

November 14, 2022

FOR IMMEDIATE RELEASE

Issuer of REIT Securities

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Notice Concerning Debt Financing

SOSiLA Logistics REIT, Inc. (“SLR”) hereby announces that it made a determination regarding debt financing (the “Borrowings”) today. Details are as follows.

1. Borrowings Scheduled to be Made on November 30, 2022 (the “Refinancing”)

(1) Details of the Refinancing (Note 1)

Category (Note 2)	Lender	Anticipated Borrowing Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Loan syndicate with Sumitomo Mitsui Banking Corporation as the arranger	1,400	Base interest rate + 0.15% (Note 3) (Note 4)	November 30, 2022	SLR will conclude individual loan agreements with the lenders set out in the left column on November 28, 2022.	November 30, 2023	Paid in full upon maturity	Unsecured and non-guaranteed

(Note 1) As of today, no loan agreement has been concluded with regard to the Refinancing and the details of the Refinancing are based on a letter of intent to cover the origination of the loan syndicate, and to provide financing, received from Sumitomo Mitsui Banking Corporation, the arranger of the loan syndicate. Therefore, it is not assured that the Refinancing would take place and the actual borrowing amount and other conditions are subject to change.

(Note 2) “Short-term” means borrowings whose borrowing term is a year or less. “Long-term” means borrowings whose borrowing term is longer than a year. The same applies to short-term and long-term borrowings hereinafter.

(Note 3) The first interest payment date is December 30, 2022. 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/>

(2) Rationale for the Refinancing

On November 30, 2022, the short-term borrowings described above will be allocated to the repayment of the short-term borrowings of 1,400 million yen which will become due on the same day.

(3) Details of the Short-term Borrowings scheduled to be Repaid (Note)

Category	Lender	Borrowing Amount (million yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	1,400	Base interest rate + 0.15%	November 30, 2021	SLR concluded individual loan agreements with the lenders set out in the left column on November 26, 2021.	November 30, 2022	Paid in full upon maturity	Unsecured and non-guaranteed
	Sumitomo Mitsui Trust Bank, Limited							
	Mizuho Bank, Ltd.							

(Note) For further details on the short-term borrowings to be repaid, refer to “Notice Concerning Debt Financing” released on November 16, 2021 and

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“Notice Concerning Prepayment of Borrowing” released on July 14, 2022.

## 2. Borrowings Scheduled to be Made on December 2, 2022 and April 3, 2023 (the “New Borrowings”)

### (1) Details of the New Borrowings (Note 1)

Category	Lender	Anticipated Borrowing Amount (million yen) (Note 2)	Interest Rate	Scheduled Borrowing Date (Note 11)	Borrowing Method	Repayment Date (Note 11)	Repayment Method	Collateral
Short-term	Loan syndicate with Sumitomo Mitsui Banking Corporation as the arranger	590 (Note 3)	Base interest rate + 0.15% (Note 5) (Note 6)	December 2, 2022	SLR will conclude individual loan agreements with the lenders set out in the left column on November 30, 2022.	November 30, 2023	Paid in full upon maturity	Unsecured and non-guaranteed
		380 (Note 3)		April 3, 2023	SLR will conclude individual loan agreements with the lenders set out in the left column on March 30, 2023.	March 29, 2024		
		1,600	Base interest rate + 0.15% (Note 6) (Note 7)	December 2, 2022	SLR will conclude individual loan agreements with the lenders set out in the left column on November 30, 2022.	November 30, 2023		
		1,100 (Note 4)				April 3, 2023		
Long-term	Nippon Life Insurance Company	1,000	TBD (Note 8) (Note 9)			November 30, 2028		
	Mitsui Sumitomo Insurance Company, Limited	1,000						
	Loan syndicate with Sumitomo Mitsui Banking Corporation as the arranger	4,000	TBD (Note 8) (Note 10)	April 3, 2023	SLR will conclude individual loan agreements with the lenders set out in the left column on March 30, 2023.	May 31, 2029		
		3,900						
Total		13,570						

(Note 1) As of today, no loan agreement has been concluded with regard to the New Borrowings, and the details of the New Borrowings are based on a letter of intent to cover the origination of the loan syndicate and to provide financing received from Sumitomo Mitsui Banking Corporation, the arranger of the loan syndicate, and letters of intent to provide financing received from each of Nippon Life Insurance Company and Mitsui Sumitomo Insurance Company, Limited. Therefore, it is not assured that the New Borrowings will take place. The actual borrowing amount and other conditions are subject to change and borrowings other than the New Borrowings may take place.

(Note 2) The Anticipated Borrowing Amount of the New Borrowings is the expected borrowing amount as of today, and is subject to change until the scheduled borrowing date with considerations to the actual net proceeds from the public offering, which has been resolved at SLR’s board of directors meeting held on November 14, 2022, as described in the “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” released today.

(Note 3) This is a borrowing taking account of the amount of consumption taxes for the buildings stated in the purchase agreements with respect to the properties to be acquired (two properties described in “(2) Rationale for the New Borrowings” below).

(Note 4) This borrowing of 1,100 million yen (the “Bridge Loan”) will be repaid in full with the funds of long-term loan from the loan syndicate with Sumitomo Mitsui Banking Corporation as the arranger, which is scheduled to be procured on April 3, 2023.

(Note 5) The interest payment dates are the last day of every month and the repayment date.

(Note 6) The base interest rate is the JBA one-month Japanese yen TIBOR. The JBA Japanese yen TIBOR can be checked on the JBA TIBOR Administration website: <https://www.jbatibor.or.jp/english/rate/>

(Note 7) The first interest payment date is January 4, 2023. The subsequent interest payment dates are the 3rd day of every month and the repayment date.

(Note 8) The interest rate will be announced after being determined.

(Note 9) The first interest payment date is May 31, 2023. The subsequent interest payment dates are the last day of November and May, and the repayment date.

(Note 10) The first interest payment date is May 31, 2023. The subsequent interest payment dates are the last day of August, November, February and May, and the repayment date.

(Note 11) The Scheduled Borrowing Date and the Repayment Date of the New Borrowings are the expected dates as of today and are subject to change until the scheduled borrowing date.

### (2) Rationale for the New Borrowings

The New Borrowings will be allocated, on December 2, 2022 and April 3, 2023, to the payment of a part of the acquisition costs and other related expenses of the two properties described in the “Notice Concerning Acquisitions and Leasing of Domestic Real Estate Trust Beneficiary Interests” released today.

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### 3. Outstanding Debt Balance after the Borrowings

(Unit: Million yen)

	Before the Borrowings	After the Borrowings	Variance
Short-Term Loan	1,400	3,970	+2,570
Long-Term Loan	46,200	56,100	+9,900
Total Loan Amount	47,600	60,070	+12,470
Investment Corporation Bonds	1,600	1,600	-
Total Loans and Investment Corporation Bonds	49,200	61,670	+12,470

(Note) Variance in short-term loan does not include the Bridge Loan.

### 4. Other

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 November 14, 2022 (Japanese only).

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

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