the base interest rate will be determined based on the method stipulated in the contract. Details on the JBA Japanese TIBOR can be checked via the administration’s website (<http://www.jbatibor.or.jp/english/>). Note that commissions and fees paid to the above lenders are excluded. In addition, the base interest rate will effectively be fixed by concluding an interest rate swap agreement.

(Note 10) The base interest rate is the one-month Japanese yen TIBOR (quoted on a 365-day basis) published by the JBA TIBOR Administration for a period corresponding to the interest calculation period at 11:00 am, two business days prior to the immediately preceding interest payment date of each interest payment date (the first interest payment date is the drawdown date). However, if there is not a rate corresponding to the relevant period, the base interest rate will be determined based on the method stipulated in the contract. Details on the JBA Japanese TIBOR can be checked via the administration’s website (<https://www.jbatibor.or.jp/english/>). Note that commissions and fees paid to the above lenders are not included.

(Note 11) These dates may be changed in line with changes in the issue price determination date for the issuance of new investment units in the primary offering, as stated in the “Notice Concerning Issuance of New Investment Units (Green Equity Offering)” released today.

2. Reason for the Borrowings

The Borrowings will be used as acquisition funds and for incidental expenses for one property to be acquired (the “Asset to Be Acquired”) stated in the “Notice Concerning Acquisition and Leasing of Trust Beneficiary Right to Real Estate in Japan” released today.

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3. Amount, Use and Scheduled Disbursement Date of Funds

- (i) Amount of funds to be procured: 11,000 million yen
(ii) Specific use of funds to be procured: Acquisition funds and incidental expenses for the Asset to Be Acquired
(iii) Scheduled disbursement date: September 15, 2021

(Note) Subject to change if there is a change to the issue price determination date for the issuance of new investment units in the primary offering stated in the “Notice Concerning Issuance of New Investment Units (Green Equity Offering)” released today.

4. Status of Loans, etc. after the Borrowings

(million yen)

	Before the Borrowings	After the Borrowings	Increase or decrease
Short-term loans payable	—	—	—
Long-term loans payable (Note)	50,369	61,369	11,000
Total loans payable	50,369	61,369	11,000
Investment corporation bonds	2,000	2,000	—
Total interest-bearing debt	52,369	63,369	11,000

(Note) Long-term loans payable includes the current portion of loans payable within one year from today.

5. Future Outlook

For information on the outlook of the operating results of CRE REIT for the periods ending December 31, 2021 and June 30, 2022, please refer to the “Notice Concerning Revision of Forecasts of Operating Results for the Period ending December 31, 2021 and the Period ending June 30, 2022” announced today.

6. Other Matters Necessary for Investors to Understand and Assess This Information Properly

The risks related the Borrowings have not changed significantly from those stated in “Part 2: Reference information, 2. Reference material: Supplementary information, (3) Investment risk” of the securities registration statement submitted today and “Part 1: Information on the Fund, 1. Situation of the Fund, (3) Investment risk” of the securities report submitted on March 30, 2021.

* CRE Logistic REIT, Inc. website: <https://cre-reit.co.jp/en/>

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