

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.

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Notice Concerning Debt Financing

SOSiLA Logistics REIT, Inc. (“SLR”) announces today that it decided on debt financing (the “Refinancing”).

1. Details of Refinancing

| Category | Lender | Anticipated borrowing amount. (million yen) | Interest rate | Scheduled borrowing date (Note 5) | Borrowing method | Repayment date (Note 5) | Repayment method | Collateral |
|-----------|-------------------------------------|---|---|-----------------------------------|---|-------------------------|----------------------------|------------------------------|
| Long-term | Sumitomo Mitsui Banking Corporation | 2,000 | Not decided (Note 1) (Note 2) | December 11, 2023 | SLR will conclude individual loan agreements with lenders stated left on December 11, 2023. | May 31, 2027 | Paid in full upon maturity | Unsecured and non-guaranteed |
| | Sumitomo Mitsui Banking Corporation | 6,000 | Base interest rate + 0.139% (Note 3) (Note 4) | | | November 30, 2027 | | |
| | Sumitomo Mitsui Trust Bank, Limited | | | | | | | |
| | Mizuho Bank, Ltd. | | | | | | | |
| | THE BANK OF FUKUOKA, LTD. | | | | | | | |
| Total | 8,000 | | | | | | | |

(Note 1) The interest rate will be announced when determined.

(Note 2) The first interest payment date shall be February 29, 2024. The subsequent interest payment dates are the last day of May, August, November and February and the repayment date.

(Note 3) The first interest payment date shall be December 29, 2023. The subsequent interest payment dates are the last day of every month and the repayment date.

(Note 4) The base interest rate is the one-month Japanese yen Tokyo Interbank Offered Rate (TIBOR) announced by the JBA TIBOR Administration (General Incorporated Association) for the interest period. The JBA Japanese yen TIBOR can be checked on the JBA TIBOR Administration website: <https://www.jbatibor.or.jp/english/rate/>

(Note 5) The scheduled borrowing date and the repayment date of the Refinancing are the expected dates as of today and are subject to change until the scheduled borrowing date.

2. Rationale for the Refinancing

On December 11, 2023, the long-term borrowing above will be allocated to the payment of the long-term borrowing of 8,000 million yen which will become due on the same day.

3. Details of the long-term borrowing scheduled to be repaid (Note)

| Category | Lender | Borrowing amount. (million yen) | Interest rate | Borrowing date (Note 3) | Borrowing method | Repayment date (Note 3) | Repayment method | Collateral |
|-----------|-------------------------------------|------------------------------------|---------------|----------------------------|---|----------------------------|----------------------------|------------------------------|
| Long-term | Sumitomo Mitsui Banking Corporation | 8,000 | 0.3937% | December 10, 2019 | SLR conclude individual loan agreements with lenders stated left on December 6, 2019. | December 11, 2023 | Paid in full upon maturity | Unsecured and non-guaranteed |
| | Sumitomo Mitsui Trust Bank, Limited | | | | | | | |
| | Mizuho Bank, Ltd. | | | | | | | |
| | THE BANK OF FUKUOKA, LTD. | | | | | | | |

(Note) For further details on the long-term borrowing to be repaid, please refer to “SOSiLA Logistics REIT Announces Debt Financing” released on December 10, 2019.

4. Green loans

The Refinancing is green loan based on the green finance framework that SLR has formulated. For the details of green finance (including green loans), please visit the Green Finance page of SLR's website.

<https://sosila-reit.co.jp/en/esg/greenfinance.html>

5. Outstanding Debt Balance after the Refinancing

| | Before the Refinancing | After the Refinancing | Variance |
|---|------------------------|-----------------------|----------|
| Short-term borrowings | 1,320 | 1,320 | - |
| Long-term borrowings | 56,100 | 56,100 | - |
| Total borrowings | 57,420 | 57,420 | - |
| Investment corporation bonds | 4,600 | 4,600 | - |
| Total borrowings and investment corporation bonds | 62,020 | 62,020 | - |

6. Other Matters

Risks associated with the Refinancing are as stated in “3. Investment Risks” in “Section 1. Status of Fund” of “Part I. Fund Information” in the Securities Report submitted on August 29, 2023.

* SOSiLA website: <https://sosila-reit.co.jp/en/>