

CRE Logistics REIT

Financial Results Briefing for the 11th Fiscal Period

Ended December 2021 (July 1, 2021 to December 31, 2021)



LogiSquare Osaka Katano

Located in a suitable logistics area in inland Osaka, near the boarder between Osaka and Kyoto Prefectures. Located approximately 0.8 km from the Katano Minami IC on the Daini-Keihan Road with excellent access to major roads. Located in an industrial area and can be operated 24 hours a day.

February 17, 2022

CRE REIT Advisers, Inc.

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Glossary

Term	Definition
Appraisal value	The appraisal value or an investigated value as of the end of the period is stated based on the Certificate of Incorporation of the Investment Corporation and the Regulation on Accountings of Investment Corporations (Cabinet Office Order No.47 of 2006 including subsequent revisions)
Unrealized gains	(Appraisal value) - (Book value) as of the end of the period
LTV	(Outstanding balance of interest-bearing debt) / (Total Assets)
LTV based on appraisal value	(Outstanding balance of interest-bearing debt) / (Total assets + Unrealized gains)
NAV	Net assets + Unrealized gains - Total amount of distributions
NAV per unit	(Net assets + Unrealized gains - Total amount of distributions) / Total number of investment units outstanding
Acquisition price	Acquisition price is the purchase agreement price for each of the trust beneficiary rights stated in the sales agreement and does not include national and local consumption taxes or sales commission and other expenses that are incurred in the acquisition.
NOI yield	Ratio of actual NOI of the portfolio assets to their acquisition price
Appraisal NOI yield	Ratio of the appraisal NOI of each current asset (based on the relevant real estate appraisal report with valuation dated as of December 31, 2021) to the acquisition price of each current asset
CRE	CRE, INC.
CRE Group	CRE, INC. and its subsidiaries and affiliates

- This material is not a disclosure material under the Financial Instruments and Exchange Act, the Act on Investment Trusts and Investment Corporations or the Securities Listing Regulations of the Tokyo Stock Exchange.
- As of the date of this material, the auditing procedures for financial statements pursuant to the Financial Instruments and Exchange Act have not been completed.
- The purpose of this material is to provide information and not to offer, solicit the purchase of or sell certain products. When you make an investment, please do so at your own discretion and risk.
- The market price of investment securities of the Investment Corporation will be affected by the demand and supply of investors at an exchange and will fluctuate under the influence of the interest rate environment, economic conditions, the real estate market conditions and other factors surrounding the market. Accordingly, the investment securities may possibly not be sold at a higher price than the acquisition price, and investors could suffer a loss as a result.
- The investment securities of the Investment Corporation need to be purchased and sold through a securities company with which you undertake business. At that time, please read the contents of the document provided before concluding the contract (or a prospectus) carefully.
- While this material contains forward-looking statements and results forecasts, these statements do not guarantee the future results and financial conditions of the Investment Corporation.
- Unless otherwise noted, in this material, monetary amounts are rounded down to the nearest indicated unit, and areas, numbers of years and ratios are rounded off to the nearest indicated unit. Any average or ratio pertaining to assets is the weighted average based on the acquisition price, unless otherwise noted.



1. Financial Results and Forecasts

LogiSquare Osaka Katano

Good location to secure employment, within walking distance of Hoshida Station, a rapid train stop on the JR Gakkentoshi Line, which is about 1 km away (about a 13-minute walk), and a 2-minute walk from the Hoshidakita 5-chome bus stop

Summary

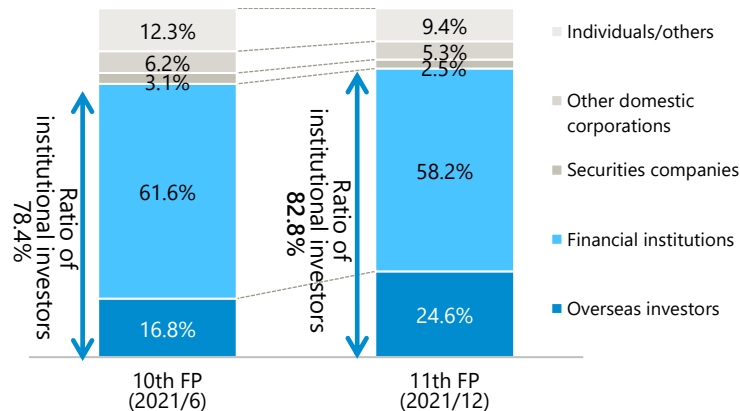
<p>External Growth</p>	<ul style="list-style-type: none"> Due to the 5th public offering in September 2021, the distribution per unit for the fiscal period ended December 2021 resulted at 3,524 yen, the highest ever for CRE REIT.
<p>Internal Growth</p>	<ul style="list-style-type: none"> All tenant whose contract expire in the fiscal period ending December 2022 and June 2023 renewed with rent increase. All tenants whose contracts expire by December 2023 have been renewed.
<p>Financial Management</p>	<ul style="list-style-type: none"> Continuing to reduce through each public offering, LTV has reached to 44.0%, the lowest ever for CRE REIT. Lenders increased from 12 (end of June 2021) to 16 (end of January 2022), and the diversification of lenders has progressed. Newly issued 10-year Green bond. (November 2021) Newly acquired A (stable) rating from JCR. (August 2021)
<p>ESG</p>	<ul style="list-style-type: none"> Received 3 Stars and Green Star in the GRESB Real Estate Assessment, and the highest A Level for the GRESB Public Disclosure. Over 80% of the properties produce solar power, and 80% of the total consumption is covered with renewable energy (from April to September 2021). Green finance for both equity and debt in the 5th public offering. Delivered all prospectuses electronically.
<p>Other</p>	<ul style="list-style-type: none"> Included in the FTSE EPRA Nareit Global Real Estate Index Series (December 2021)

Summary of the Fifth Public Offering in September 2021

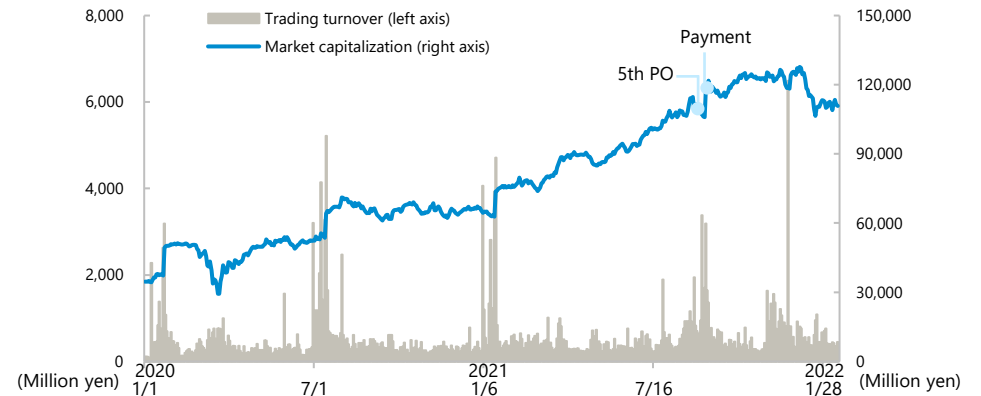
New Initiatives

- Financed through green equity offerings and green loans.
- Allocated all new investment units only to domestic and overseas institutional investors.
- Delivered all prospectuses electronically in consideration of the environment.

Increase in the ratio of institutional investors



Market capitalization increase and investment unit liquidity improve



Summary of the fifth public offering and the acquisition of the property

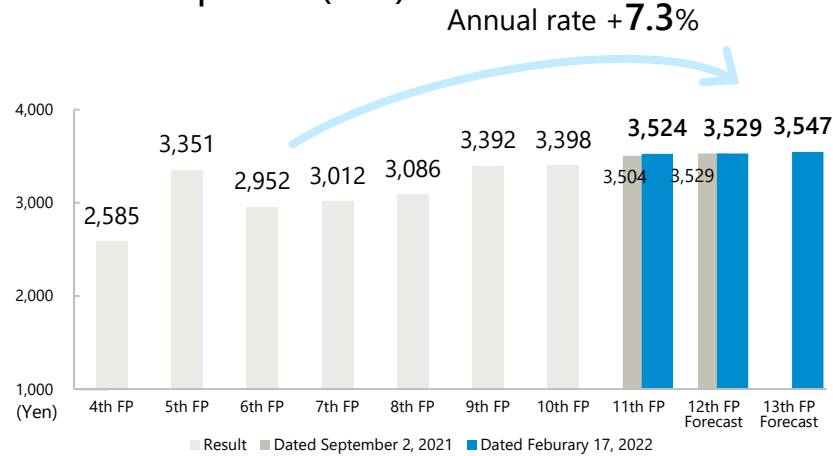
Number of new investment units issued	64,550 units (12.9% of total issued and outstanding investment units)
Total issue value	13,147 million yen
Increase in borrowings	9,500 million yen
Form of offering	Reg. S only (The transaction will be documented by a Japanese language prospectus. English one will not be prepared.)



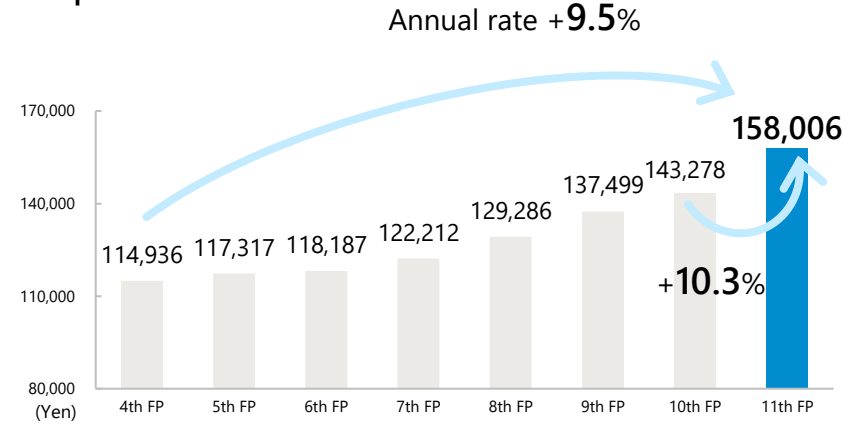
Acquisition price	22,370 million yen
Appraisal NOI yield	4.4 %
Property age	1.0 years
Distance to an interchange	0.8 km

Since Listing in February 2018, Steady Growth through Five Public Offerings

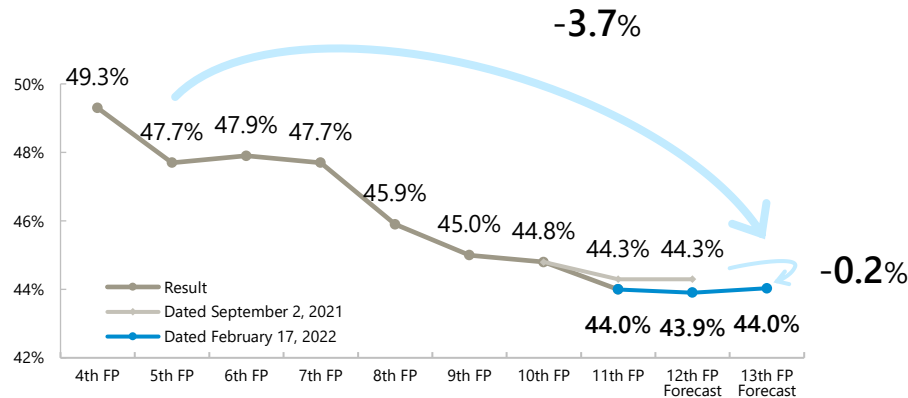
Distributions per unit (DPU)



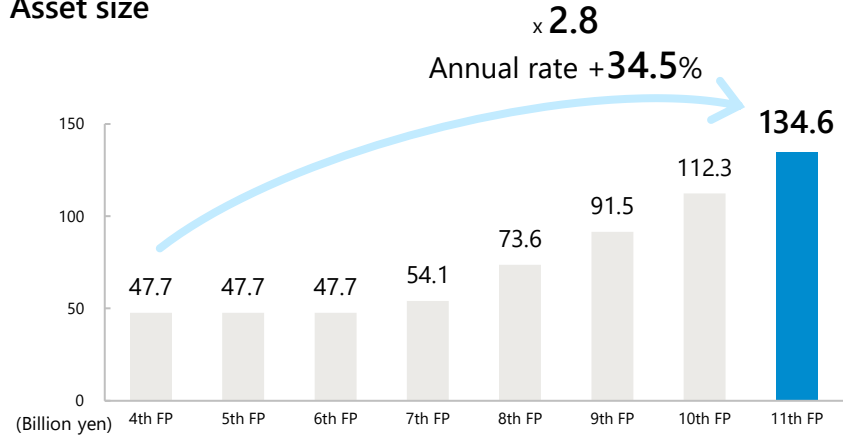
NAV per unit



LTV

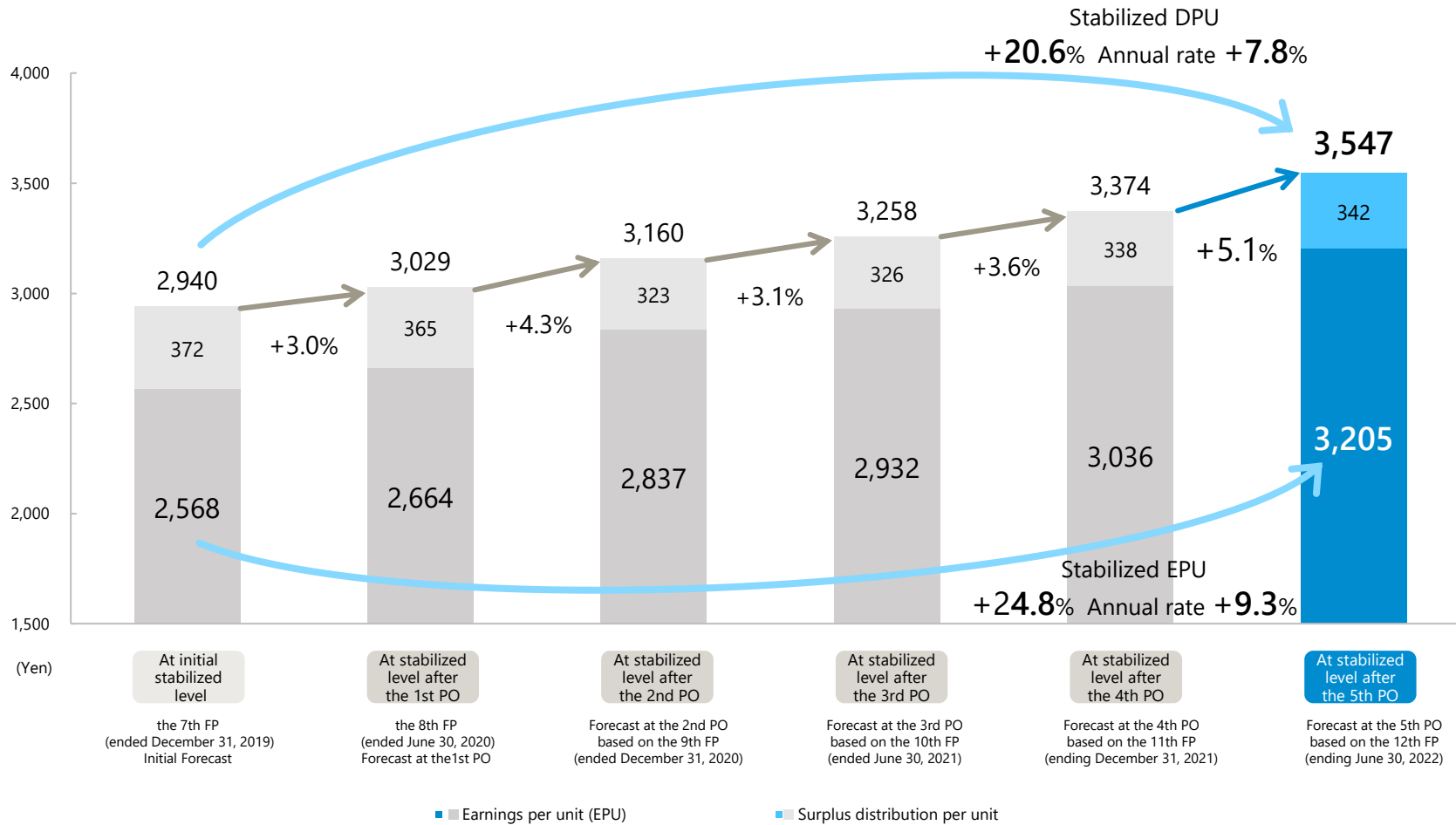


Asset size



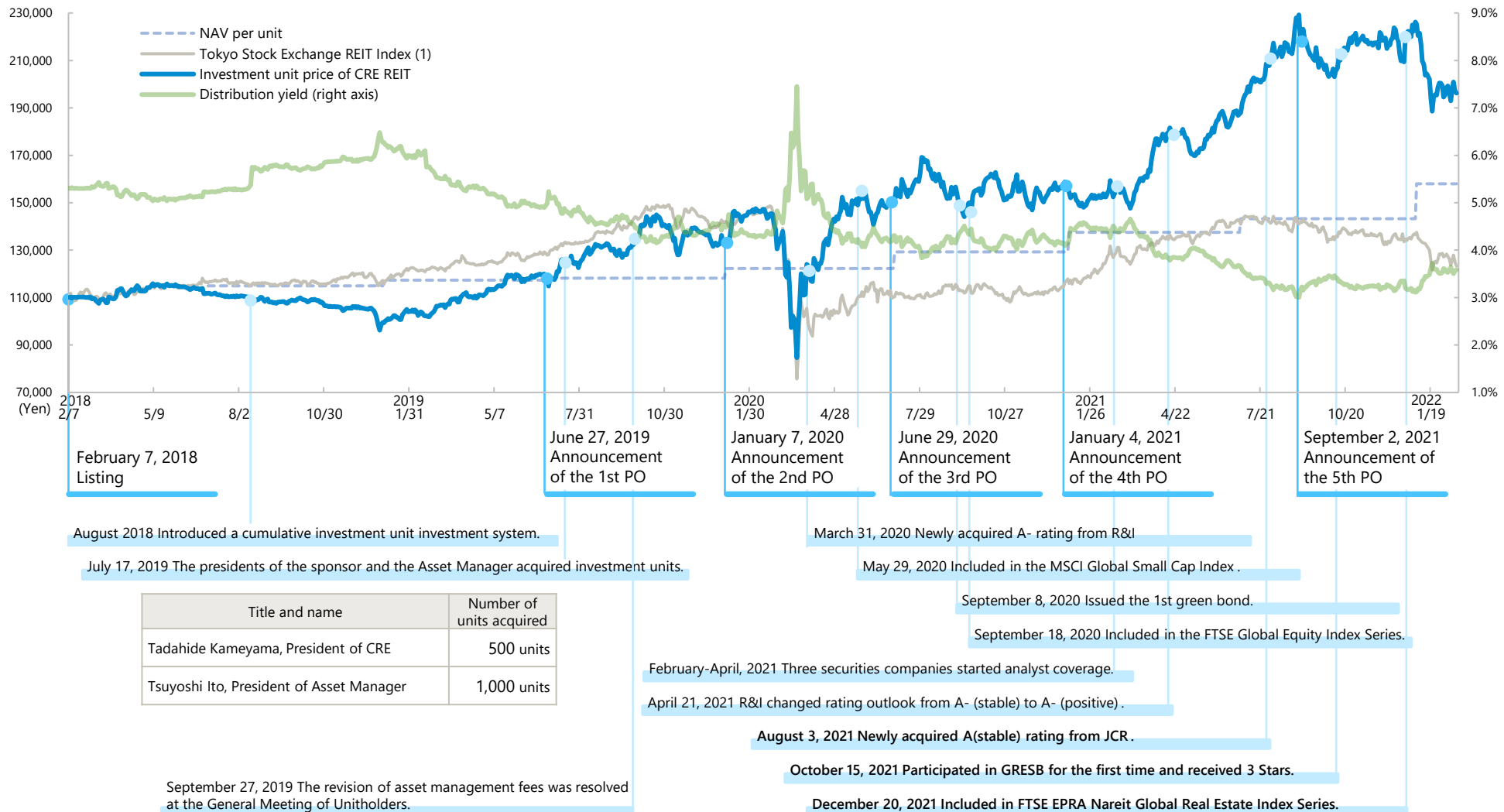
Realize External Growth that Contributes to Increases in DPU

Increase stabilized DPU by an average annual growth rate of 7.8% through public offering for five consecutive periods.



Investment Unit Price has Increased through the Past Five External Growth etc.

Trend in investment unit price (closing price) (as of February 15, 2022)



1 : Trends in the closing price of the Tokyo Stock Exchange REIT Index at Tokyo Stock Exchange, Inc. (hereinafter "TSE") show trends in relativized figures on the assumption that the closing price (1,664.83pt) of the TSE REIT Index on the date of the listing of the Investment Corporation (February 7, 2018) is the same as the issue price (110,000 yen per unit) of the Investment Corporation at the time of listing.

Highlights on the 11th FP – Achieved Record High Results through External Growth

Distributions per unit

11th FP Results (2021/12)	3,524 yen (vs forecast: +20 yen, +0.6%)
12th FP Forecasts (2022/6)	3,529 yen
13th FP Forecasts (2022/12)	3,547 yen

NAV per unit

11th FP Results (2021/12)	158,006 yen (vs previous FP +14,727 yen, +10.3%)
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Portfolio

Portfolio size	20 properties 134 billion yen
Occupancy rate	100.0%
Average remaining lease term	5.0 years
Average property age	4.2 years

Asset

	11th FP (2021/12)	Compared to 10th FP
Appraisal value	148,560 million yen	+26,520 million yen
Unrealized gains	15,881 million yen	+4,609 million yen
Unrealized gains ratio	12.0%	+1.8%
NOI yield	4.6%	-0.2%
NOI yield after depreciation	3.7%	-0.1%
Repair expense	3 million yen	-2 million yen
Capital expenditure	5 million yen	-13 million yen

Debt

	11th FP (2021/12)	Compared to 10th FP
Interest-bearing debt	61,869 million yen	+ 9,200 million yen
LTV	44.0%	-0.9%
LTV based on appraisal value	39.5%	-1.4%
Ratio of fixed interest debt	100.0%	+1.9%
Ratio of long-term debt	100.0%	-%
Average borrowing interest rate	0.577%	+0.026%

Equity

	11th FP (2021/12)	Compared to 10th FP
Net assets per unit	133,406 yen	+9,267 yen
NAV	89,226 million yen	+17,565 million yen
NAV per unit	158,006 yen	+14,727 yen
Total number of investment units outstanding	564,700 units	+64,550 units

Results for the 11th Fiscal Period

Unit: million yen

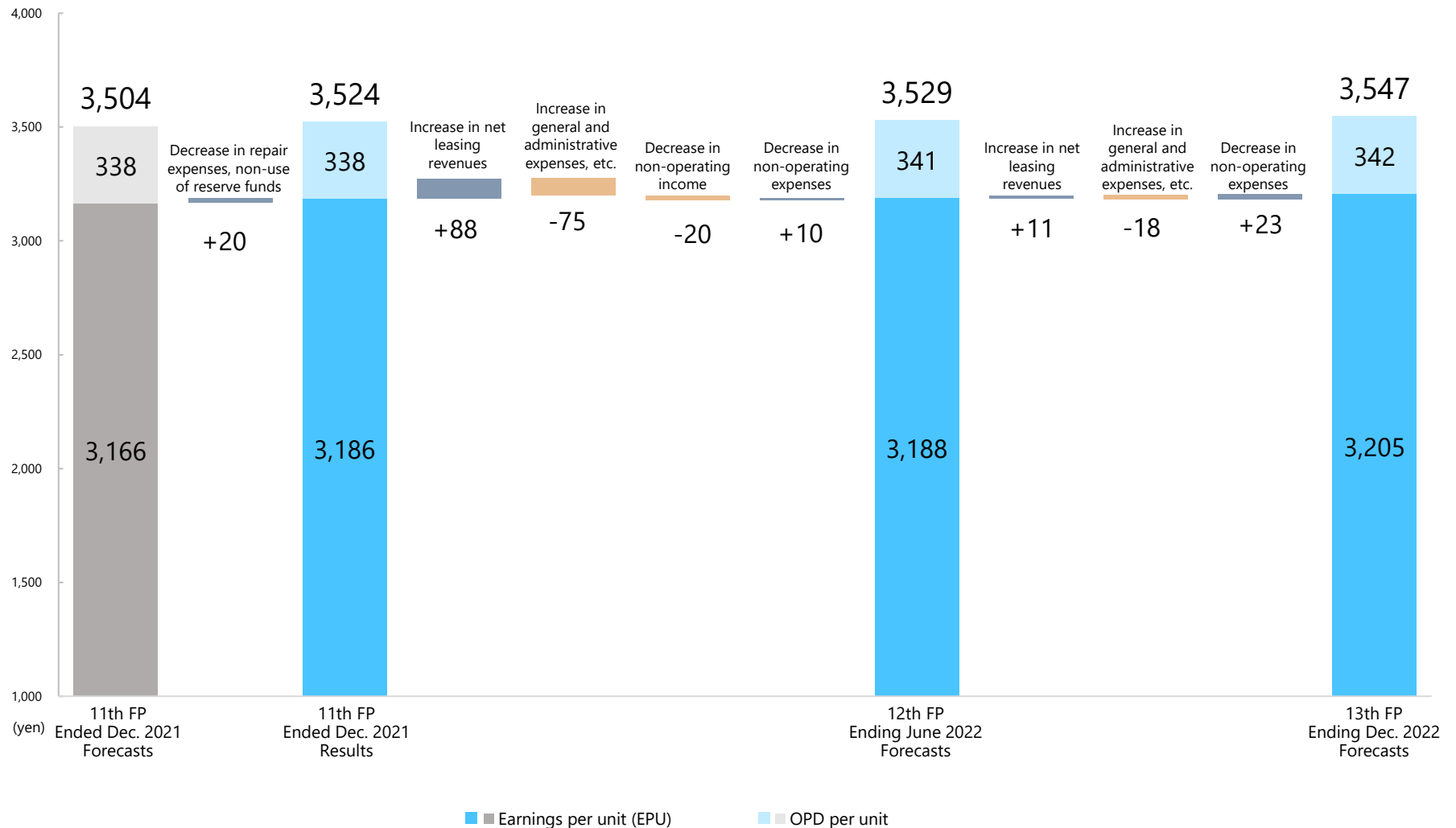
	10th FP (2021/6) Results (A)	11th FP (2021/12) Forecasts (B)	11th FP (2021/12) Results (C)	vs. Previous FP (C) - (A)	vs. Forecast (C) - (B)	Major factors for difference
Operating revenues	3,159	3,573	3,595	+ 435	+ 21	<vs. previous period>
Leasing expenses (excluding depreciation)	474	508	521	+ 47	+ 13	① Net leasing revenues +335
NOI	2,685	3,065	3,073	+ 388	⑤ + 8	<ul style="list-style-type: none"> Increase due to 1 property acquired in the 11th FP +274 Full-period contribution of 3 properties acquired in the 10th FP +51 Upward revision of rents +3 Decrease in Property taxes and City planning taxes +3
Depreciation	562	616	615	+ 53	- 0	
Net leasing revenues (NOI - Dep.)	2,123	2,449	2,458	① + 335	+ 8	
General and administrative expenses, etc.	322	371	369	② + 47	- 1	② General and administrative expenses, etc. +47
Operating income	1,800	2,077	2,088	+ 287	+ 10	<ul style="list-style-type: none"> Increase in asset management fees +37 Increase in asset custody and administrative service fees +3 Increase in other fees +5
Non-operating income	0	11	11	③ + 11	+ 0	
Non-operating expenses	278	300	300	④ + 22	+ 0	③ Non-operating income +11
Ordinary income	1,522	1,788	1,799	+ 277	+ 11	<ul style="list-style-type: none"> Refund of Property taxes and City planning taxes +11
Net income	1,521	1,787	1,798	+ 277	+ 11	④ Non-operating expenses +22
						<ul style="list-style-type: none"> Increase in loan-related expenses and interest expenses +24 Decrease in amortization of organization expenses -5
Distributions per unit (yen)	3,398	3,504	3,524	+ 126	+ 20	
Earnings per unit (yen)	3,042	3,166	3,186	+ 144	+ 20	<vs. forecast>
OPD per unit (yen)	356	338	338	- 18	-	⑤ NOI +8
						<ul style="list-style-type: none"> Decrease in repair expenses +5

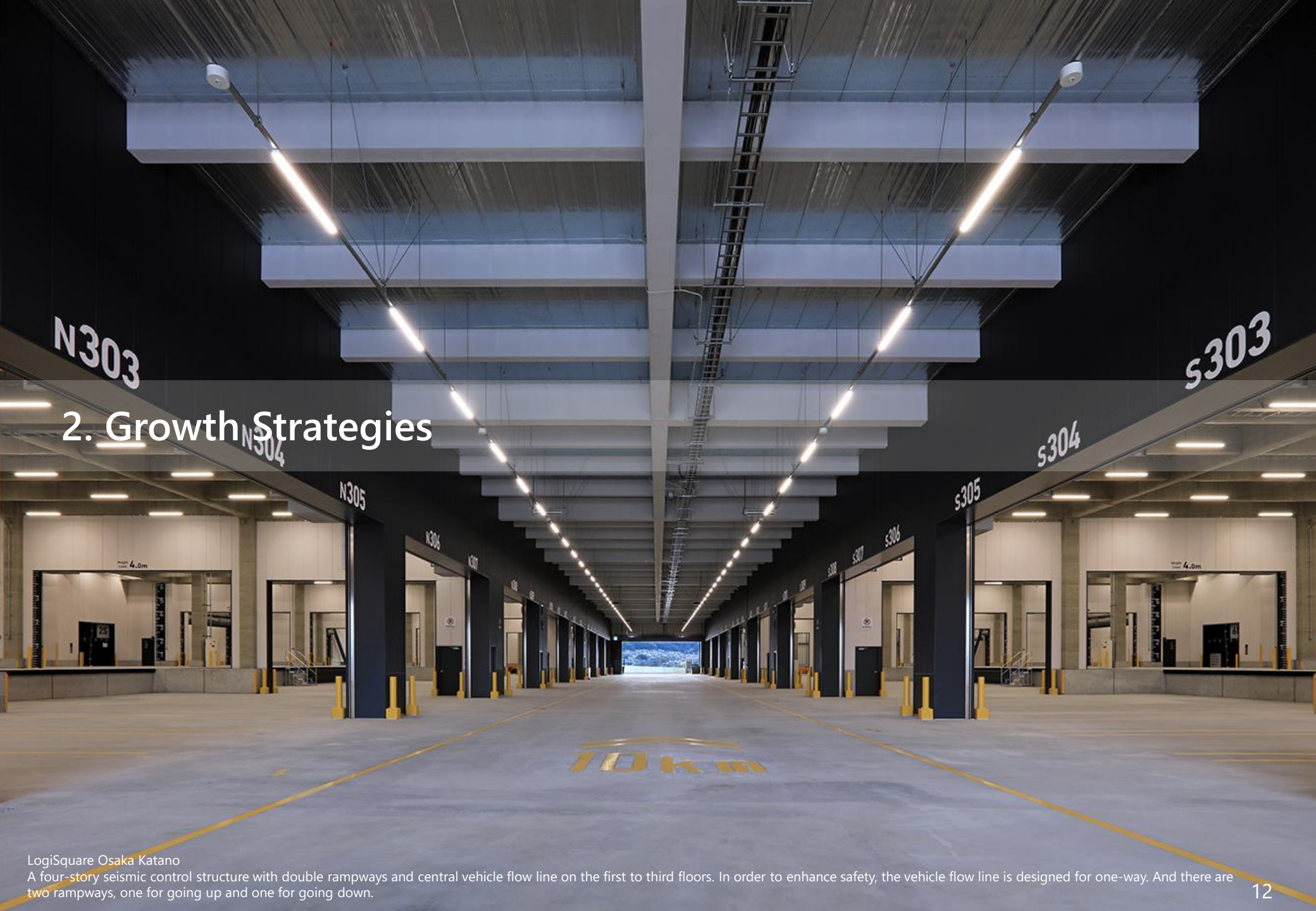
Forecasts for the 12th and 13th Fiscal Periods

Unit: million yen

	11th FP (2021/12) Results (A)	12th FP (2022/6) Forecasts (B)	Difference (B) - (A)	13th FP (2022/12) Forecasts (C)	Difference (C) - (B)	Major factors for difference
Operating revenues	3,595	3,875	+ 280	3,884	+ 9	<12th FP>
Leasing expenses (excluding depreciation)	521	724	+ 202	725	+ 1	① Net leasing revenues +50
NOI	3,073	3,151	+ 77	3,159	+ 8	• Full-period contribution of 1 property acquired in the 11th FP +201
Depreciation	615	642	+ 27	644	+ 1	• Start expensing of Property taxes and City planning taxes on 4 properties acquired in the 10th and the 11th FP -126
Net leasing revenues (NOI - Dep.)	2,458	2,508	① + 50	2,514	⑤ + 6	• Increase in repair expenses -22
General and administrative expenses, etc.	369	412	② + 42	422	⑥ + 10	② General and administrative expenses, etc. +42
Operating income	2,088	2,096	+ 7	2,092	- 3	• Increase in asset management fees +28
Non-operating income	11	-	③ - 11	-	-	• Increase in other fees +10
Non-operating expenses	300	294	④ - 5	281	⑦ - 13	③ Non-operating income -11
Ordinary income	1,799	1,801	+ 1	1,810	+ 9	• Non-occurrence of refund of Property taxes and City planning taxes -11
Net income	1,798	1,800	+ 1	1,809	+ 9	④ Non-operating expenses -5
Distributions per unit (yen)	3,524	3,529	+ 5	3,547	+ 18	• Non-occurrence of expenses related to issue of investment units for the 5th PO -15
Earnings per unit (yen)	3,186	3,188	+ 2	3,205	+ 17	• Increase in costs for acquisition of environmental certification, etc. +4
OPD per unit (yen)	338	341	+ 3	342	+ 1	• Increase in loan-related expenses and interest expenses +3
						<13th FP>
						⑤ Net leasing revenues +6
						• Decrease in repair expenses +5
						⑥ General and administrative expenses, etc. +10
						• Increase in asset management fees +4
						⑦ Non-operating expenses -13
						• Decrease in loan-related expenses and interest expenses -5
						• Decrease in costs for acquisition of environmental certification, etc. -4

Comparison between Each Period





2. Growth Strategies

LogiSquare Osaka Katano

A four-story seismic control structure with double rampways and central vehicle flow line on the first to third floors. In order to enhance safety, the vehicle flow line is designed for one-way. And there are two rampways, one for going up and one for going down.

Rich Pipeline Enabling Future External Growth

Aiming for continuous growth in distributions with a view to acquiring properties using free cash

Pipeline⁽¹⁾

11 properties / Total floor area **497,439** m² ⁽²⁾

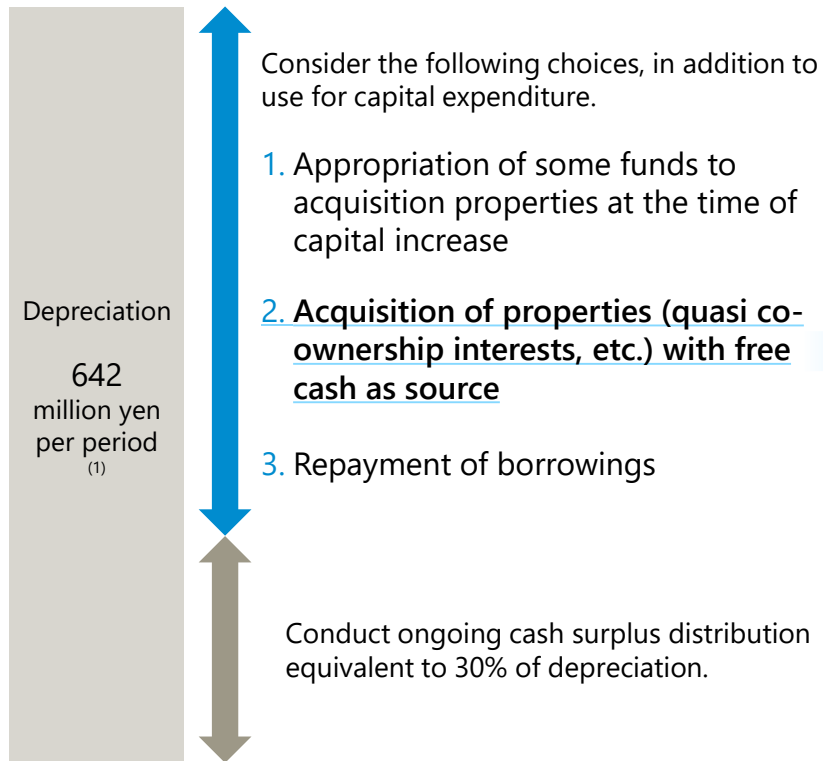
	<p>LogiSquare Sayama Hidaka (20%) (1) May 2020 (2) 73,728.44 m² (14,745.69 m²) (3) Hanno-shi, Saitama</p>		<p>LogiSquare Shiroi (1) December 2022 (2) 30,808 m² (3) Shiroi-shi, Chiba</p>		<p>LogiSquare Hirakata (1) January 2023 (2) 45,842 m² (3) Hirakata-shi, Osaka</p>
	<p>LogiSquare Atsugi I (1) March 2023 (2) 18,200 m² (3) Aikawa-machi, Kanagawa</p>		<p>LogiSquare Matsudo (1) Around spring 2023 (2) 15,654 m² (3) Matsudo-shi, Chiba</p>	<div style="border: 1px solid gray; padding: 10px; text-align: center;">Under development</div>	<p>LogiSquare Fukuoka Ogori (1) Around summer 2023 (2) 18,000-24,000 m² (3) Ogori-shi, Fukuoka</p>
	<p>^{new!} LogiSquare Ichinomiya (1) Around autumn 2023 (2) 63,000 m² (3) Ichinomiya-shi, Aichi</p>	<div style="border: 1px solid gray; padding: 10px; text-align: center;">Under development</div>	<p>LogiSquare Atsugi II (1) Around summer 2024 (2) 18,000-20,000 m² (3) Atsugi-shi, Kanagawa</p>		<p>LogiSquare Fujimino A,B,C (1) A: 2023 (2) A:114,256 m² B: 2024 B:115,040 m² C: 2024 C: 43,893 m² (3) Fujimino-shi, Saitama</p>

(1)Completion date (planned) (2)Total floor area (planned) (3)Location ● Properties with exclusive negotiation right

1. As of February 17, 2022, CRE REIT has not engaged in specific negotiations with the CRE Group companies regarding the pipeline nor does it have any plan to acquire from the pipeline at the present time or guarantee any future acquisition from the pipeline.
2. The total floor area of the pipeline is based on the lower anticipated total floor area for LogiSquare Fukuoka Ogori and LogiSquare Atsugi II, and the quasi-co-ownership ratio (20%) for LogiSquare Sayama Hidaka (20%) .

Maximize Distributions by Using Free Cash

Approach to the use of free cash



1. 12th FP (2022/6) Forecasts.

Effects by acquiring properties only with free cash

Estimate of an increase in distribution per unit (yen)

		NOI yield		
		4.3%	4.4%	4.5%
Acquisition price (million yen)	2,500	70	72	74
	3,000	88	90	93
	3,500	106	109	111

1. Calculated on the assumption that the total number of investment issued units is 564,700.

CRE REIT's Approach to Property Acquisitions /CRE's Approach to Property Sales and Development

CRE REIT's Approach to Property Acquisitions

- Acquisition of property without dilution of distribution per unit/NAV per unit is a prerequisite for the improvement of unitholder value. During all from the first to the fifth public offering, CRE REIT acquired and will acquire properties at an appraisal NOI yield above the implied cap rate and upheld the above prerequisite. CRE REIT plans to maintain this approach moving forward.
- Achieve flexible external growth, with consideration for investment unit price, including utilizing the bridge function. CRE REIT acquired three properties from leasing company at IPO and one property from leasing company at first public offering. The timing of property sales by the sponsor and acquisitions by CRE REIT can be adjusted.
- Acquisition of medium-sized properties and acquisition of quasi co-ownership interests using free cash is also possible. Availability to investment in the properties with total floor area of 5,000m² or larger allows the acquisition of properties ranging from several hundred million yen to several billion yen is using retained free cash from accumulated depreciation.

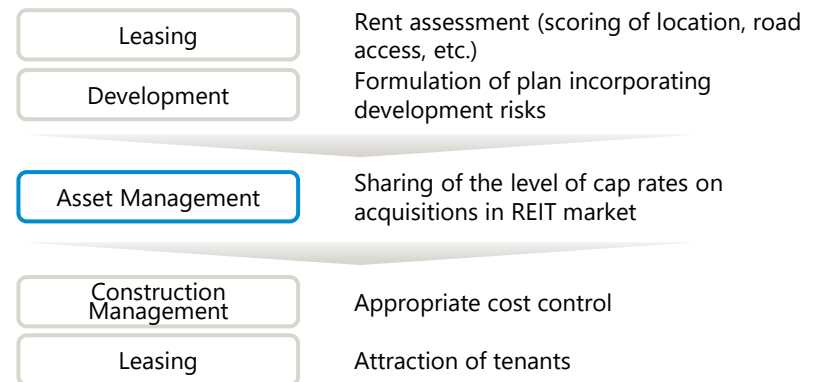
CRE's Approach to Property Sales and Development

Stable operation of CRE REIT over medium and long term is CRE's top priority

CRE's Positioning of Asset Management Business

- Grow asset management business into second pillar of recurring revenue model.
- Continuously earn asset management fees and property management fees by selling properties developed by CRE to CRE REIT.

The Asset Manager is involved from the time of property acquisition to implement the development with discipline

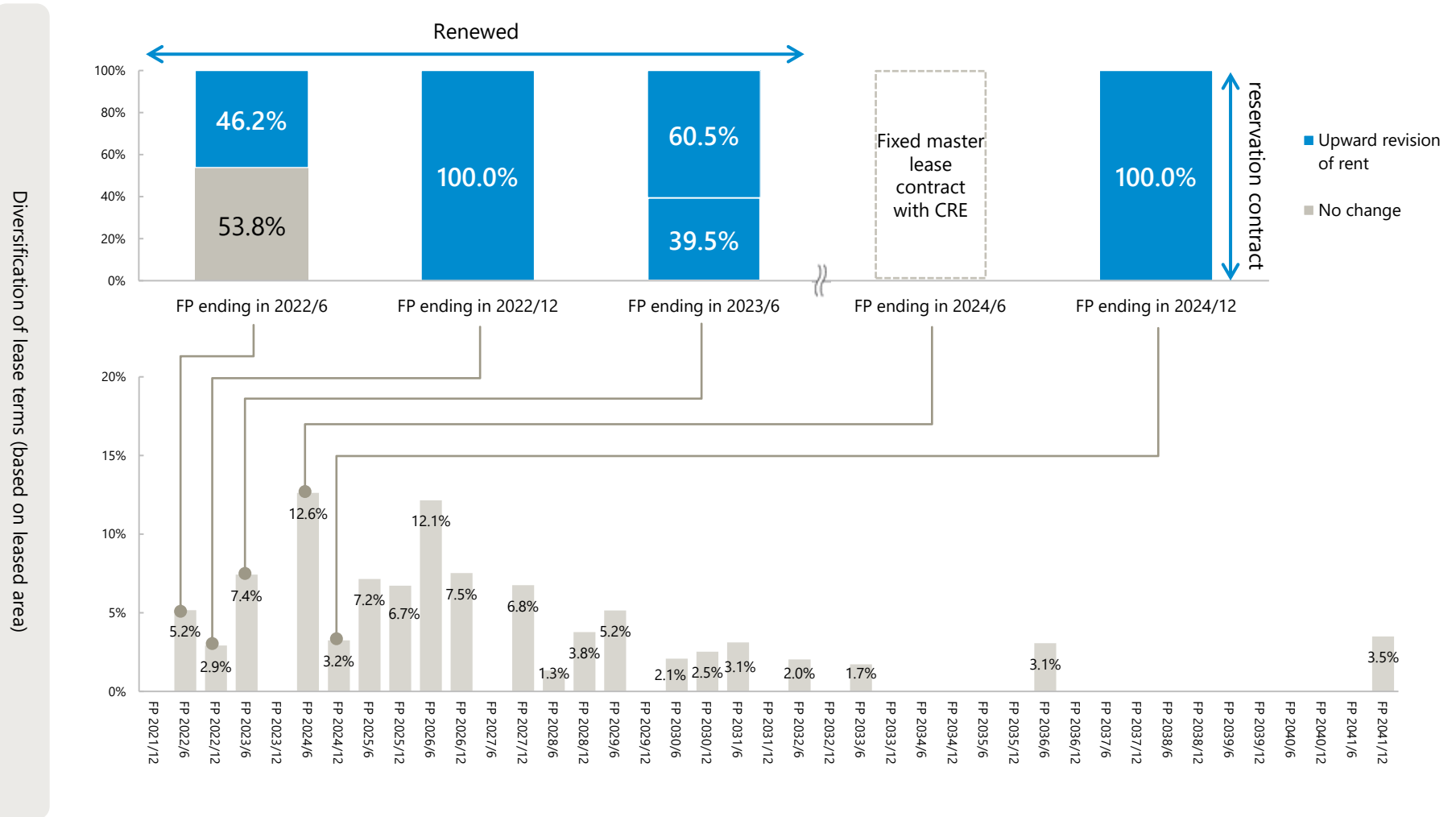


Generation of higher profits than budgeted

Source: Prepared by the Asset Manager based on the Long-term Management Policy (September 12, 2016) of CRE, Inc.

Occupancy Rate is Expected to Remain at 100% until FP 2023/12

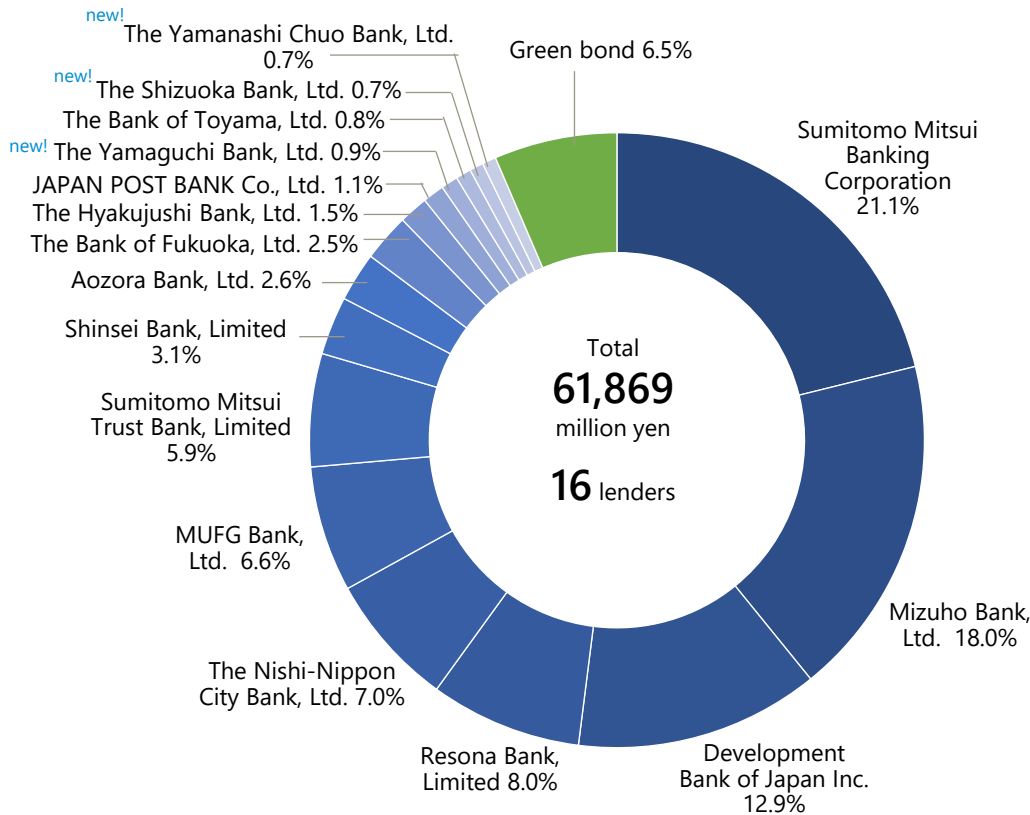
The lease contracts for the expiration of FP ending in 2023/6 have already been renewed



Stable Financial Management

(1) Diversification of Financing Methods

Diversify interest-bearing debt sources by inviting new lenders



Note: As of January 31, 2022

Newly issued 10-year bond to prolong the debt term

	Amount of issue (million yen)	Interest rate	Date of issue	Duration
1st investment corporation bond (Green bond)	2,000	0.530%	September 8, 2020	5 years
2nd investment corporation bond (Green bond)	2,000	0.720%	November 26, 2021	10 years

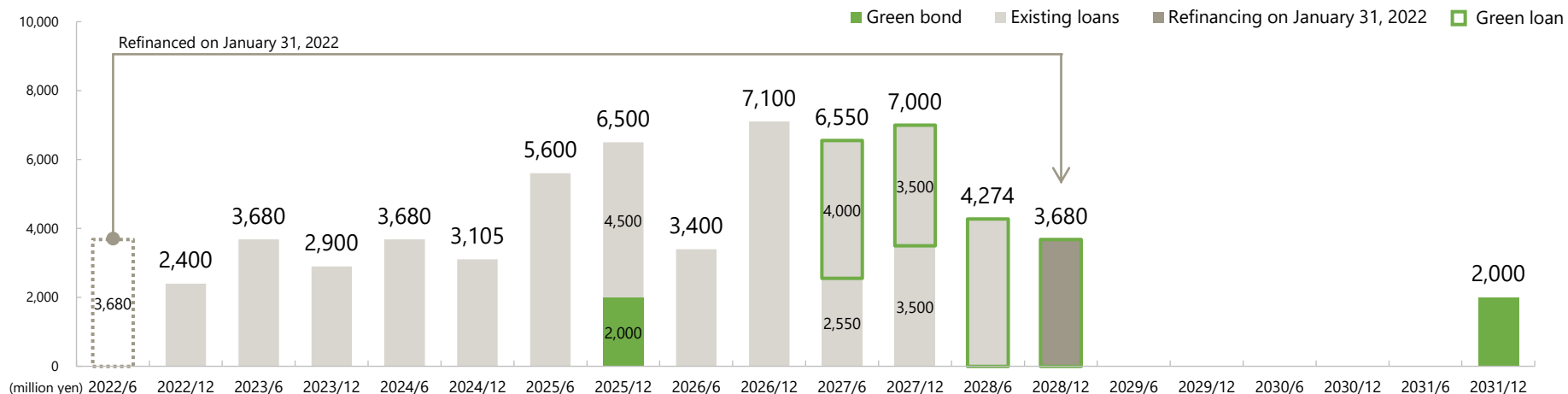
Credit rating

Rating and Investment Information, Inc. (R&I)	A- (Positive) Announced on April 21, 2021
Japan Credit Rating Agency, Ltd. (JCR)	A (Stable) Announced on August 3, 2021

Stable Financial Management

(2) Promote Diversification of Maturity and Prolong the Debt Term

Promote diversification of maturity (as of January 31, 2022)



Prolong the debt term

	11th FP (2021/12)	After the refinance (January 31, 2022)	Difference
Interest-bearing debt	61,869 million yen	61,869 million yen	— million yen
LTV	44.0 %	13th FP Forecast 44.0 %	— %
Ratio of fixed interest debt	100.0 %	94.1 %	- 5.9 %
Ratio of long-term debt	100.0 %	100.0 %	— %
Average interest rate	0.577 %	0.581 %	+ 0.003 %
Average remaining time of interest-bearing debt	3.8 years	4.1 years	+ 0.3 years

Approach to interest-bearing debt

- Set the LTV level of CRE REIT at around 45%, and work to reduce it according to the market environment.
- Conduct financial management with focus on long-term stability by taking out long-term loans at a fixed interest rate.
- Going forward, continue to actively promote procurement with green qualifying debt.

Promoting ESG Efforts

Participate in GRESB for the first time



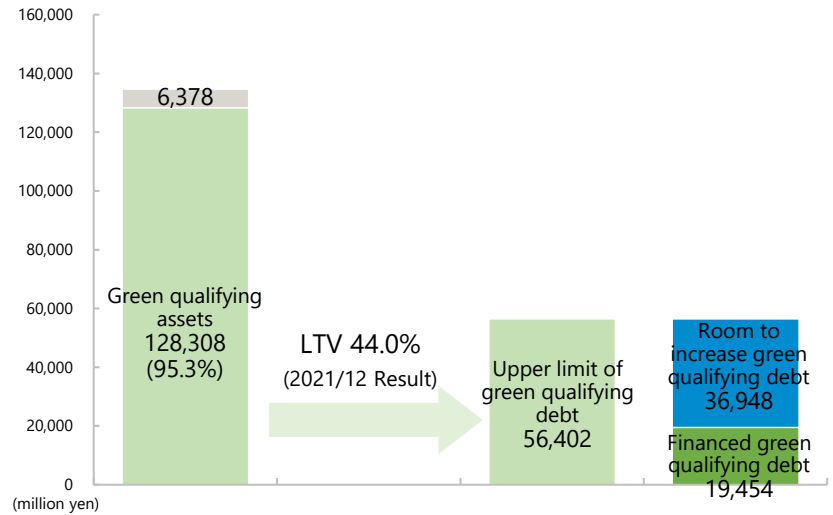
Supported the TCFD recommendations and promoting company-wide initiatives



Aiming to disclose qualitative scenario analysis, etc. by the end of 2022.

Promote green finance

Status of green loans and green bonds (as of January 31, 2022)



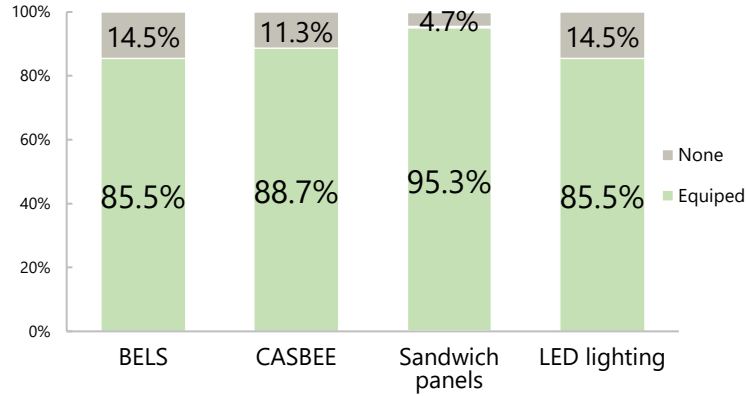
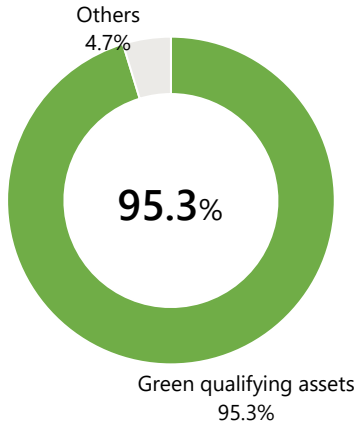
Note: "Room to increase green qualifying debt" = Acquisition price of properties that fall under the category of green qualifying assets x LTV (2021/12 Result) - green bond issued and Green loan amount as of the end of January 2022

Status of green equity offerings

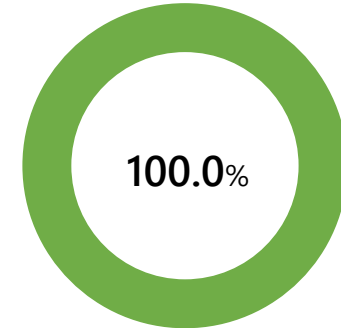
	Payment date	Amount of raised funds (million yen)
5th public offering	September 15, 2021	13,147

Promoting ESG Efforts – Environment (1)

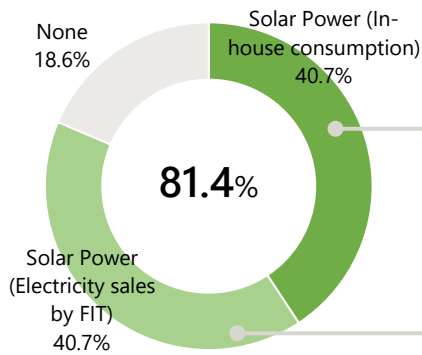
95.3% of portfolio are composed of green qualifying assets



Include green lease clauses in all contracts re-signed in 2021

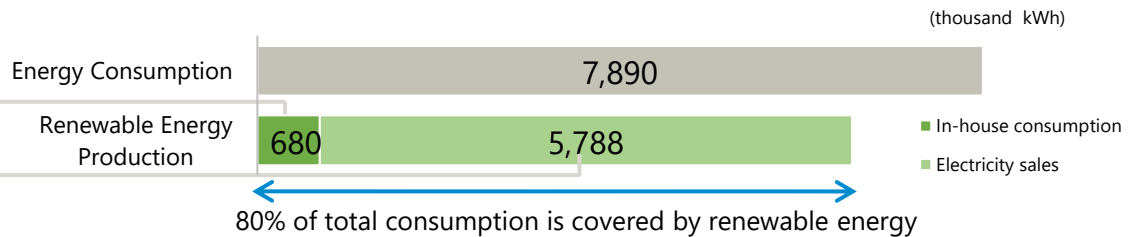


Over 80% have installed solar power



Of the five properties that have been introduced for in-house consumption, one was acquired in September 2021, so the amount looks small.

Electricity consumption and Energy production of all properties from April to September 2021



Regarding "in-house consumption", the produced electricity can be used without transmission loss, and provided directly to tenants, therefore, CRE REIT will actively introduce "In-house consumption" for the properties acquiring in the future.

Note: CRE REIT leases roof top space and the lessees produce renewable energy by installing solar panels.

Promoting ESG Efforts – Environment (2)

In-house consumption of solar power

Ensure a part of the electricity consumed in facilities from the electricity generated by solar power.



Human sensors

Promote energy saving by installing human sensors in facilities.



Installation of water-saving sanitation appliances

Promote the reduction of water usage by installing high-performance water-saving sanitation appliances in the reduction of water usage.



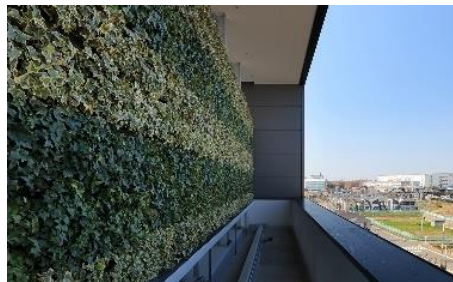
Installation of roof watering equipment

Contribute to the reduction of temperatures inside warehouses by installing well water-based roof watering equipment.



Green walls

Green walls has the effect of lowering the surface temperature of buildings and contributes to the reduction of CO₂ in the atmosphere.



Soil contamination countermeasures

Enbio Holdings, Inc., a CRE group company, revitalizes old factory sites as the land for logistics facilities by actively utilizing in-situ cleaning methods that decompose underground contaminants without excavating contaminated soil.

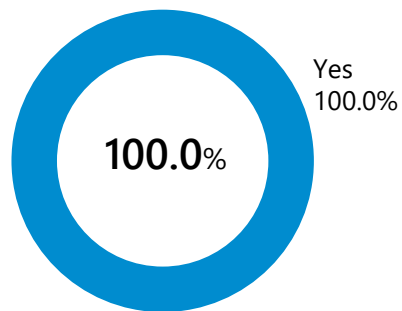


Promoting ESG Efforts – Social (1)

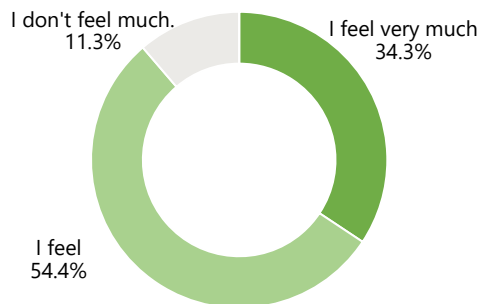
Conduct tenant satisfaction surveys

- We will continue to consider improvement measures to increase tenant satisfaction and property value.
- We have confirmed that tenants are becoming more aware of ESG and environmental issues.

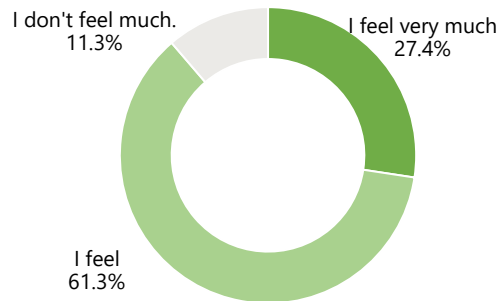
Do you want to stay in LogiSquare in the future?



Do you feel the need to incorporate a greenhouse gas reduction perspective into your business?



Do you feel the need to incorporate ESG perspectives into your business?



1. Based on leased area.
2. The above survey was conducted in October and November 2021 for all tenants.

Establish a favorable relation between the employees and the Company

- Quarterly Employee satisfaction survey
Asset Management Company conducts questionnaires on employee engagement four times a year and confirms that respondents are proactively engaging in their work and are motivated to contribute to the organizations to which they belong. If problems are identified, the employees themselves devise and implement improvement measures.
- The president has 1 on 1 meeting with all employees quarterly
The President of the Asset Management Company interviews each employee every quarter. These interviews are opportunities to discuss various matters, including target-setting, progress of work and career building.
- Turnover rate remains low



FY 2021/7	FY 2020/7
7.7% (1 employee)	0.0% (- employee)

Promoting ESG Efforts – Social (2)

The business continuity of tenants and the improvements in amenities

- Support for business continuity planning measures
 - Logistics facilities located in an inland area where the risk of liquefaction is low.
 - Install power receiving and transforming equipment at elevated locations as a flood control measure.
 - Introduce earthquake early warning systems.
 - Install AEDs.
 - Install emergency power supply systems.
 - Install short circuit isolators in fire alarms to prevent the spread of fires.
- Amenity Improvements
 - Adopt warm-color lighting in entrances and truck berths, etc.
 - Install restrooms for outside drivers.
 - Renovate smoking rooms to respond to the revision to the Health Promotion Act in April 2020.



Active disclosure to investors

- Rationalize disclosures by correcting information gaps among investors.
 - Promote fair disclosure and the rationalization of disclosure by enhancing supplementary explanation materials.
- IR activities in consideration of COVID-19
 - Since March 2020, we hold conference calls and web conferences with institutional investors in Japan and overseas to have the same dialogue as usual.



Efforts for officers and employees

- Support for skill development
 - Encourage employees to acquire qualifications by paying for expenses and bonuses for acquisition of qualifications.

License holders (including those that have passed examinations)

Qualification name	Percentage of staff holding qualification or having passed exam (1)
Real estate broker	84.6%
ARES (Association for Real Estate Securitization) Certified Master	53.8%
CMA (Certified Member Analyst of the Securities Analysts Association of Japan) holder	23.1%
Real estate consulting master	15.4%

1. Calculated with the 13 people involved in the operation of CRE REIT (as of December 31, 2021) as the denominator.

- Improvement of the work environment
 - Refresh and expand the work space by relocating offices.
 - Introduce staggered commuting and working from home as a measure against COVID-19.

Contribution to regional and social development

- CRE Activities
 - The CRE Group has cooperated with a local government in the excavation of the remains of 74 pit houses from the Middle Jomon Era (about 5,000 years-old), which were discovered during the development of LogiSquare Sayama Hidaka, and has collaborated with the local government in the preservation of archaeological records and tours of the site.
 - Hold a CRE forum for the purpose of sharing logistics issues faced by companies.
- Install fire cisterns to provide tap water that can be used as a firefighting irrigation.
- Cooperate for traffic restrictions during the Saitama International Marathon.



Promoting ESG Efforts – Governance

Holding investment units by officers and employees of the sponsor and the Asset Manager

- The sponsor's president holds units of CRE REIT. Many officers and employees of the Asset Manager hold investment units of CRE REIT based on a cumulative investment system and internal regulations.

	Title	Name	Units held ⁽¹⁾
CRE	President	Tadahide Kameyama	722 units
the Asset Manager	President	Tsuyoshi Ito	1,150 units
	Managing Director	Takeshi Oka	61 units
	11 out of 14 employees		135 units

1. As of December 31, 2021. Also, the number of each held unit is rounded down to the nearest unit.

High independence of the asset manager

- The Asset Manager was established as an independent asset management company, and all of its employees are employed by the Asset Manager. CRE is not involved in their recruitment or personnel evaluation.

Category	Number of persons ⁽¹⁾
Full-time directors	2
Employees	14
(Of which, employees seconded from CRE)	–
Total	16

1. As of December 31, 2021

Asset management fee structure aligned with unitholder interests

Management fee 1	Total assets × 0.325% (Upper limit)
Management fee 2	Income before income taxes × 4.0% (Upper limit)
Management fee 3	Earnings per unit × 10,000
Fee on acquisition	Acquisition cost × 1.0% (Upper limit) (0.5% (Upper limit) in case of transactions with interested party)
Fee on sale	–

In preparation for the next general meeting of unitholders, we are considering a new asset management fee structure that is more closely linked to earnings per unit .

A wide-angle photograph of a modern, brightly lit cafeteria or lounge area. The space features long, light-colored tables with black chairs on the left side. In the center, there are several large, modular sofas with light-colored upholstery and blue accents. To the right, there are more tables and chairs, and a large window offering a view of a city at dusk. The ceiling is dark with recessed lighting and several large, white, conical pendant lights. The overall atmosphere is clean, modern, and inviting.

3. Characteristics of CRE Logistics REIT, Inc.

Characteristics/Advantages of CRE REIT

Characteristics

1. Portfolio focused on LogiSquare 2. Long-term, stable asset management 3. Distinct external growth strategy

High-quality portfolio

(1) Stable cash flow	Occupancy rate 100.0%	Ratio of fixed-term leases 100.0%	Ratio of fixed-rate rents 100.0%
(2) Long-term contracts with diverse tenants	Average lease contract term 7.9 years	Average remaining lease term 5.0 years	Ratio of single-tenant facilities 65.5%
(3) Good location	Ratio of Tokyo Metropolitan and Kansai area 96.9%	Average mileage to interchange 2.5 km	Ratio of properties within 10 mins' walk of public transportation 87.0%

Advantages

The sponsor is real estate company specializing in logistics properties⁽¹⁾

(1) Leasing capability	Companies that have concluded lease contracts with CRE directly 1,165 companies	Master lease occupancy rate of logistics real estate 98.3%	Holding of private viewings, including for other listed REITs
(2) Property management (PM) capability	Managed floor area 1,578 properties 5.7 million m ²	PM entrusted by other companies ⁽²⁾ Approx.60%	Ranking of past performance for PM company focusing on logistics facilities 3rd place
(3) Development capability	<ul style="list-style-type: none"> • Requests obtained from tenants through day-to-day management and leasing activities are fully reflected in facility development. • Has been developing suitable properties for REIT since 2006 when real estate securitization first appeared in Japan. 		

Capable of flexibly acquiring properties, taking into consideration investment unit price

- Can leverage the sponsor's bridge function. Acquired three properties at the time of the IPO and one property following the first follow-on offering by leveraging the bridge function.
- In position to acquire the properties on the scale of hundreds of millions to billions of yen and quasi-co-ownership interests using free cash.
- Already secured pipeline of 11 properties with total floor area of 497 thousand m².

1: As of the end of July 2021. Produced by the Asset Management Company based on data provided by CRE. Figures include data relating to property management of other real estate besides logistics facilities and master leases.

2: "PM entrusted by other companies" is area managed by CRE less area relating to PM contracts with the Investment Corporation and area relating to properties in which CRE is involved as master lessee (area managed under PM contracts with other listed logistics REITs and private funds, etc.) as a ratio of the total area managed by CRE.

High-Quality Portfolio (1) Stable Cash Flow

Form of contract that enables stable operation

- In many cases, tenants who cancel early before the end of the contract term are required to pay the equivalent of rent for the whole remaining lease term as a penalty for breach of contract.⁽¹⁾
- Intention for renewal or termination is ascertained a year before the expiry of a contract.

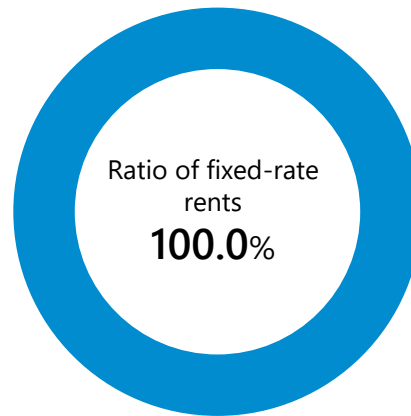
Inclusion of relatively newly built properties

- Mainly composed of newly built properties, and repair expense and capital expenditure are relatively low.

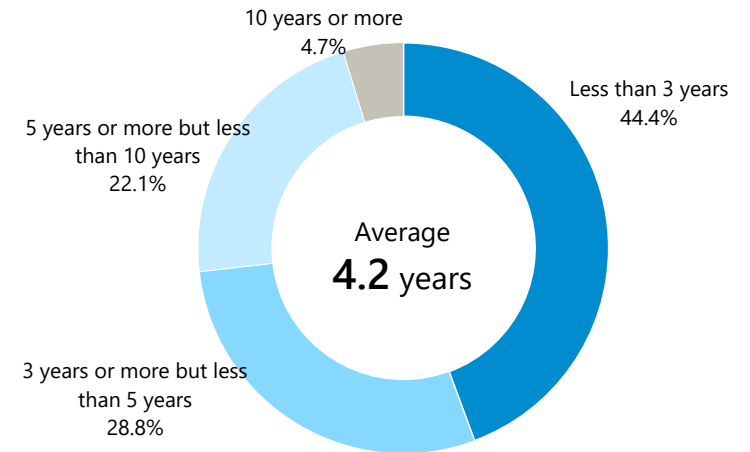
Ratio of fixed-term lease contracts



Ratio of fixed-rate rents



Property age



1. Depending on the amount of the penalty and other circumstances, the court may reduce the penalty in part or deny the effect of such provision.

High-Quality Portfolio (2) Long Term Lease Contracts

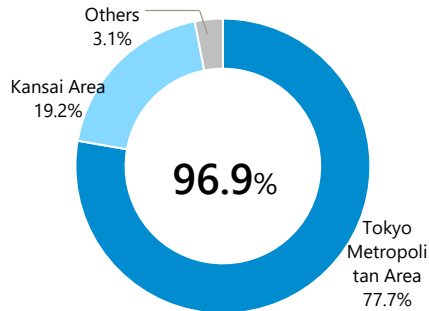
Contribution to the stability of portfolio based on long-term contracts that take into consideration tenant business plans.



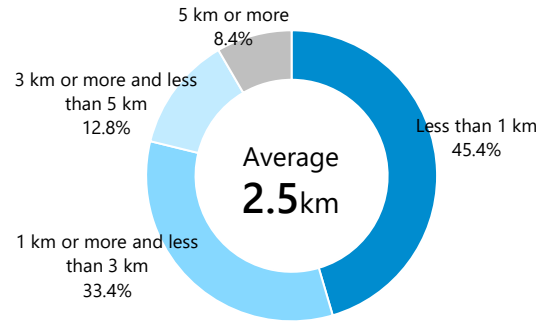
High-Quality Portfolio (3) Good Location

Properties are mostly located in a place suited for logistics where strong demand is expected, meeting tenants' needs to secure labor.

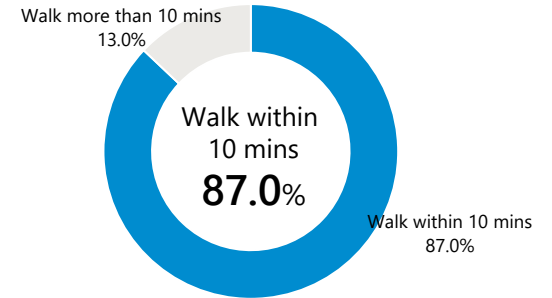
Ratio in Tokyo Metropolitan and Kansai area



Distance to an interchange



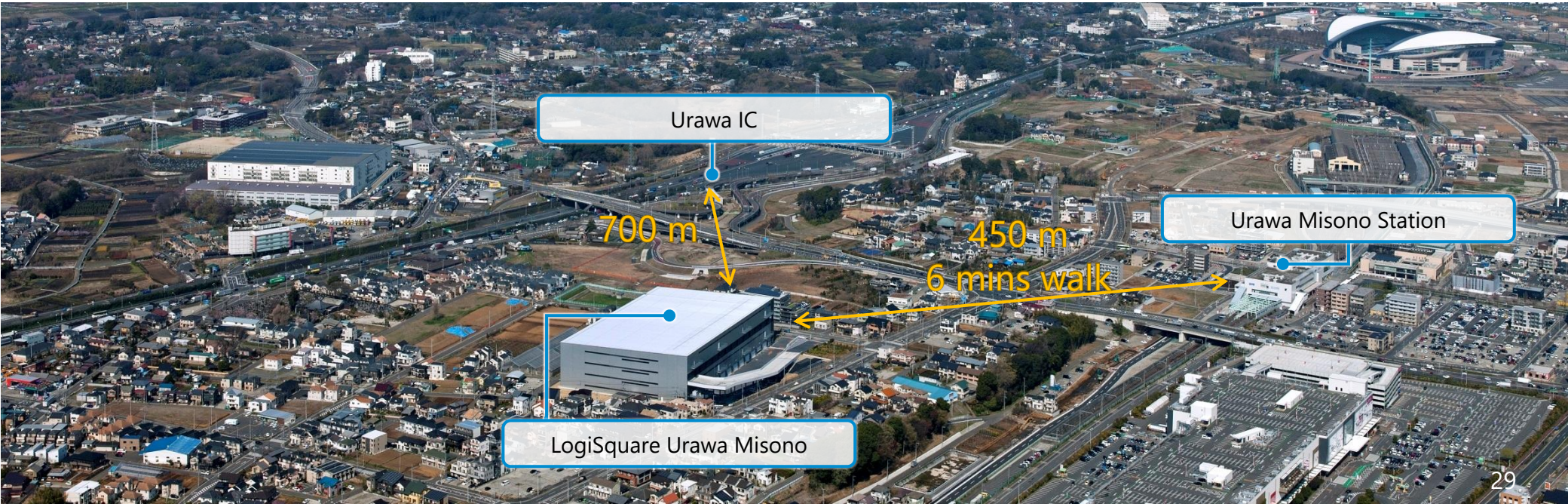
Walking distance from public transportation facilities



Example: LogiSquare Urawa Misono

The property is located approximately 700 m from Urawa IC (Tohoku Expressway) and approximately 450 m and a 6 minutes walk from Urawa Misono Station on the Saitama Rapid Railway Line.

A large-scale community development project is underway in the surrounding area, which will become a potential advantage in securing employees because of the convenience in their commutes.



Features of LogiSquare

LogiSquare is the brand name of high-quality logistics facilities developed by CRE to meet tenant needs.

Semi-flexible pavement is used to inhibit rutting.

Sandwich panels are used on exterior walls to reduce heating and cooling loads and to give the exterior an attractive appearance.

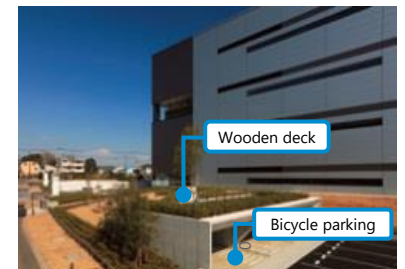


Facility has roof spraying system that uses well water to reduce the internal temperature.

The facility has a total of 44 truck berths on the first and third floors to allow the docking of up to 44 large trucks simultaneously.



Truck berths are large enough to fit a whole 40ft container truck.



Rest area with wooden deck

The facility has truck berths on the first and third floors. To prevent congestion and accidents, the facility is designed to separate traffic flows and equipped with dedicated gates for the first/second floor tenants and the third/fourth floor tenants, respectively.

Note: The logistics facility shown above is an example of the features of LogiSquare. Not all facilities held by CRE REIT have the features shown above.

Features of LogiSquare

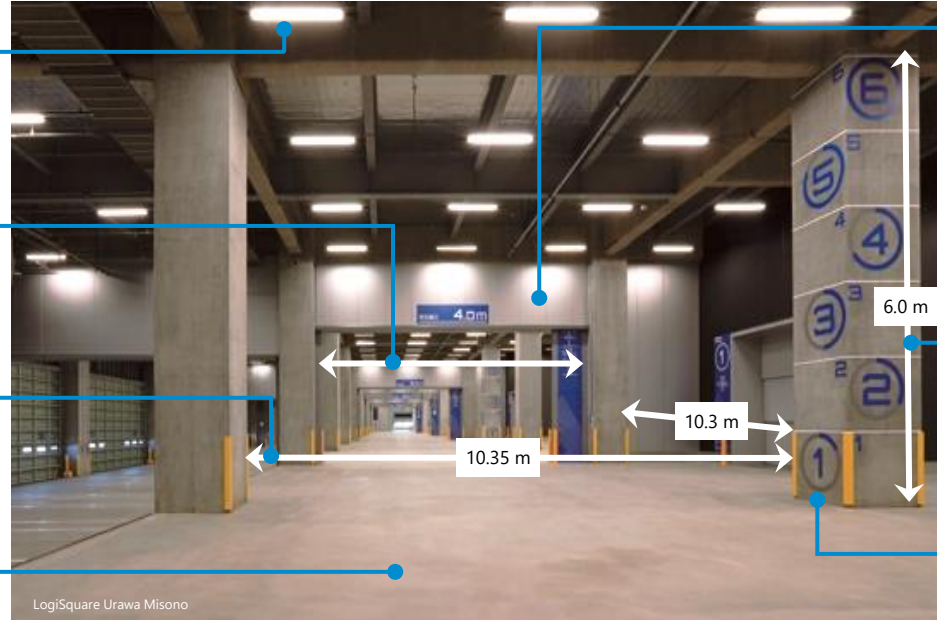
LogiSquare not only improves the efficiency of warehouse operations, creates a pleasant working environment for tenants but helps minimize costs in the future for CRE REIT.

LED lighting throughout helps save energy.

Openings in fire partitions are as wide as possible.

Pillar span 10.3 m × 10.35 m

Floor loading 1.5 t/m²



Fireproof partition walls are made of fire-resistant heat-insulating panels that have excellent insulation properties, seismic resistance and an aesthetically pleasing appearance.

The facility has an effective ceiling height of 6.0 m, or 5.5 m even if cooling panels are installed.

Internal signage is designed to visually communicate warehouse functions.

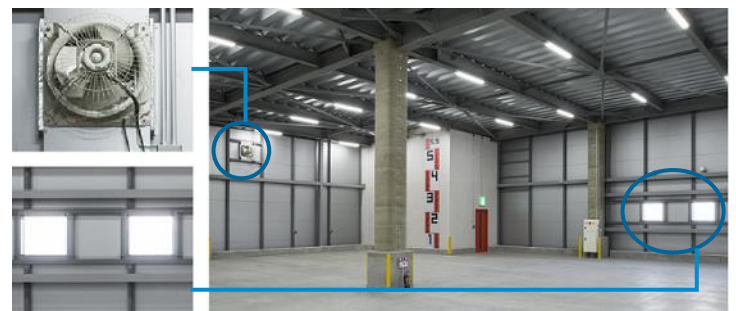


Windows

Interior walls between offices and the warehouse space have windows in them to facilitate communication.



The women's restroom has lockers and designed to make female employees feel comfortable.

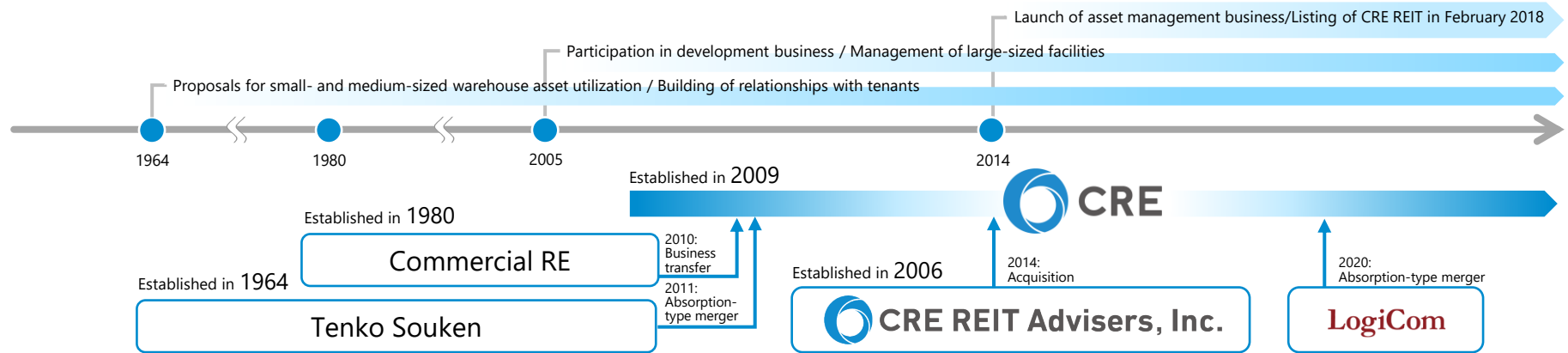


To help minimize costs in the future, the facility already has windows and ventilation built in to ensure compliance with laws and regulations in case it is necessary to expand office areas in the future.

Note: The logistics facility shown above is an example of the features of LogiSquare. Not all facilities held by CRE REIT have the features shown above.

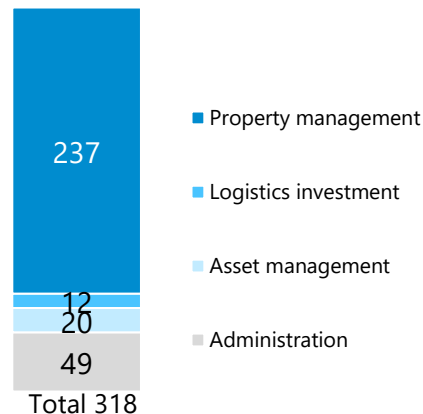
Sponsor is Real Estate Company Specializing in Logistics Properties

The sponsor has a track record of more than 50 years in the field of logistics real estate in Japan.



Involvement of all employees in logistics properties

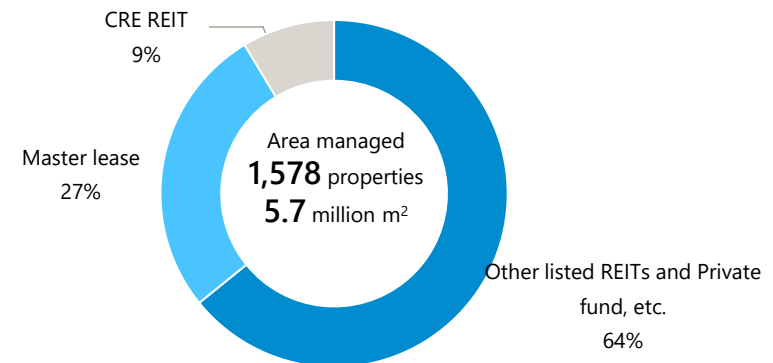
Number of employees on a consolidated basis (as of July 31, 2021)



Source: Prepared by the Asset Manager based on Annual Report for Fiscal Year ended July, 2021 of CRE, Inc.

Proven track record in providing services to other companies⁽¹⁾

CRE REIT can draw on the sponsor's knowhow gained through the management of 5.7 million m² floor area

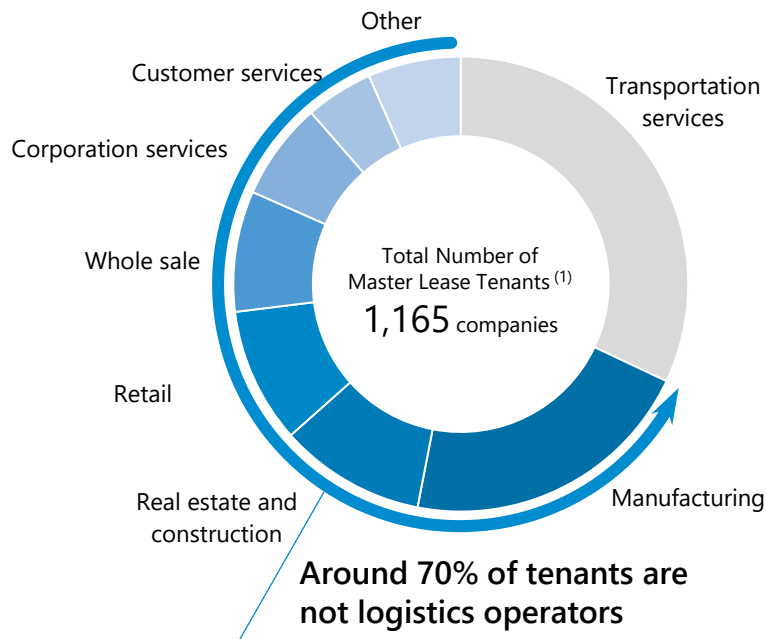


1. As of July 31, 2021. Includes results under the property managements and master lease agreements for the properties other than logistics-related facilities.

CRE's Leasing/Property Management Capability – Strength in Wide Tenant Networks

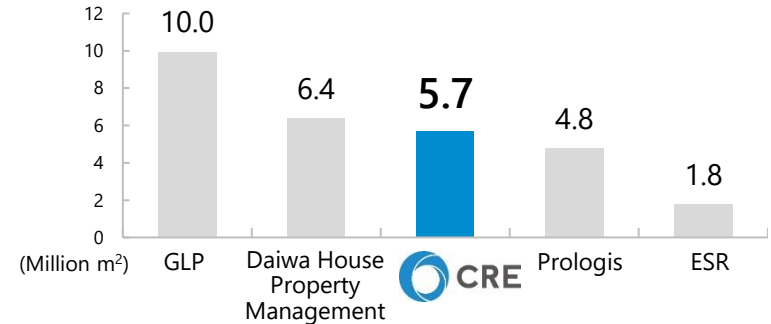
Fast grasp of rent trends, including actual rents paid and rent increases and decreases, by entering into contracts directly with a diverse range of tenants, not just logistics service providers.

- CRE can gain an understanding of rent levels by entering contracts with tenants directly under master lease arrangements
- CRE builds relationships with tenants from a variety of industries not only logistics operators.



1. As of July 31, 2021. Figures include tenants of properties other than logistics-related facilities. The classification of tenants is made by the Assets Manager based on hearing surveys at the execution of lease contracts, considering major items and industries of each tenants. Therefore, those ratios may differ from actual ratios.

Ranks Third Among Logistics Facilities-focusing PM companies⁽¹⁾



Major Customers ⁽²⁾

- LaSalle LOGIPOINT REIT
 - Star Asia Investment Corporation
 - Kenedix Retail REIT Corporation
 - United Urban Investment Corporation
 - Japan Logistics Fund
 - Industrial & Infrastructure Fund Investment Corporation
 - Mitsubishi Estate Logistics REIT Investment Corporation
 - Mitsubishi Jisho Investment Advisors
 - Morgan Stanley Capital
 - Mitsui & Co., Realty Management
 - Yamato Home Convenience
 - TLC REIT Management
- (No particular order)

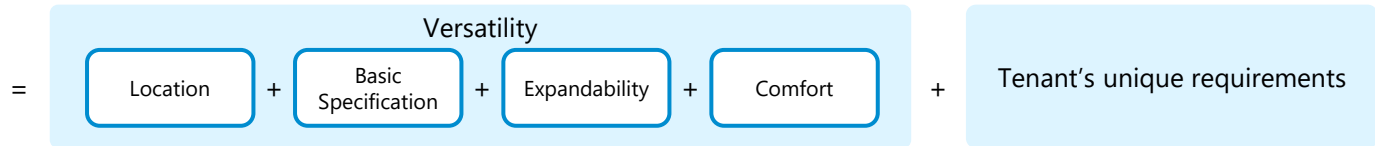
1. Prepared by the Asset Manager based on Monthly Property Management magazine (November 2021 edition). "Logistics facilities-focusing PM companies" refer to property management companies where 70% or more of their entrusted areas are the areas of logistics facilities. "Entrusted areas" include the management areas of real estate other than logistics facilities. In company names, Co., Ltd., Inc., etc. is omitted.

2. Prepared by the Asset Manager based on CRE Inc.'s Summary of Financial Statements for Fiscal Year Ending July 31, 2021.

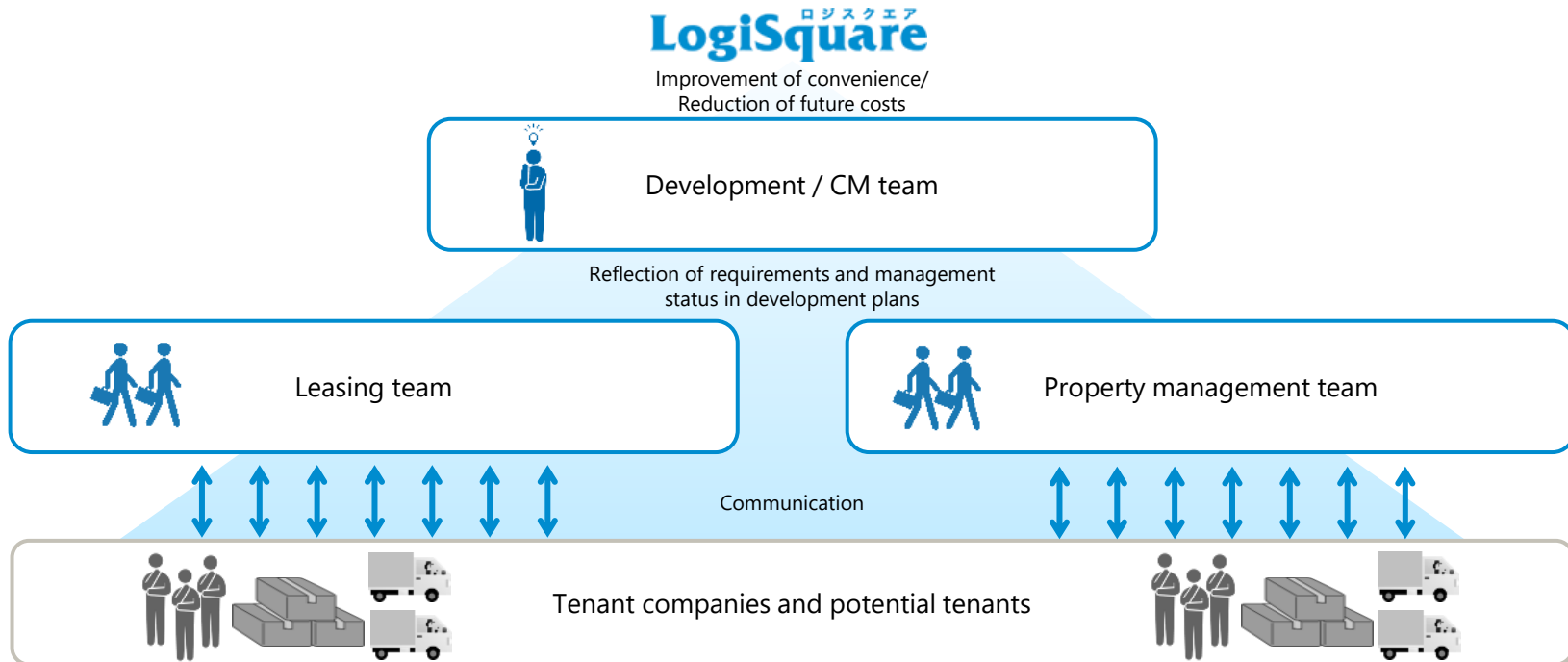
CRE's Development Capability – Development Ensuring Versatility and Incorporating Tenant Requirements

Realization of Long-term Contracts and Mitigation of Re-tenant Risk by Ensuring Versatility and Incorporating Tenant Requirements

LogiSquare ロジスクエア = High-quality logistics facilities developed by CRE to meet tenant needs



Improvement of Convenience by the Full Reflection of the Requirements Learned Through Day-to-Day Management and Leasing Activities in Development Plans



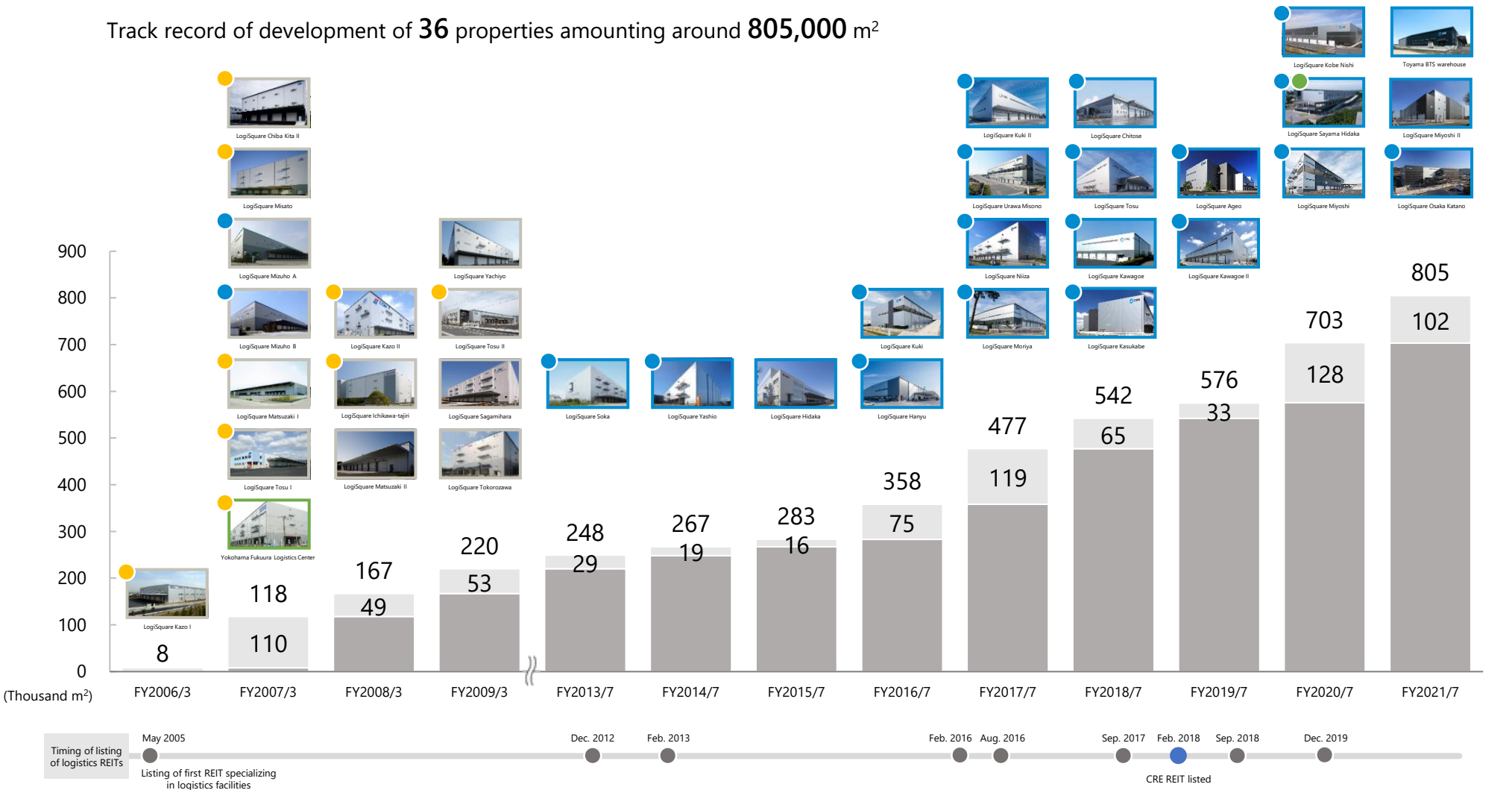
3. Characteristics of CRE Logistics REIT, Inc.

CRE's Development Capability – Development Since the Start of Real Estate Securitization in Japan

Cumulative total floor area
 Properties developed by Commercial RE
 Properties jointly developed by Commercial RE and Kenedix
 Properties held by other REITs
 Assets owned by CRE REIT
 Total floor area of properties developed or to be developed during the period
 Properties developed by CRE
 Properties to be developed by CRE (planned)
 Properties with exclusive negotiation right

CRE has been developing logistics properties since real estate securitization started in Japan and has accumulated its knowhow on the development of properties suitable for REITs.

Track record of development of **36** properties amounting around **805,000 m²**



The above chart includes assets not in our portfolio, CRE REIT has not engaged in specific negotiations with the CRE Group companies on any of the above assets that are not portfolio assets, nor does it have any plan to acquire them at the present time or guarantee future acquisition. The above chart also includes the properties that have already been sold to third parties. Furthermore, with respect to properties to be developed by CRE (planned), as of February 17, 2022, the development has not completed and the pictures, total floor area and development completion timing are based on plans as of February 17, 2022 and may change in the future. The development completion dates of the above assets are stated as the building completion dates.

4. Market Environment

Summary of Market Trends

Recent market trends

Tokyo metropolitan area

Page 38-40

Vacancy rate: 2.03% QoQ: Slightly Improved (-0.24pt)

The vacancy rate improved for the first time in a 4Q. Supply for the 2022CY is the largest.

Kansai area

Page 38 and 40

Vacancy rate: 1.00% QoQ: Slightly Improved (-0.59pt)

Annual demand was the strongest since the survey started.

Rising demand for rental logistics facilities

(1) Replacement demand for logistics facilities

Page 41

Around 30% of logistics facilities in the Tokyo Metropolitan Area are 40 to 50 years old.

(2) Expansion of 3PL market and EC market

Page 42

3PL Market Size

2010 2020

1.4 trillion yen → 3.3 trillion yen
2.3-fold increase in 10 years

EC Market Size/EC Ratio

2010 2020

7.7 trillion yen → 19.2 trillion yen
2.5-fold increase in 10 years
2.8% → 8.1%

(3) Rising importance of logistics network strategy

Page 43

64% of tenant companies that use logistics facilities have plans to relocate or expand logistics facilities.

Please refer to the notes on each page from 38 to 43 page for the definition of each calculation method of each figure.

Market Trends

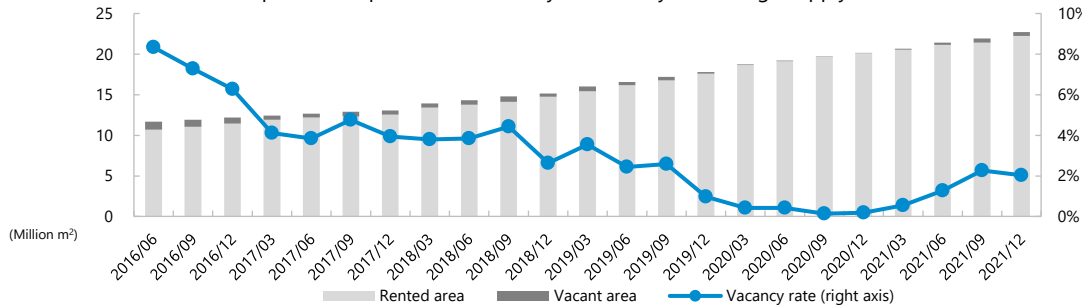
(1) Tokyo Metropolitan Area and Kansai Area (from LogiSquare Market Report)

- Vacancy rate: Less than 5%
- Vacancy rate: 5% or more and less than 10%
- Vacancy rate: 10% or more

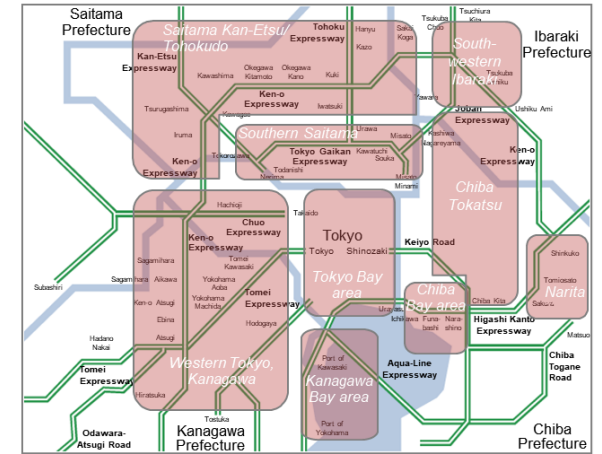
Tokyo metropolitan area

The vacancy rate improved for the first time in a 4Q. Supply for the 2022CY is the largest.

The vacancy rate decreased for the first time in a 4Q. It was 2.03%, decreasing 0.24 points from the previous Q. Of new supply with approx. 240,000 tsubo yet to be absorbed. On the other hand, the existing properties were significantly absorbed. As a result, vacant properties of approx. 20,000 tsubo were absorbed and the vacancy rate decreased. New supply for 2021CY was more than 760,000 tsubo, the largest since the survey started. The vacancy rate increased 1.85 points throughout the year. New supply for 2022CY is approx. 980,000 tsubo, an increase of slightly less than 30% from 2021CY. It is equivalent to 14% of stock. New supply in the Western Tokyo and Kanagawa area, which has the third largest stock in the Tokyo metropolitan area, are approx. 310,000 tsubo, an increase of slightly more than 70% from 2021CY. It is equivalent to slightly more than 25% of stock. The reservation rate is reportedly slightly more than 30%. There is a concern over the possible impact on the vacancy rate mainly in the large supply area.



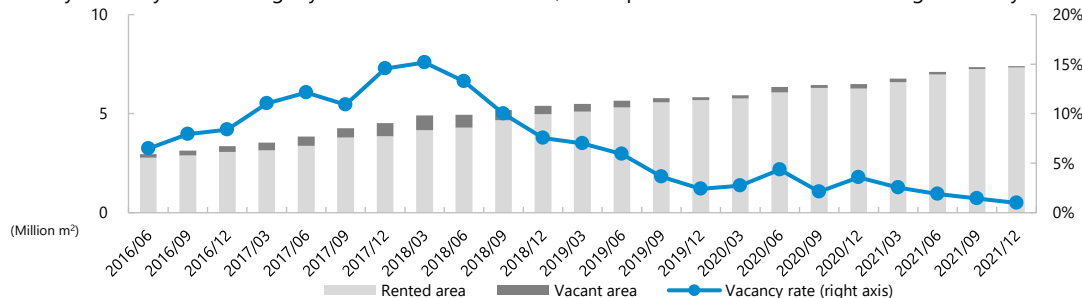
Vacancy rate: **2.03%** QoQ: **Slightly Improved**



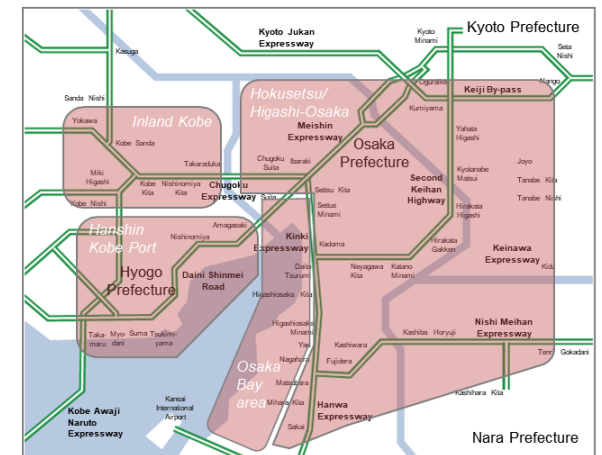
Kansai area

Annual demand was the strongest since the survey started.

The vacancy rate was 1.00%, decreasing 0.59 points from the previous Q. New supply of approx. 15,000 tsubo was absorbed and approx. 10,000 tsubo of existing properties was absorbed. New supply for 2021CY was approx. 267,000 tsubo, the second largest since the survey started. Demand is also approx. 344,000 tsubo, the strongest since the survey started. The vacancy rate decreased for four consecutive Qs, remaining robust throughout the year. Supply scheduled for 2022CY is approx. 122,000 tsubo, the smallest since the survey started. It accounts for less than half of that of the 2021CY. Except for the Inland Kobe area, no supply or decreased supply is expected. The current reservation rate is reportedly slightly less than 40%. As there are properties that have not been reserved in 1Q, the vacancy rate may increase slightly in a short time. However, it is expected to remain robust throughout the year.



Vacancy rate: **1.00%** QoQ: **Slightly Improved**



Source: Prepared by the Asset Manager based on data from "LogiSquare Market Report on Warehouses and Logistics Properties December 2021" of CRE, Inc.

Market Trends

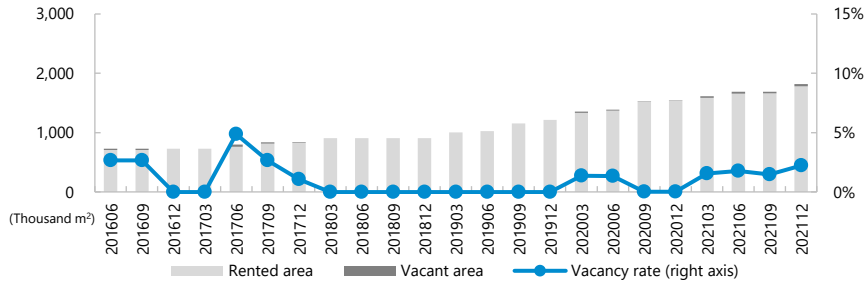
(2) Saitama Prefecture Each Area (from LogiSquare Market Report)

Southern Saitama area

	Niiza	Urawa Misono
Soka	Yashio	Miyoshi

Vacancy rate: **2.22%** QoQ: **Slightly Deteriorated**

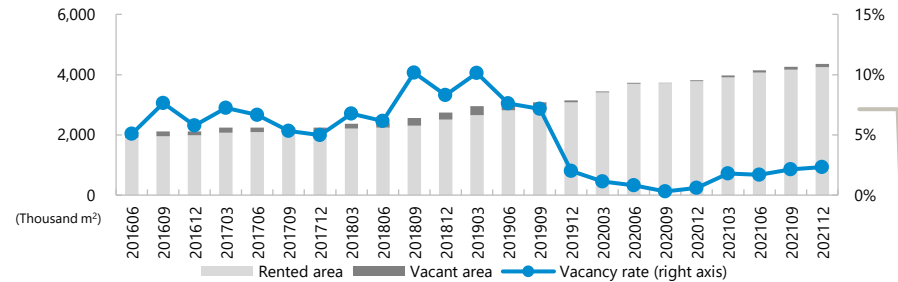
As presumed in the previous Q, the vacancy rate was 2.22%, increasing 0.75 points from the previous Q. Of new supply with approx. 39,000 tsubo, approx. 12,000 tsubo has yet to be absorbed. Slightly less than 8,000 tsubo of existing properties was absorbed. New supply for 2021CY was approx. 83,000 tsubo, decreasing for the first time in 2CYs. The vacancy rate increased 2.20 points throughout the year. New supply for 2022CY is approx. 83,000 tsubo, remaining at the same level. The reservation rate is reportedly approx. 80%. No significant deterioration is likely to occur in the vacancy rate for a while.



Saitama Kan-Etsu/ Tohokudo area

Vacancy rate: **2.33%** QoQ: **Slightly Deteriorated**

As presumed in the previous Q, the vacancy rate was 2.33%, increasing 0.19 points from the previous Q. Of new supply with approx. 28,000 tsubo, approx. 15,000 tsubo has yet to be absorbed. Approx. 11,000 tsubo of existing properties was absorbed. New supply for 2021CY was approx. 164,000 tsubo, the second largest since the survey started. The vacancy rate increased 1.73 points throughout the year. New supply for 2022CY is approx. 168,000 tsubo, remaining at the same level. The reservation rate is reportedly approx. 40%. No significant deterioration is likely to occur in the vacancy rate for a while.



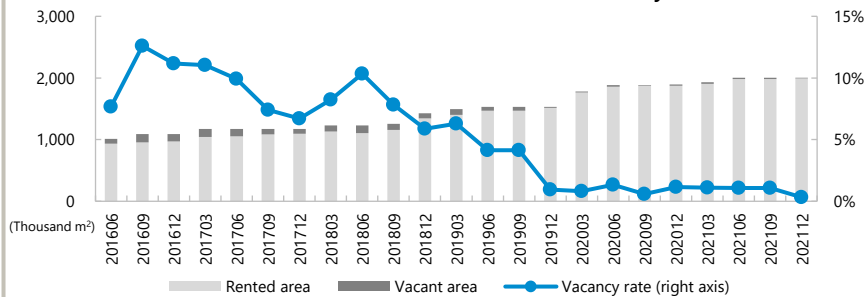
Source: Prepared by the Asset Management Company based on data from "LogiSquare Market Report on Warehouses and Logistics Properties December 2021" of CRE, Inc.

Breakdown: Saitama Kan-Etsu/ Tohokudo area

Saitama Kan-Etsudo area

	Kawagoe	Mizuho A
Mizuho B	Kawagoe II	Sayama Hidaka

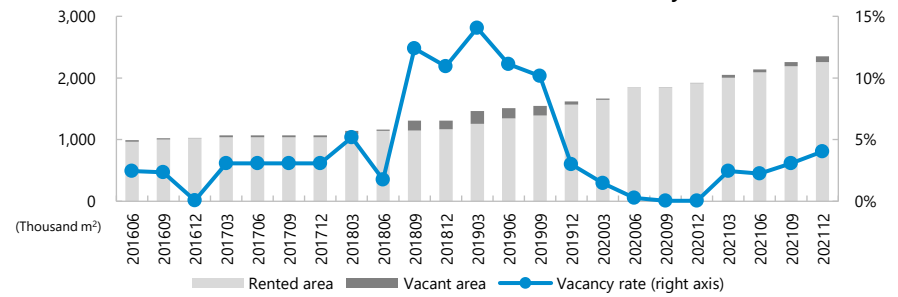
Vacancy rate: **0.32%**



Saitama Tohokudo area

	Kuki	Hanyu
Kuki II	Kasukabe	Ageo

Vacancy rate: **4.04%**



Source: Prepared by the Asset Management Company based on data from CRE, Inc.

4. Market Environment

Market Trends

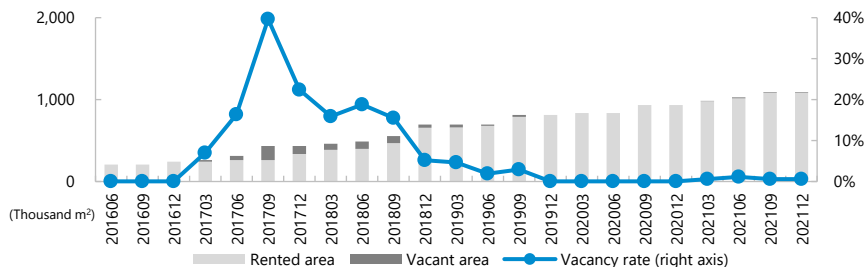
(3) Other Each Area (from LogiSquare Market Report)

Southwestern Ibaraki area

Moriya

Vacancy rate: **0.58%** QoQ: **Flat**

The vacancy rate was 0.58%, remaining flat from the previous Q. There were no changes in both new supplies and existing properties. New supplies of approx. 47,000 tsubo for 2021CY were absorbed. The vacancy rate increased 0.58 points throughout the year. New supply for 2022CY is approx. 25,000 tsubo, decreasing almost by half. The reservation rate is reportedly slightly less than 60%. The vacancy rate is likely to remain low for a while.

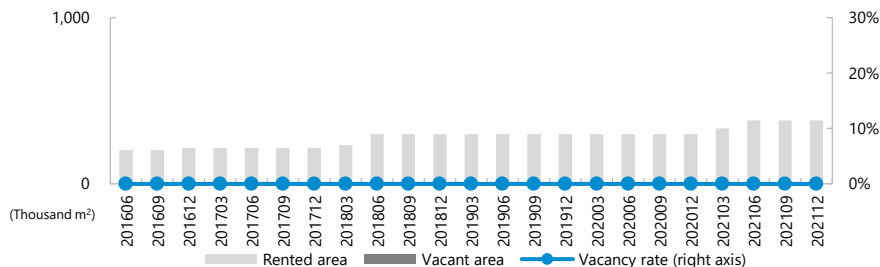


Tosu area

Tosu

Vacancy rate: **0.00%** QoQ: **Flat**

The vacancy rate was 0.00%, remaining at an extremely low level. There were no changes in both new supplies and existing properties. New supply for 2021CY was approx. 25,000 tsubo, the largest since the survey started. It is equivalent to approx. 28% of stock. New supply for 2022CY is approx. 30,000 tsubo, the largest since the survey started. The reservation rate is reportedly less than approx. 30%. The vacancy rate is likely to remain low for a while.

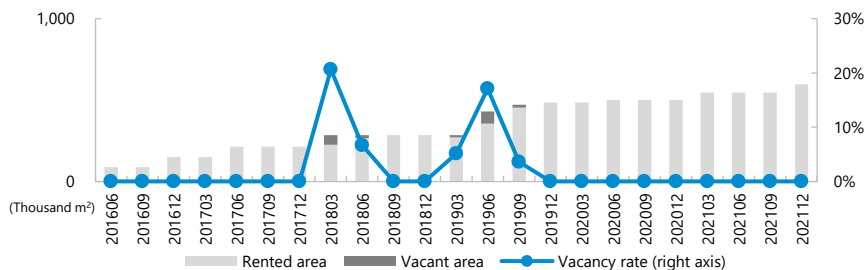


Inland Kobe area

Kobe Nishi

Vacancy rate: **0.00%** QoQ: **Flat**

The vacancy rate was 0.00%, remaining at an extremely low level for nine consecutive Qs. New supplies of approx. 15,000 tsubo for 2021CY4Q were absorbed. New supply of approx. 29,000 tsubo in all of 2021CY was absorbed. The vacancy rate is remaining at an extremely low level. New supply for 2022CY is approx. 36,000 tsubo, increasing approx. 25%. The reservation rate is reportedly slightly more than 30%. As there are properties that have not been reserved in 1Q, the vacancy rate may slightly increase.

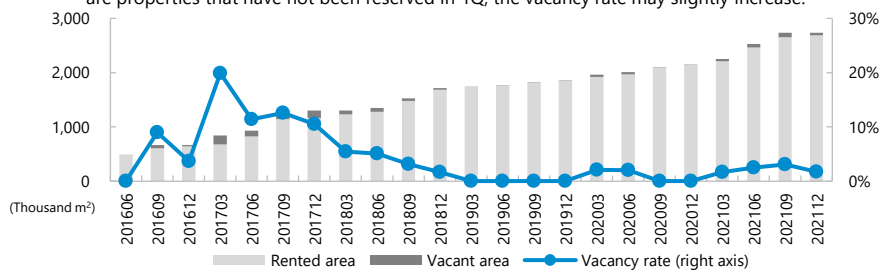


Hokusetsu Higashi-Osaka area

Osaka
Katano

Vacancy rate: **1.74%** QoQ: **Improved**

As presumed in the previous Q, the vacancy rate was 1.74%, decreasing 1.72 points from the previous Q. There was no new supply and approx. 11,000 tsubo of existing properties was absorbed. New supply for 2021CY is approx. 178,000 tsubo, equivalent to slightly more than 25% of stock. The vacancy rate increased 1.41 points throughout the year. New supply for 2022CY is approx. 77,000 tsubo, decreasing significantly. The reservation rate is reportedly less than 50%. As there are properties that have not been reserved in 1Q, the vacancy rate may slightly increase.



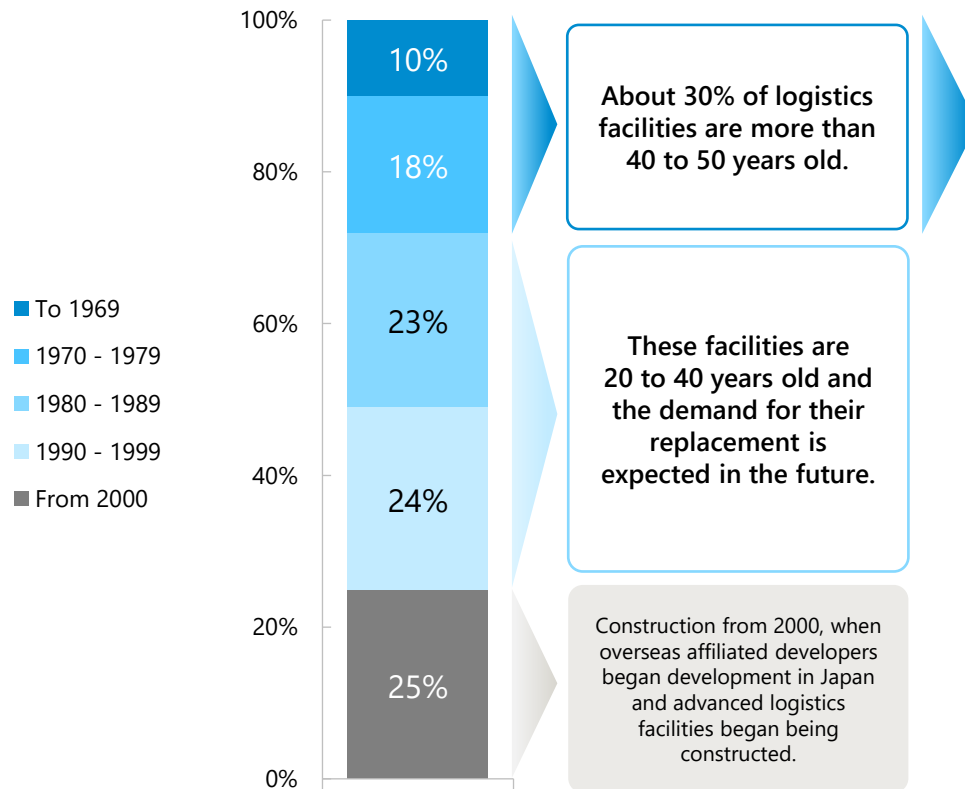
Source: Prepared by the Asset Management Company based on data from "LogiSquare Market Report on Warehouses and Logistics Properties December 2021" of CRE, Inc.

Rising Demand for Rental Logistics Facilities

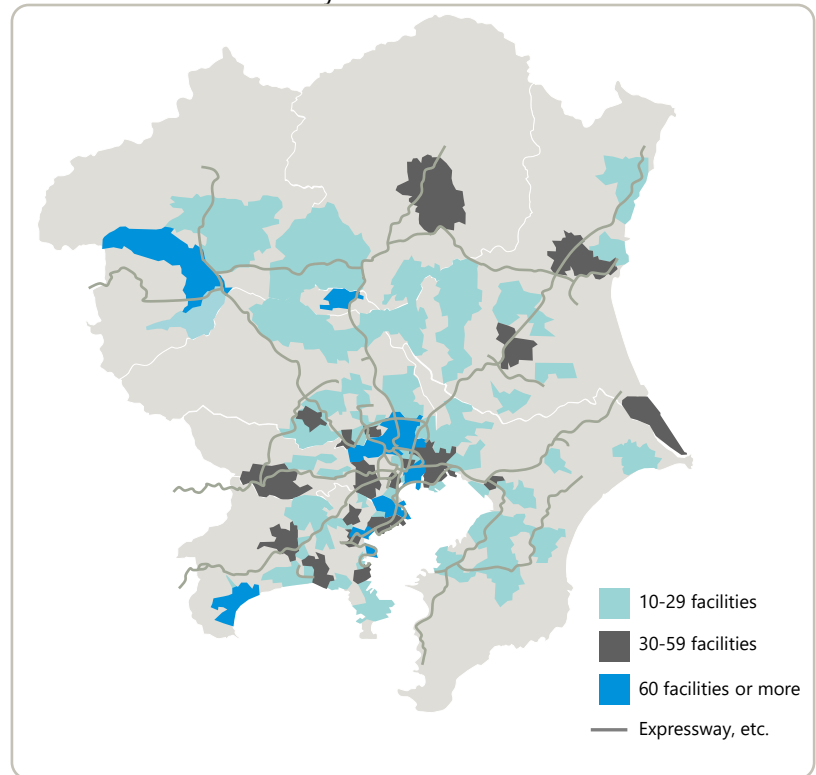
(1) Replacement Demand for Logistics Facilities

- About 30% of logistics facilities in the Tokyo Metropolitan Area⁽¹⁾ were constructed during the period of high economic growth or the economic bubble, and they are 40 to 50 years old.
- Given that the useful life of logistics facilities under the tax code is 38 years⁽²⁾, demand for replacement in pursuit of functionality appears to be increasing.

Percentage of logistics facilities in the Tokyo Metropolitan Area by year of construction



Distribution of locations by the number of facilities



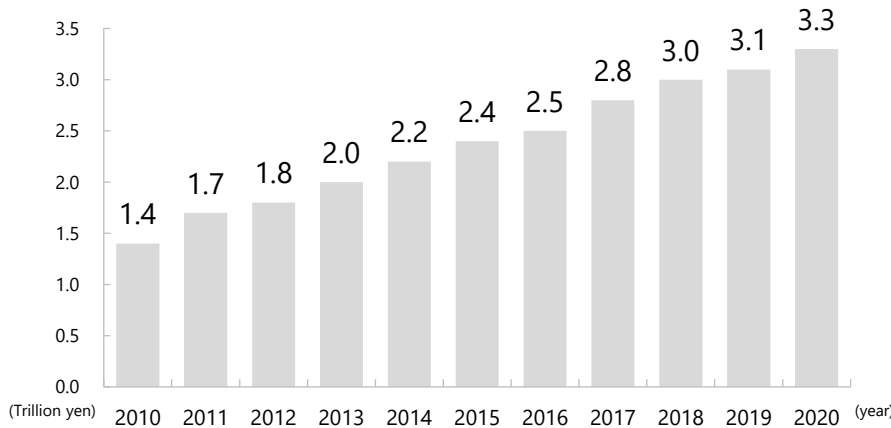
Source: Prepared by the Asset Manager based on data from Tokyo Metropolitan Transportation Planning Association
 1. Tokyo Metropolitan Area includes Tokyo, Kanagawa, Saitama, Chiba, central and southern Ibaraki, southern Tochigi and southern Gunma
 2. Steel-reinforced concrete or reinforced concrete structures

Rising Demand for Rental Logistics Facilities

(2) Expansion of 3PL Market and EC Market

- The market for third-party logistics (3PL) is growing as companies are increasingly outsourcing their logistic operation comprehensively.

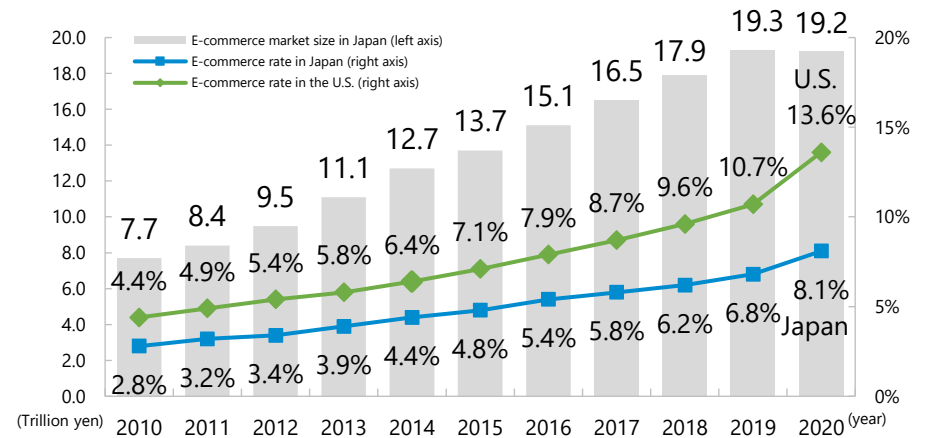
3PL (Third-Party Logistics) Market Size



Source: "The monthly Logistics Business" September 2021 issued by Rhinos Publications, Inc

- The EC market is expanding year by year. Furthermore, in Japan, the EC rate is low compared with the U.S. and there is still much room for expansion.

Growth in the BtoC e-commerce market size in Japan

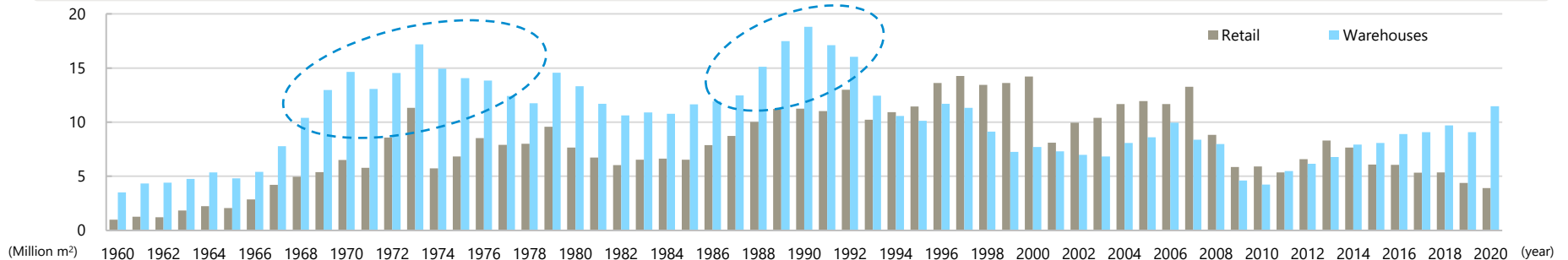


Source: Prepared by the Asset Manager based on data of the Ministry of Economy, Trade and Industry for the BtoC e-commerce market size and the e-commerce rate in Japan and data of the United States Census Bureau for the e-commerce rate in the U.S.

1. The ratio of the e-commerce market size to the amount of all commercial transactions (the commercial transaction market size). The e-commerce rate in BtoC e-commerce refers to the value in the field of product sales.

- In recent years, the floor space of properties where construction commenced has been around half the peak level and there has been a shortage of logistics facilities to meet current logistics needs.

Trends in Floor Space of Properties Where Construction Commenced



Source: Prepared by the Asset Manager based on the Japan Construction Starts Report by the Ministry of Land, Infrastructure, Transport and Tourism and the Statistical Yearbook of Construction by the Ministry of Construction

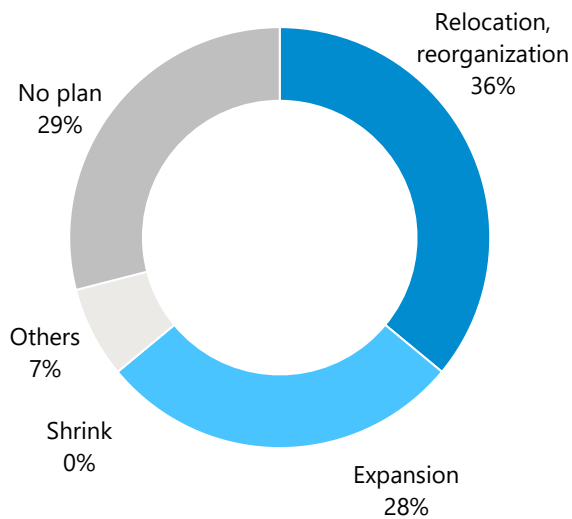
Rising Demand for Rental Logistics Facilities

(3) Rising Importance of Logistics Network Strategy

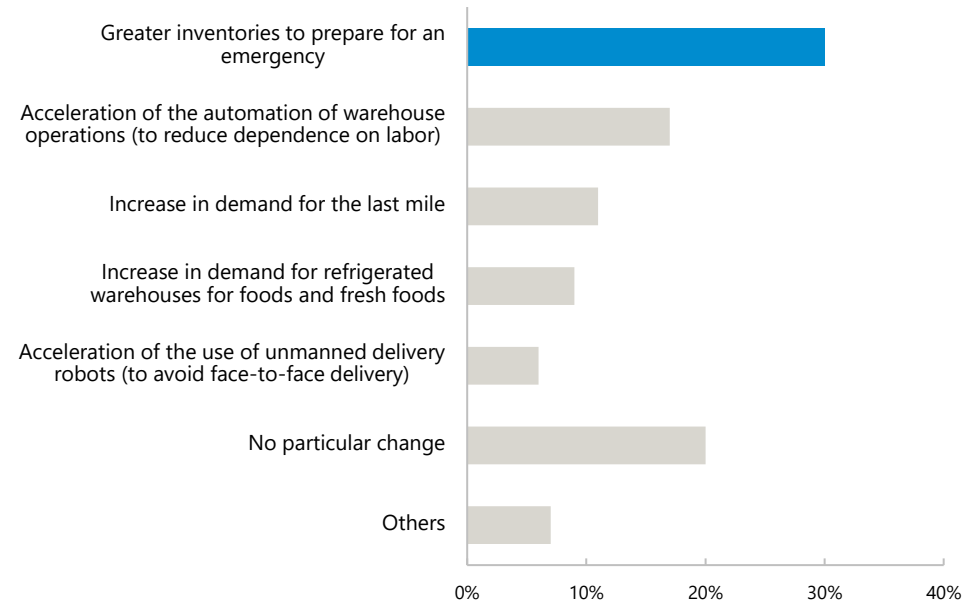
- 64% of tenant companies that use logistics facilities have plans to relocate or expand logistics facilities.

- Possibility that demand for the rental of logistics facilities will increase due to COVID-19.

Plans for relocation / expansion of logistics facilities



Medium- to long-term changes and the impact of COVID-19 considered by tenants using logistics facilities

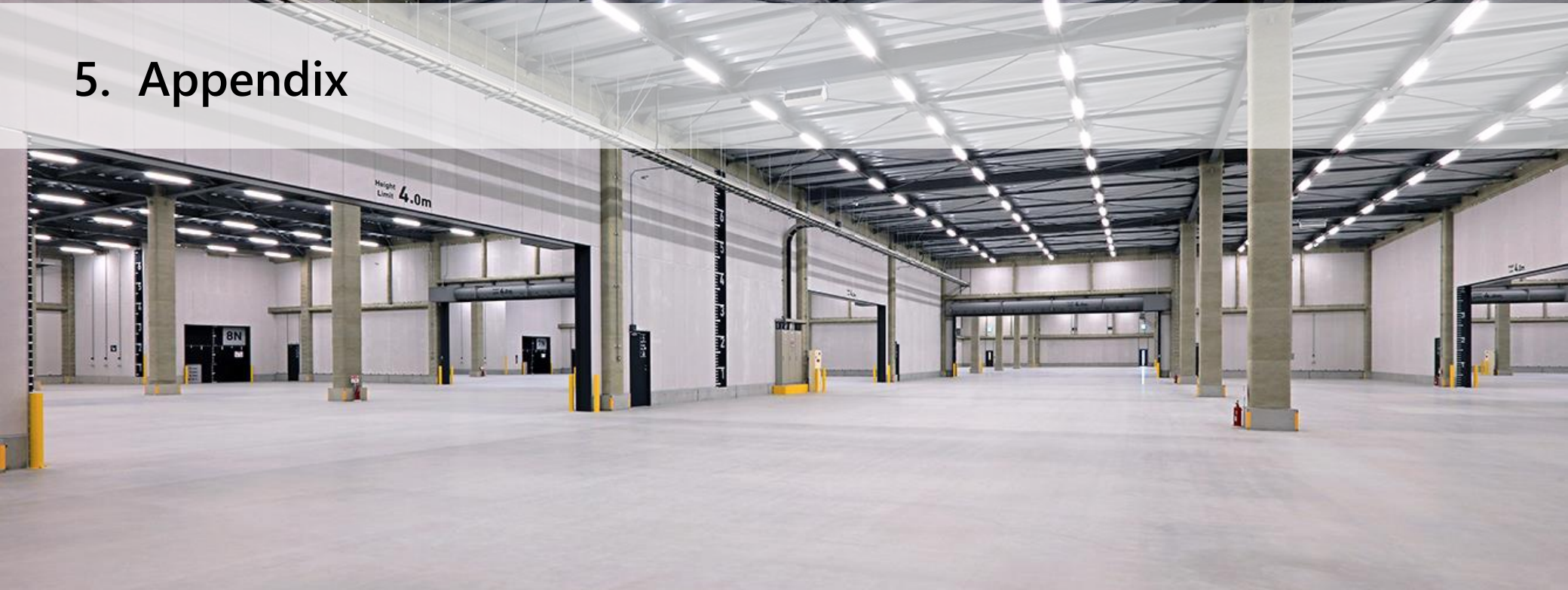


Number of responses: 336
 Survey period: March 4, 2020 to March 19, 2020
 Survey targets: Tenant companies using logistics facilities
 Source: Prepared by the Asset Manager based Tenant survey on the use of logistics facilities 2020 from CBRE K.K.

Number of responses: 361
 Survey period: March 4, 2020 to March 19, 2020
 Survey targets: Tenant companies using logistics facilities
 Source: Prepared by the Asset Manager based on the Impact of COVID-19 on Logistics from CBRE K.K.



5. Appendix

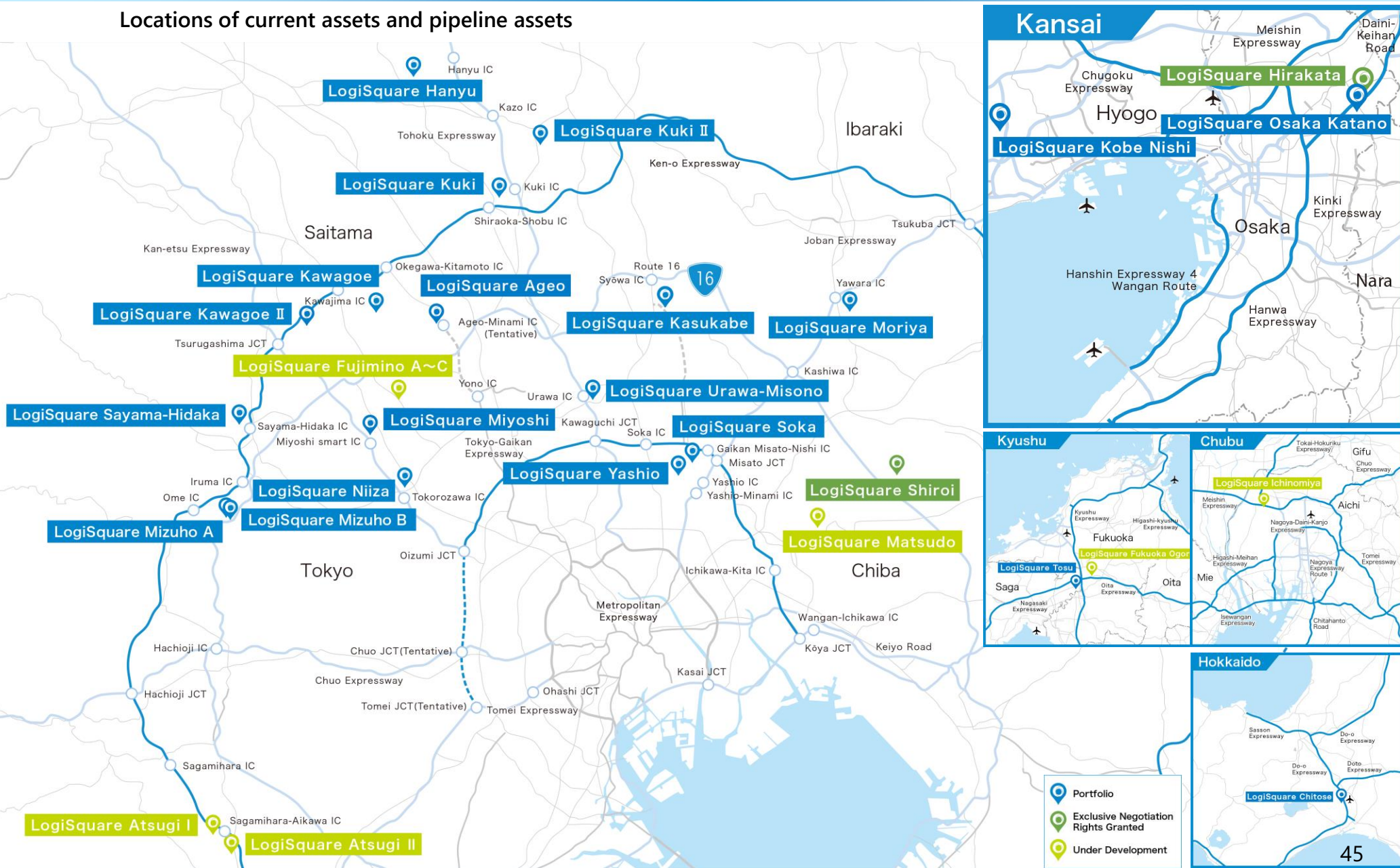


LogiSquare Osaka Katano

The specifications which allow for a certain level of response to future needs such as the addition of vertical conveyors, cargo elevators, office space, and air conditioning units in the warehouse through the first to fourth floors

Portfolio Centered on Metropolitan Areas

Locations of current assets and pipeline assets

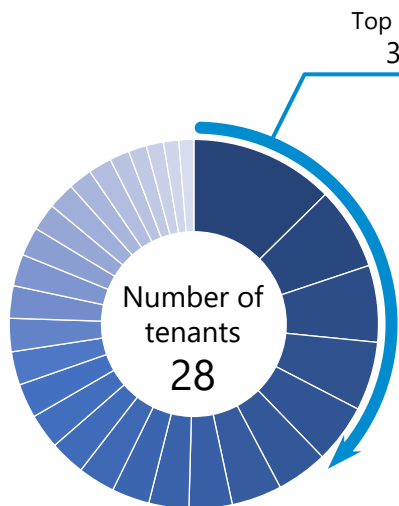


Portfolio Consisting of Newly Built, High Occupancy Properties Developed by CRE

No.	Property name	Location	Acquisition price (million yen)	Appraisal value (million yen)	Appraisal NOI yield (%)	Total floor area (m ²)	Age (years)	Number of tenants	Occupancy ratio(%)	Developer
M-1	LogiSquare Kuki	Kuki-shi, Saitama	9,759	11,100	4.8	40,907.13	5.6	1	100.0	CRE
M-2	LogiSquare Hanyu	Hanyu-shi, Saitama	6,830	7,280	5.0	33,999.61	5.5	1	100.0	CRE
M-3	LogiSquare Kuki II	Kuki-shi, Saitama	2,079	2,340	5.2	11,511.22	4.9	1	100.0	CRE
M-4	LogiSquare Urawa Misono	Saitama-shi, Saitama	13,060	14,900	4.7	48,738.29	4.8	3	100.0	CRE
M-5	LogiSquare Niiza	Niiza-shi, Saitama	6,960	7,710	4.9	25,355.82	4.8	1	100.0	CRE
M-6	LogiSquare Moriya	Moriya-shi, Ibaraki	6,157	7,500	5.6	32,904.90	4.7	2	100.0	CRE
M-7	LogiSquare Kawagoe	Kawagoe-shi, Saitama	1,490	1,700	5.1	7,542.56	3.9	1	100.0	CRE
M-8	LogiSquare Kasukabe	Kasukabe-shi, Saitama	4,900	5,620	5.1	21,315.54	3.6	1	100.0	CRE
M-9	LogiSquare Soka	Soka-shi, Saitama	8,109	9,130	4.6	28,817.59	8.5	1	100.0	CRE
M-10	LogiSquare Yashio	Yashio-shi, Saitama	5,073	5,650	4.6	19,068.60	7.9	1	100.0	CRE
M-11	LogiSquare Mizuho A	Mizuho-machi, Tokyo	2,794	3,170	4.9	13,755.16	14.9	1	100.0	CRE
M-12	LogiSquare Mizuho B	Mizuho-machi, Tokyo	3,584	4,010	4.8	16,016.37	14.9	1	100.0	CRE
M-13	LogiSquare Ageo	Ageo-shi, Saitama	4,908	5,280	4.6	19,142.84	2.7	2	100.0	CRE
M-14	LogiSquare Miyoshi	Miyoshi-machi, Saitama	11,700	13,000	4.6	37,931.49	1.6	1	100.0	CRE
M-15	LogiSquare Sayama Hidaka	Hanno-shi, Saitama	14,066	14,800	4.4	73,728.44	1.6	1	100.0	CRE
M-16	LogiSquare Kawagoe II	Kawagoe-shi, Saitama	3,244	3,440	4.8	14,281.38	2.5	1	100.0	CRE
O-1	LogiSquare Tosu	Tosu-shi, Saga	2,823	3,340	5.3	16,739.40	3.9	1	100.0	CRE
O-2	LogiSquare Chitose	Chitose-shi, Hokkaido	1,300	1,590	6.6	19,760.00	4.1	1	100.0	CRE
O-3	LogiSquare Kobe Nishi	Kobe-shi, Hyogo	3,479	3,700	4.7	16,006.20	1.7	1	100.0	CRE
O-4	LogiSquare Osaka Katano	Katano-shi, Osaka	22,370	23,300	4.4	76,393.17	1.0	5	100.0	CRE
20 properties Total/Average			134,686	148,560	4.7	573,915.71	4.2	28	100.0	–

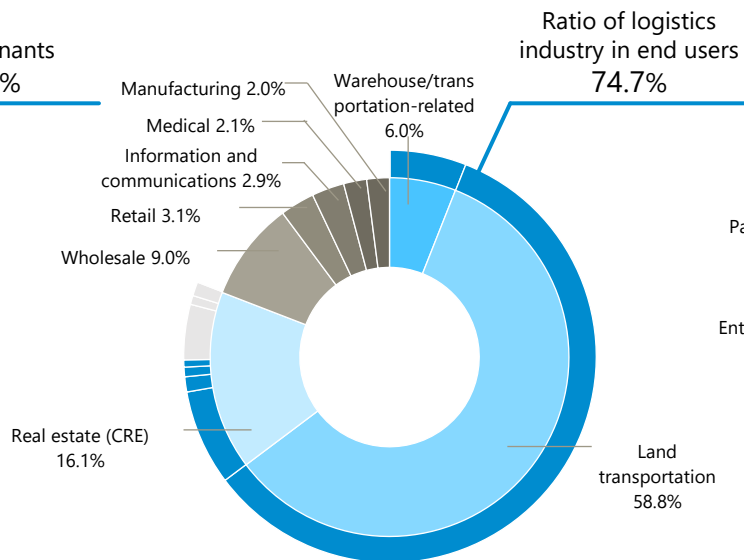
Portfolio Diversification

Diversification of tenants



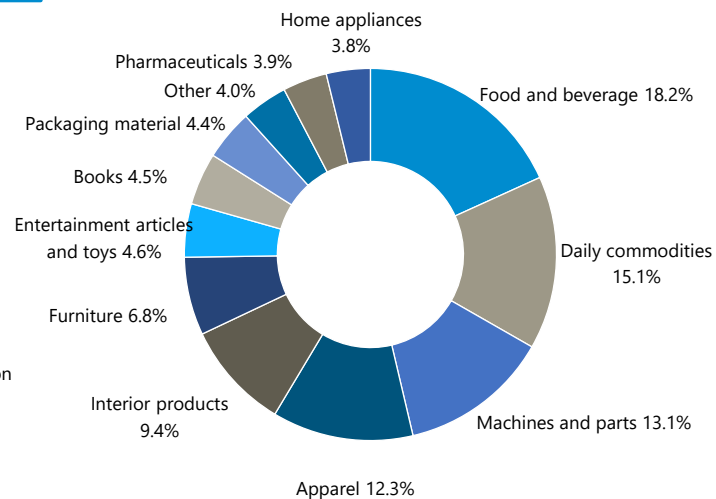
Top 5 tenants
37.8%

Tenant industries ⁽³⁾



Ratio of logistics industry in end users
74.7%

Products handled by tenants ⁽³⁾



1. Based on leased area.

2. Outer circle shows the industries of end users (end tenants where a pass-through type agreement or a fixed-rent master lease agreement has been or is scheduled to be executed).

3. The classification in each graph is on visual contact or hearing results, and only major items are stated by Asset manager. Therefore, those ratios may differ from actual ratios.

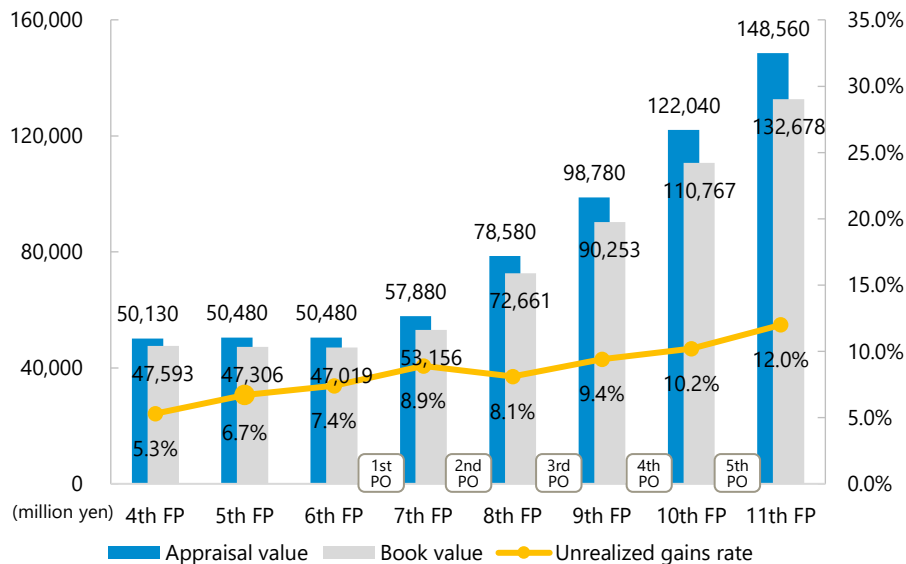
Overview of Appraisal Value

	10th FP (2021/6)	11th FP (2021/12)	Compared to 10th FP
Appraisal value	122,040 million yen	148,560 million yen	+ 26,520 million yen
Book value	110,767 million yen	132,678 million yen	+ 21,910 million yen
Unrealized gains	11,272 million yen	15,881 million yen	+ 4,609 million yen
Unrealized gains rate	10.2 %	12.0 %	+ 1.8 %
NAV per unit	143,278 yen	158,006 yen	+ 14,727 yen

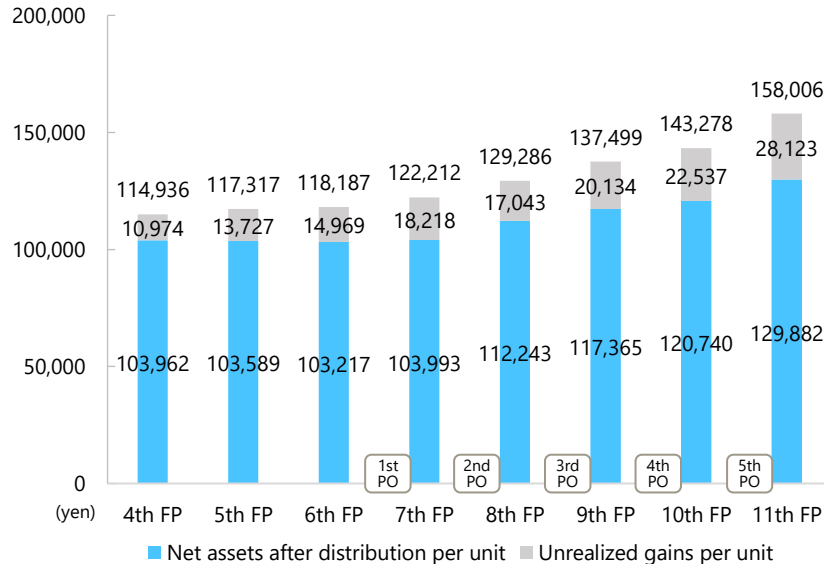
By the acquisition of assets acquired in the 11th FP +23,300 million yen

By appraisal of existing assets +3,220 million yen

Appraisal value / Unrealized gains rate



NAV per unit



Overview of Appraisal Value

No.	Property name	Acquisition month and year	Acquisition price (million yen)	Book value at the end of the 11th FP (million yen)	At the end of the 11th FP		At the end of the 10th FP		Changes		Unrealized gains (million yen)	Unrealized gains rate (%)
					Appraisal value (million yen)	Direct capitalization rate (%)	Appraisal value (million yen)	Direct capitalization rate (%)	Appraisal value (million yen)	Direct capitalization rate (%)		
M-1	LogiSquare Kuki	Jul. 2016	9,759	9,090	11,100	4.2	10,800	4.3	+ 300	- 0.1	2,009	22.1
M-2	LogiSquare Hanyu	Jul. 2016	6,830	6,363	7,280	4.6	7,130	4.7	+ 150	- 0.1	916	14.4
M-3	LogiSquare Kuki II	Feb. 2018	2,079	1,995	2,340	4.5	2,270	4.6	+ 70	- 0.1	344	17.3
M-4	LogiSquare Urawa Misono	Feb. 2018	13,060	12,690	14,900	4.1	14,600	4.2	+ 300	- 0.1	2,209	17.4
M-5	LogiSquare Niiza	Feb. 2018	6,960	6,738	7,710	4.4	7,520	4.5	+ 190	- 0.1	971	14.4
M-6	LogiSquare Moriya	Feb. 2018	6,157	5,938	7,500	4.5	6,930	4.5	+ 570	-	1,561	26.3
M-7	LogiSquare Kawagoe	Jul. 2019	1,490	1,474	1,700	4.3	1,620	4.4	+ 80	- 0.1	225	15.3
M-8	LogiSquare Kasukabe	Jul. 2019	4,900	4,833	5,620	4.2	5,480	4.3	+ 140	- 0.1	786	16.3
M-9	LogiSquare Soka	Feb. 2020	8,109	8,151	9,130	3.9	8,890	4.0	+ 240	- 0.1	978	12.0
M-10	LogiSquare Yashio	Feb. 2020	5,073	5,109	5,650	3.9	5,500	4.0	+ 150	- 0.1	540	10.6
M-11	LogiSquare Mizuho A	Feb. 2020	2,794	2,834	3,170	4.1	3,100	4.2	+ 70	- 0.1	335	11.8
M-12	LogiSquare Mizuho B	Feb. 2020	3,584	3,612	4,010	4.1	3,930	4.2	+ 80	- 0.1	397	11.0
M-13	LogiSquare Ageo	Jul. 2020	4,908	4,894	5,280	4.2	5,150	4.3	+ 130	- 0.1	385	7.9
M-14	LogiSquare Miyoshi	Jul. 2020	11,700	11,612	13,000	4.1	12,700	4.2	+ 300	- 0.1	1,387	11.9
M-15	LogiSquare Sayama Hidaka	Jan. 2021	14,066	14,098	14,800	4.0	14,600	4.1	+ 200	- 0.1	701	5.0
M-16	LogiSquare Kawagoe II	Jan. 2021	3,244	3,255	3,440	4.3	3,380	4.4	+ 60	- 0.1	184	5.7
O-1	LogiSquare Tosu	Apr. 2018	2,823	2,714	3,340	4.4	3,260	4.5	+ 80	- 0.1	625	23.0
O-2	LogiSquare Chitose	Jul. 2020	1,300	1,302	1,590	5.2	1,560	5.3	+ 30	- 0.1	287	22.1
O-3	LogiSquare Kobe Nishi	Jan. 2021	3,479	3,499	3,700	4.3	3,620	4.4	+ 80	- 0.1	200	5.7
O-4	LogiSquare Osaka Katano	Sep. 2021	22,370	22,468	23,300	4.2	-	-	+ 23,300	-	831	3.7
End of 11th FP Total / Average		-	134,686	132,678	148,560	-	122,040	-	+ 26,520	-	15,881	12.0

Status of Investors

Major investors (as of December 31, 2021)

Name	Number of investment units(units)	Ratio (%)
The Master Trust Bank of Japan ,Ltd. (Trust Account)	108,085	19.1
Custody Bank of Japan, Ltd. (Trust Account)	95,231	16.9
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	27,001	4.8
Custody Bank of Japan, Ltd. (Securities Investment Trust Account)	25,293	4.5
CRE, Inc.	20,390	3.6
The Bank of Yokohama,Ltd.	10,199	1.8
Mitsubishi UFJ Trust and Banking Corporation	8,884	1.6
JP MORGAN CHASE BANK 380684	8,364	1.5
STATE STREET BANK WEST CLIENT - TREATY 505234	7,431	1.3
SSBTC CLIENT OMNIBUS ACCOUNT	6,896	1.2
Total	317,774	56.3

Number of investors by type of owner (as of December 31, 2021)

	Number of investors (person)	Ratio (%)
Individuals/others	8,943	95.1
Financial institutions	75	0.8
Other domestic corporations	173	1.8
Overseas investors	193	2.1
Securities companies	21	0.2
Total	9,405	100.0

Number of investment units by type of owner

