

November 25, 2021

FOR IMMEDIATE RELEASE

Issuer of REIT Securities

1-17-10 Kyobashi, Chuo-ku, Tokyo

SOSiLA Logistics REIT, Inc.

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(Securities Code: 2979)

Asset Management Company

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Notice Concerning Determination of Prices, Etc. Concerning Issuance of New Investment Units  
and Secondary Offering of Investment Units

SOSiLA Logistics REIT, Inc. ("SLR") announced that, on November 25, 2021, its board of directors passed a resolution regarding the issue price, distribution price and other matters in connection with the issuance of new investment units and a secondary offering of investment units for which a resolution was passed at the meeting of its board of directors held on November 16, 2021. The details are as described below.

1. Issuance of New Investment Units (Public Offering)

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|--|--|
| (1) Number of investment units to be offered | 66,600 units<br>Out of the above number of investment units to be offered, 13,986 units will be sold to overseas investors in overseas markets mainly in Europe and Asia (excluding the United States and Canada). |
| (2) Issue amount (amount to be paid)         | 153,918 yen per unit   |
| (3) Net proceeds                             | 10,250,938,800 yen   |
| (4) Issue price (offer price)                | 159,311 yen per unit   |
| (5) Total amount issued (total offer price)  | 10,610,112,600 yen   |
| (6) Application period                       | Friday, November 26, 2021  |
| (7) Payment period for deposit in securities | Friday, November 26, 2021 to Monday, November 29, 2021   |
| (8) Payment date                             | Wednesday, December 1, 2021  |
| (9) Delivery date                            | Thursday, December 2, 2021   |

(Note) The underwriters will purchase and underwrite the investment units at the issue amount (amount to be paid) and offer the investment units at the issue price (offer price).

2. Secondary Offering of Investment Units (Secondary Distribution via over-allotment)

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|--|--|
| (1) Number of investment units to be offered | 3,330 units  |
| (2) Distribution price                       | 159,311 yen per unit                                   |
| (3) Total amount of distribution price       | 530,505,630 yen  |
| (4) Application period                       | Friday, November 26, 2021                              |
| (5) Payment period for deposit in securities | Friday, November 26, 2021 to Monday, November 29, 2021 |

Disclaimer: This press release is an announcement concerning SLR's issuance of new investment units and secondary offering of investment units, and has not been prepared for the purpose of soliciting investment.  
This press release does not constitute an offer of securities in the United States. The investment units have not been, and will not be registered under the United States Securities Act of 1933, as amended (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 or sold, publicly or otherwise, in the United States.

(6) Delivery date Thursday, December 2, 2021

3. Issuance of New Investment Units through Third-party Allotment

- (1) Issue amount 153,918 yen per unit  
(amount to be paid)
- (2) Net proceeds 512,546,940 yen (maximum)
- (3) Application period Monday, December 27, 2021  
(application date)
- (4) Payment date Tuesday, December 28, 2021

(Note) Investment units for which no application for subscription has been made during the application period (application date) mentioned in (3) above shall not be issued.

Reference:

1. Basis for Calculating the Issue price and Distribution price:

- (1) Reference date of calculation and price: Thursday, November 25, 2021 165,900 yen
- (2) Discount rate: 2.50%

(Note) The Issue price (offer price) and Distribution price were calculated by applying the discount rate to the closing price for regular trading of the investment units of SLR on Tokyo Stock Exchange, Inc. on the reference date after deducting 2,243 yen as forecast distributions per unit (excluding forecast surplus cash distributions per unit), and 261 yen as forecast surplus cash distributions per unit for the fiscal period ending November 30, 2021.

2. Syndicate Covering Transaction Period

Saturday, November 27, 2021 to Friday, December 24, 2021.

3. Use of the Proceeds

The net proceeds from the Public Offering (10,250,938,800 yen) are scheduled to be used to partially fund the acquisition of the new specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan; the same shall apply hereinafter) (the “Properties to Be Acquired”), which are described in the “Notice Concerning Acquisitions and Leasing of Domestic Real Estate Trust Beneficiary Interests” which was released on November 16, 2021. The amount of proceeds from the issuance of new investment units through the Issuance of New Investment Units through the Third-party Allotment resolved on the same date as the Public Offering (up to 512,546,940 yen) are scheduled to be used to fund a partial repayment of the borrowings or to partially fund the acquisition of the Properties to Be Acquired or acquisitions of new specified assets.

(Note) The proceeds will be deposited into accounts with financial institutions until the expenditure is made.

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

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