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For Immediate Release



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Notice Concerning Acquisition of Exclusive Negotiation Rights (3 Properties)

CRE Logistics REIT, Inc. (“CRE REIT”) announces that CRE Inc. (“CRE”), the sponsor company of CRE REIT, has granted CRE REIT the rights to exclusively provide information regarding LogiSquare Ichinomiya, LogiSquare Kakegawa and LogiSquare Fukuoka Ogori (individually or collectively as the “Property”), logistics facilities, to CRE REIT Advisers, Inc. (the “Asset Manager”) and enter into sale and purchase negotiations ahead of third parties (“exclusive negotiation rights”) today. Details are as follows.

1. General description of the Property in relation to exclusive negotiation rights

Property name	LogiSquare Ichinomiya	LogiSquare Kakegawa	LogiSquare Fukuoka Ogori
Location	Ekita, Aza, Higashimiyashige, Hagiwara-cho, Ichinomiya-shi, Aichi Banjo, Aza, Kitataikai, Yamato-cho, Ichinomiya-shi, Aichi	Kogoshō Kakegawa-shi, Shizuoka	Yamaguma, Ogori-shi, Fukuoka
Construction start date	August 1, 2022	February 1, 2023	December 7, 2022
Scheduled completion time	End of September 2023	End of January 2024	End of February 2024
Total floor area (planned)	60,641.34 m ²	14,235.84 m ²	23,913.44 m ² (Total of 5 warehouses including four hazardous materials warehouses)
Image of the Property			

The price, time, etc. of the acquisition of the Property have yet to be determined. CRE REIT plans to perform the necessary due diligence procedures before determining whether to proceed with the acquisition of the Property in accordance with the Regulations for Transactions with Interested Parties, etc. of the Asset Manager. It should be noted that CRE REIT may not be able to acquire the Property, despite the exclusive negotiation rights granted. In addition, CRE REIT is not obliged to acquire the Property, and will not pay CRE a consideration for the acquisition of exclusive negotiation rights.

2. Reason for acquisition and outline of exclusive negotiation rights

The subject matter refers to the receipt of new exclusive negotiation rights with respect to the Property in accordance with the sponsor support agreement among CRE REIT, the Asset Manager, Strategic Partners Co., Ltd. and CRE. This will allow CRE REIT to secure opportunities for acquiring properties in the future and aim at achieving external growth by acquiring the Property at the right time.

3. Features of the Property in relation to exclusive negotiation rights

(1) LogiSquare Ichinomiya

Structure	Steel structure, 4 floors above ground
Location	<ul style="list-style-type: none"> • The Property is being adjacent to a main regional road “Nishi Owari Chuo Road” and located approximately 0.5 km from the Ichinomiya-Inazawa-kita Interchange and approximately 3.8 km from the Ichinomiya-nishi Interchange, both of the Tokai-Hokuriku Expressway. • The Ichinomiya Junction near the Property as a key intersection connecting the Meishin Expressway, one of the important road connecting Japan’s eastern and western hubs, and the Tokai-Hokuriku Expressway connecting the Tokai and Hokuriku area, is important. • The Property enjoys advantages not only in delivery within Nagoya-shi, a major consumer site, but also as a wide-area logistics base for distribution through the expressway networks above.

(2) LogiSquare Kakegawa

Structure	<p>Ordinary warehouse: Steel structure, 3 floors above ground (warehouse area is 2 floors above ground)</p> <p>Tent warehouse: One-story</p>
Location	<ul style="list-style-type: none"> • The Property is located in the industrial zone, which is being adjacent to Shobugaike Industrial Park in Kakegawa-shi. The Property is located approximately 3.7 km from the Kakegawa Interchange of the Tomei Expressway and the location enables easy access to major area within Shizuoka as well as the Kanto and Chubu area through excellent access to the National Route 1 via the Prefectural Route 403. • The Property is lied approximately 2.3 km from Kakegawa Station on the Tokaido Shinkansen and the Tokaido Line. The location enjoys advantages in securing employees because the station is surrounded by a residential area.

(3) LogiSquare Fukuoka Ogori

Structure	<p>Ordinary warehouse: Steel structure (partially steel and concrete structure), 4 floors above ground (warehouse area is 3 floors above ground), 1 house</p> <p>Hazardous materials warehouse: Steel structure, one-story, 4 houses</p>
Location	<ul style="list-style-type: none"> • The Property is located in a suitable logistics area near the Chikugo-Ogori Interchange, which is located approximately 5.0 km (about 4 minutes by car) east from Tosu Junction as a hub connecting the Kyushu Expressway, the Nagasaki Expressway and the Oita Expressway. And the convenient location enables to easy access to arterial roads such as, the Prefectural Route 53, the Prefectural Route 132, and the National Route 500. • The Property is lied approximately 200 meters from Imaguma Station on the Amagi Railway and the location enjoys advantages in securing employees.

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