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FOR IMMEDIATE RELEASE

Issuer of REIT Securities

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(Securities Code: 2979)

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Notice Concerning Debt Financing (Lenders and Green Loan)

SOSiLA Logistics REIT, Inc. (“SLR”) has decided on the lenders for the borrowings to be made on March 31, 2022 (the “Borrowings”), out of the borrowings announced in the press release on November 16, 2021, titled “Notice Concerning Debt Financing”. SLR has decided to use a green loan to fund the portion of the Borrowings excluding the short-term borrowing of 390 million yen.

1. Details of the Borrowings (addition of the names of lenders ※Please refer to the underlined section)

Category	Lender	Loan amount (JPY MM)	Interest rate	Scheduled borrowing date (Note 6)	Borrowing method	Repayment date (Note 6)	Repayment method	Collateral
Short-term	<u>Sumitomo Mitsui Banking Corporation</u>	390 (Note 1)	Base interest rate + 0.15% (Note 2) (Note 3)	March 31, 2022	SLR will enter into individual loan agreements with the lenders listed on the left on March 29, 2022	March 31, 2023	To be paid in full upon maturity	Unsecured and non-guaranteed
	<u>Sumitomo Mitsui Banking Corporation</u>	900						
	<u>Sumitomo Mitsui Trust Bank, Limited</u>							
	<u>Mizuho Bank, Ltd.</u>							
Long-term	<u>Sumitomo Mitsui Banking Corporation</u>	3,850	Not decided (Note 4) (Note 5)	March 31, 2022	SLR will enter into individual loan agreements with the lenders listed on the left on March 29, 2022	November 29, 2030	To be paid in full upon maturity	Unsecured and non-guaranteed
	<u>Sumitomo Mitsui Trust Bank, Limited</u>							
	<u>Mizuho Bank, Ltd.</u>							
	<u>MUFG Bank, Ltd.</u>							
	<u>THE BANK OF FUKUOKA, LTD.</u>							
Total		5,140						

(Note 1) The borrowing is related to the consumption tax for the building portions, stated in the purchase and sale agreement for SOSiLA Itabashi and SOSiLA Amagasaki (10% quasi co-ownership interest).

(Note 2) The first interest payment date shall be April 28, 2022, and thereafter the last day of every month and the repayment date.

(Note 3) The base interest rate is the JBA one-month Japanese yen TIBOR announced by the JBA TIBOR Administration. The JBA Japanese yen TIBOR can be checked on the JBA TIBOR Administration website: <https://www.jbatibor.or.jp/english/rate/>

(Note 4) The first interest payment date shall be June 30, 2022, and thereafter the last day of September, December, March and June and the repayment date.

(Note 5) The interest rate will be announced when determined.

(Note 6) The scheduled borrowing date and the repayment date of the Borrowings are the expected dates as of today and are subject to change

until the scheduled borrowing date.

2. Reason for the Borrowings

The proceeds will be used to cover part of the acquisition cost and related expenses of SOSiLA Itabashi and SOSiLA Amagasaki (10% quasi co-ownership interest), to be acquired on April 1, 2022, out of the assets to be acquired stated in the press release on November 16, 2021, titled “Notice Concerning Acquisitions and Leasing of Domestic Real Estate Trust Beneficiary Interests”.

3. Third party environmental certifications for SOSiLA Itabashi and SOSiLA Amagasaki (10% quasi co-ownership interest)

SOSiLA Itabashi has been awarded 5 Stars (★★★★★) by BELS (Building Energy-efficiency Labeling System), and Rank A (newly-built building) by CASBEE (Comprehensive Assessment System for Built Environment Efficiency). SOSiLA Amagasaki (10% quasi co-ownership interest) has been certified Rank A by the local government version of CASBEE.

4. Details of the Green Loan

Out of the Borrowings, the amount excluding the short-term borrowing of 390 million yen will be funded using Green Loans (“Green Loans”), borrowed based on the Green Finance Framework established by SLR, and the proceeds will be used to acquire Green eligible assets certified by third party environmental organizations stated in 3. above.

5. Evaluations by third party organizations

SLR has obtained the highest rating of Green 1(F) under the JCR Green Finance Framework Evaluation (Note 1) by Japan Credit Rating Agency Ltd. (JCR), for the eligibility of its Green Finance Framework. For details of the Green Finance Framework, please see the press release as of November 5, 2019 titled “SOSiLA Logistics REIT Announces Establishment of the Green Finance Framework and Planned Green Loans”.

This Green Loan will be an SDGs Green Loan (Note 2) provided by Sumitomo Mitsui Banking Corporation (“SMBC”). SDGs Green Loans are loans that restrict the usage of proceeds to businesses that pay consideration to the environment. SDGs Green Loans are provided only after SMBC assesses the evaluations by third party rating institutions, and confirms that the project which the proceeds are to be used for fulfil the Green Finance requirements and are compatible with Sustainable Development Goals.

(Note 1) “JCR Green Finance Framework Evaluation” refers to the evaluation by JCR of a borrower’s Green Loan borrowing policy, in reference to the Green Loan Principles which is the international guideline set out by the Loan Market Association (LMA) and the Asia Pacific Loan Market Association (APLMA). In the evaluation, JCR assesses whether the project categorization outlined in the borrower’s Green Loan Borrowing Policy is eligible as a Green Project, conducts the “Greenness Evaluation” to assess whether the project to be financed is a Green Project or not, as well as the “Management, Operation and Transparency Evaluation” which assesses the borrower’s management and operational systems as well as its transparency. The “JCR Green Finance Framework Evaluation” is determined by calculating the total score of the “Greenness Evaluation” and the “Management, Operation and Transparency Evaluation”. For details of the JCR Green Finance Framework Evaluation for SLR, please see JCR’s website:

<https://www.jcr.co.jp/en/greenfinance/>

(Note 2) For details on SMBC’s SDGs Green Loan, please see SMBC’s website using the following link:

https://www.smbc.co.jp/hojin/financing/sdgs_loan/ (Japanese Only)

6. Status of borrowings etc. after the Borrowings

(JPY MM)

	Before the Borrowings	After the Borrowings	Change
Short-term borrowings	2,500	3,790	+ 1,290
Long-term borrowings	42,350	46,200	+ 3,850
Total of borrowings	44,850	49,990	+ 5,140
Investment corporation bonds	-	-	-
Total of borrowings and investment corporation bonds	44,850	49,990	+ 5,140

7. Others

The risks associated with the Borrowings are as described in “II Reference Information, 2. Information Supplementary to Reference Documents, 3 Investment Risks” stated in the Securities Registration Statement filed on February 24, 2022.

* SLR’s website : <https://sosila-reit.co.jp/en/>