

November 21, 2022

FOR IMMEDIATE RELEASE

Issuer of REIT Securities
1-17-10 Kyobashi, Chuo-ku, Tokyo
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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 21, 2022, 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 14, 2022. 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 | 43,700 units
Out of the above number of investment units to be offered, 13,765 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) | 129,756 yen per unit |
| (3) Net proceeds | 5,670,337,200 yen |
| (4) Issue price (offer price) | 134,302 yen per unit |
| (5) Total amount issued (total offer price) | 5,868,997,400 yen |
| (6) Application period | Tuesday, November 22, 2022 |
| (7) Payment period for deposit in securities | Tuesday, November 22, 2022 to Thursday, November 24, 2022 |
| (8) Payment date | Thursday, December 1, 2022 |
| (9) Delivery date | Friday, December 2, 2022 |
- (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 | 2,185 units |
| (2) Distribution price | 134,302 yen per unit |
| (3) Total amount of distribution price | 293,449,870 yen |
| (4) Application period | Tuesday, November 22, 2022 |
| (5) Payment period for deposit in securities | Tuesday, November 22, 2022 to Thursday, November 24, 2022 |

Disclaimer: This press release is an announcement concerning SLR’s determination of prices, etc. concerning 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 Friday, December 2, 2022

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

- (1) Issue amount 129,756 yen per unit
(amount to be paid)
- (2) Net proceeds 283,516,860 yen (maximum)
- (3) Application period Friday, December 23, 2022
(application date)
- (4) Payment date Monday, December 26, 2022

(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: Monday, November 21, 2022 140,400 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 2,332 yen as forecast distributions per unit (excluding forecast surplus cash distributions per unit), and 322 yen as forecast surplus cash distributions per unit for the fiscal period ending November 30, 2022.

2. Syndicate Covering Transaction Period

Wednesday, November 23, 2022 to Thursday, December 22, 2022.

3. Use of the Proceeds

The net proceeds from the Public Offering (5,670,337,200 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 14, 2022. The 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 283,516,860 yen) are scheduled to be used to fund the partial repayment of the borrowings or to partially fund the acquisition of the Properties to Be Acquired or acquisitions of other new specified assets.

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

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

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