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October 16, 2023

To All Concerned Parties

REIT Issuer:

LaSalle LOGIPORT REIT

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Representative: Taira Jigami, Executive Director

(Securities Identification Code: 3466)

Asset Manager:

LaSalle REIT Advisors K.K.

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### Notice regarding acquisition of domestic real estate trust beneficiary interests

LaSalle REIT Advisors K.K. (“**LRA**” or “**Asset Manager**”), to which LaSalle LOGIPORT REIT (“**LLR**”) has entrusted the management of its assets, announces that LRA has resolved to acquire one asset (the “**Acquisition**”) as outlined below under “1. Acquisition Overview” (the “**Intended Acquisition Asset**”) as described below.

#### 1. Acquisition overview

Area	Property number	Asset name	Location (city or ward, prefecture)	Seller	Intended Acquisition Price (million yen) (Note 1)	Appraisal Value (million yen) (Note 2)	NOI Yield (%) (Note 3)
Other	Other-3	Inuyama Logistics Center	Inuyama-city, Aichi	LRF2 Properties GK	3,270	3,470	4.2

(1) Purchase & Sale : October 16, 2023  
agreement date

(2) Intended acquisition : March 1, 2024 (delivery and settlement date) (Note 5)  
date

(3) Seller : Please refer to “4. Seller Profile” below

(4) Funds for acquisition : Part of the funds for the sale of the intended disposition asset resolved on October 16, 2023 (Note 6)

(5) Settlement method : To be paid in a lump sum on the intended acquisition date (see (2) above)

(6) Broker involved : Not applicable

Notes:

1. “Intended Acquisition Price” is the price to be paid for each Intended Acquisition Asset pursuant to their respective relevant Trust Beneficiary Interests Purchase & Sale Agreements (excluding national and local consumption taxes, and expenses such as transaction fees, and is rounded down to the nearest million yen).
2. With respect to the appraisal evaluation of each property, Tanizawa Sogo Appraisal Co., Ltd. was commissioned to appraise the value of each Intended Acquisition Asset. “Appraisal Value” is based on the appraisal values from the relevant appraisal reports as of September 30, 2023.
3. “NOI Yield” is the ratio of Appraisal NOI (Note 4) divided by the Intended Acquisition Price of the Intended Acquisition Asset, rounded to the first decimal place.
4. “Appraisal NOI” is the stabilized net operating income (an amount equal to operating income after deducting operating expenses) based on a direct capitalization method indicated in the relevant appraisal reports prepared by Tanizawa Sogo Appraisal Co., Ltd. which represents revenue before deducting depreciation expense. Appraisal NOI is different from NCF (net cash flow), to which interests derived from security deposits, etc. are added back, and from which capital expenditures are deducted.
5. “Intended acquisition date” is subject to change as agreed upon between LLR and the seller in accordance with Trust Beneficiary Interests Purchase & Sale Agreement.
6. Concerning the disposition, please refer to the “Notice regarding partial disposition of domestic real estate trust beneficiary interests” released today.

## 2. Rationale for the Acquisition

- (1) The Intended Acquisition Asset is “excellent delivery convenience and high specification” logistics facilities located in a place suitable for logistics facilities in Chubu area, and is property that meet LLR’s investment criteria which is focused on “Prime Logistics.” The Asset Manager has decided the Acquisition based on its judgment that the Intended Acquisition Asset would generate stable revenues for mid- to long-term or is expected to realize the upside in the future and promote portfolio diversification.

The Intended Acquisition Asset is property that LLR has acquired preferential negotiating rights through the acquisition of TK Equity Interest of LRF2 Properties GK as announced in “Notice regarding Acquisition of Asset (TK Equity Interest of LRF2 Properties GK)” on December 13, 2022.

Through the acquisition of the Intended Acquisition Asset, LLR will continue to expand its asset size by acquiring high quality properties to further diversify its portfolio, which will contribute towards the enhancement of unitholders’ value.

In addition, LLR selected tenants based on LLR’s tenant selection criteria guideline (Note) and after its confirmation that all of the tenants meet the necessary standards on these guidelines.

Note: Details of LLR’s tenant selection criteria guideline are described in the “Report on management systems of issuers of real estate investment trust securities” dated May 30, 2023 and the “Securities report” dated May 30, 2023.

- (2) Further details related to the features of the Intended Acquisition Asset are as follows.
  - ① Inuyama City is located c.20 km from Nagoya City which provides excellent access to high consumption area in central Nagoya. Also conveniently located in terms of transportation as a wide-area distribution center
  - ② The property has a standard column span of c.10.5m x c.10.5m, ceiling height of over 5.5m, one cargo elevator and two vertical conveyors
  - ③ Located in a dedicated industrial area, providing a favorable operating environment for 24-hour operation and

frequent deliveries, etc.

### 3. Description of Intended Acquisition Asset

#### (1) Overview of Intended Acquisition Asset

Tables (2) through (4) below provide an overview of the Intended Acquisition Asset (the “**Individual Property Tables**” in 3). When referring to the Individual Property Tables, please refer to the following explanation for terms used.

In principle, unless otherwise noted, all information included in the tables is as of August 31, 2023.

##### a. Explanation on the section

- “Use” column indicates the primary building’s type of use stated in the property registry. However, this column is left blank for leasehold land.

##### b. Explanation on “Overview of specified assets”

- “Type of specified asset” represents the category of the Intended Acquisition Asset upon acquisition that is planned on the date of this press release.
- “Intended acquisition date” represents the purchase date of the trust beneficiary interest of the Intended Acquisition Asset, as shown in the relevant Trust Beneficiary Interests Purchase & Sale Agreement. “Intended acquisition date” is subject to change as agreed upon between LLR and the seller in accordance with Trust Beneficiary Interests Purchase & Sale Agreement.
- “Intended Acquisition Price” represents the summary of the trust beneficiary interest of the Intended Acquisition Asset, as shown in the relevant Trust Beneficiary Interests Purchase & Sale Agreement (excluding national and local consumption taxes, and expenses such as transaction fees, and is rounded down to the nearest million yen).
- “Overview of trust beneficiary interest” includes the entrustment date, trustee and trust maturity date of the Intended Acquisition Asset upon acquisition that is planned on the date of this press release.
- “Location” of “Land” represents the displayed address of the property. If there is no displayed address, the building address in the property registry is shown (If there are multiple addresses shown on the property registry, then one address will be chosen).
- “Land area” of “Land” is based on the description in the land registry, and the land area of some sites may not match the current status.
- “Zoning” of “Land” represents the types of districts listed in Article 8, Paragraph 1, Item 1 of the City Planning Act (as amended).
- “SCR” of “Land” represents the ratio of the building area of buildings to the site area, as depicted in Article 53 of the Building Standards Act (as amended), indicating the upper limit of the site coverage ratio (“SCR”) as determined in city planning in accordance with the zoning.
- “FAR” of “Land” represents the ratio of the total floor area of buildings to the site area, as depicted in Article 52 of the Building Standards Act, indicating the upper limit of the floor area ratio (“FAR”) as determined in city planning in accordance with the zoning.
- “Form of ownership” of “Land” and “Building” represents the type of rights owned by the trustee with

respect to the Intended Acquisition Asset.

- “Presence or absence of pledged collateral setting” indicates whether a property is scheduled to be pledged by LLR as collateral after acquisition of corresponding asset and an overview of the collateral if such property is scheduled to be pledged as collateral.
  - “Master lessee” represents the companies with which the trustee has entered into or will enter into a master lease agreement for the Intended Acquisition Asset.
  - “Type of master lease” represents, in accordance with the terms and conditions of the master lease agreement, “pass-through type” for the pass-through type master lease in which rent received by the lessor is in principle the same amount as the rent received by the master lessee from end-tenants, and “sub-lease type” for the sub-lease type master lease in which rent received by the lessor is fixed even if the rent received by the master lessee from end-tenants change. No Master Lease Agreement has been or is going to be entered into with respect to the Intended Acquisition Asset.
  - “Overview of property assessment report” represents the summary of the engineering report of the Intended Acquisition Asset conducted by Tokio Marine dR Co., Ltd. upon request by LLR. The engineering firm conducted an investigation of building deterioration conditions, planning of short-term and long-term repair and maintenance, an investigation of building code compliance, and an environmental assessment with respect to hazardous substances. The engineering report represent a judgment and an opinion of the engineering firms mentioned above only at a certain point in time, and any adequacy and accuracy of the report are not guaranteed.
  - “Structure / No. of floors” and “Type” of the building are based on the property registry.
  - “Completion date” of the building represents the date of completion as described in the property registry.
  - “Gross floor area” of the building is based on the property registry.
  - “Property manager” is the property management company with which the trustee will enter into a property management agreement in order to manage the trust property.
  - “Lease” is based on the lease agreements for the Intended Acquisition Asset. The information in “Lease” is as of August 31, 2023.
  - “Number of tenants” is based on the number of buildings described in the lease agreements for the trust property. Should master lease agreements be entered into or are going to be entered into, this figure represents the total number of end-tenants. However, tenants who have entered into multiple lease agreements are counted as one tenant. The information in “Number of tenants” is as of August 31, 2023.
- c. Explanation on “Remarks”
- “Remarks” indicate items believed to be materially important in terms of the relationship of rights and use of acquired assets as well as items believed to be materially important in consideration of their impact on appraisal value, profitability, and possibility of disposal regarding a given acquired asset based on the information as of August 31, 2023, and includes the following items:
    - Major restrictions or regulations under laws and other rules
    - Major encumbrances or restrictions related to rights and duties
    - Major matters concerning lease terms agreed with tenants or end tenants, or major status, etc. of property use by tenants or end tenants

- Major matters when there are structures or other physical elements that cross abutting real estate boundary lines, or when there are problems in confirming real estate adjacent boundaries
- d. Explanation of “Outline of leasing”
- “Outline of leasing” represents the effective terms and conditions of lease agreements with the top two tenants as of August 31, 2023, based on the leased area occupied space for the trust property. In cases where a master lease agreement is entered into, it represents lease agreements between the end tenants and the master lessee.
  - “Leased area” means the leased area of the building stipulated in the respective lease agreement of the property as of August 31, 2023 and the figures are rounded down to the nearest whole number.
  - “Annual rent” is calculated by multiplying by twelve the monthly rent (including common area maintenance fees but excluding national and local consumption taxes; if the property has multiple tenants, the total of all monthly rents) for the building stipulated in each lease agreement of the Intended Acquisition Asset as of August 31, 2023. Figures are rounded down to the nearest million yen.
  - “Security deposit” represents the outstanding balance of tenant leasehold and security deposit from the respective end-tenants set forth in the corresponding lease agreements as of August 31, 2023. Figures are rounded down to the nearest million yen.
  - The information in “Outline of leasing” is as of August 31, 2023.
- e. Explanation of the “Outline of the appraisal report”
- “Outline of the appraisal report” describes the summary of the appraisal report for the Intended Acquisition Asset prepared by the appraiser upon LLR’s request. Such appraisal reports represent a judgment and an opinion of the appraiser as an evaluator at a certain point in time, and any adequacy, accuracy of the report or feasibility of a transaction at such appraisal value are not guaranteed. In this item, figures are rounded down to the nearest unit and ratios are rounded to the first decimal place.

## (2) Overview of specified assets

Asset name		Inuyama Logistics Center
Use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Planned acquisition date		March 1, 2024
Intended acquisition price		3,270 million yen
Overview of trust beneficiary interest	Entrustment date	December 15, 2022
	Trustee	Mitsubishi UFJ Trust and Banking Corporation
	Trust maturity date	December 31, 2032
Land	Location	1-6Azakitahiratsuka, Inuyama-city, Aichi
	Land area	5,088.59 m <sup>2</sup>
	Zoning	Exclusive industrial zone
	SCR	60%
	FAR	200%
	Form of ownership	Ownership
Presence or absence of pledged collateral setting		None
Master lessee		-
Type of master lease		-
Appraisal value (Date of Valuation)		3,470 million yen (as of September 30, 2023)
Real estate appraiser		Tanizawa Sogo Appraisal Co., Ltd.
Overview of engineering	Appraiser	Tokio Marine dR Co., Ltd.
	Appraisal date	September 2023
	Emergency repair cost	-
	Long-term repair cost	20,469 thousand yen / 12 years (annual average: 1,705 thousand yen)
Building	Structure / No. of floors	Steel structure aluminum-zinc alloy coated steel roofing, 4-story
	Completion date	November 4, 2022
	Gross floor area	10,363.34 m <sup>2</sup>
	Type	Warehouse
	Form of ownership	Ownership
Property manager		CBRE K.K.
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	10,363.34 m <sup>2</sup>
	Net Rentable area	10,363.34 m <sup>2</sup>

	Occupancy rate	100.0%
Remarks		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

(3) Outline of leasing

Outline of leasing			
Tenant	Leased area	Annual rent (excluding national and local consumption taxes)	Security deposit
Undisclosed (Note)	10,363 m <sup>2</sup>	Undisclosed (Note)	Undisclosed (Note)
Contract type: Undisclosed (Note)			
Rent revision: Undisclosed (Note)			
Early termination: Undisclosed (Note)			

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

## (4) Outline of appraisal reports

Outline of appraisal report		
Appraisal value	3,470 million yen	
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.	
Appraisal date	September 30, 2023	
Item	Details (million yen)	Outline
Income approach value	3,470	Assessed based on a discounted cash flow method and verified against a direct capitalization method.
Direct capitalization method	3,530	
Operating revenues	Undisclosed (Note)	
Total potential revenue	Undisclosed (Note)	
Loss such as vacancy	Undisclosed (Note)	
Operating expenses	Undisclosed (Note)	
Maintenance costs	Undisclosed (Note)	
Utility costs	Undisclosed (Note)	
Repair costs	Undisclosed (Note)	
Property management fees	Undisclosed (Note)	
Tenant solicitation expenses	Undisclosed (Note)	
Property taxes	Undisclosed (Note)	
Non-life insurance premiums	Undisclosed (Note)	
Other expenses	Undisclosed (Note)	
Net operating income	135	
One-time investment gains	Undisclosed (Note)	
Capital expenditure	Undisclosed (Note)	

	Net income	134	
	Capitalization rate	3.8%	Assessed based on examples of comparable real estate transactions while taking into account particular factors specific to the real estate.
	Discounted cash flow method	3,450	
	Discount rate (up to the 4th fiscal year)	3.7%	Assessed based on additional yield premium relative to other financial assets in consideration of individual characteristics of the real estate.
	Discount rate (from the 5th fiscal year to the 11th fiscal year)	3.9%	Assessed based on additional yield premium relative to other financial assets in consideration of individual characteristics of the real estate.
	Terminal capitalization rate	4.0%	Assessed based on the capitalization rate coupled with reflecting uncertainties about the future.
	Cost method value	3,090	
	Proportion of land	50.5%	
	Proportion of building	49.5%	
	Other points to be noted for the determination of appraisal value		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

#### 4. Seller Profile

Name	LRF2 Properties GK
Address	Within TOKYO UNITED GROUP 2-9-15 Yotsuya, Shinjuku-ku, Tokyo
Representative	Representative member: LRF2 Holdings Ippan Shadan Hojin Person to execute duties: Takuya Ikeda
Line of business	1. Acquisition, holding, management and disposal of securities and trust beneficiary rights. 2. Acquisition, holding, management and disposal of real estate. 3. Acquisition, holding and disposal of monetary claims. 4. Other incidental business related to 1. 2. 3. above.
Capital	100,000 yen
Relationship with LLR and LaSalle REIT Advisors K.K.	
Capital ties	LLR owns approximately 11% of the total amount of TK equity of the GK. Except for the above, there are no significant capital relationships with LLR or LRA
Personal relations	There are no significant personal relationships.
Business relationship	There are no significant business relationships.
Applicable situation to related parties	The company does not fall under the category of related party to LLR or LRA.

5. Transactions with Related Parties

Not applicable.

6. Status of parties concerned

This is not an acquisition or transfer of property with a party that has a special interest relationship with LLR and LRA.

7. Summary about brokers

No brokers were used to conduct this acquisition.

8. Financial impacts on LLR in the event of failure to fulfill forward commitment

LLR shall treat the Acquisition as a forward commitment, etc. (Note). In accordance with the terms and conditions of the sale and purchase agreement for the Intended Acquisition Asset, if LLR is unable to procure funds, including funds to cover the purchase price, LLR may cancel the agreement without compensation without payment of any penalty, etc. to the seller. Based on the above, we believe that even if LLR are unable to fulfill the forward commitments, etc. for the Intended Acquisition Asset to be acquired, the impact on LLR's finances, etc. will be negligible.

Note:

Forward commitment, etc. refers to a future purchase/sale that promises settlement and delivery more than one month after the date of the execution of a contract.

9. Future Outlook

For further details on future projections, please refer to the "Notice regarding upward revisions to the forecasts for financial results and DPU for the fiscal periods ending February 29, 2024" released today.

\*LaSalle LOGIPORT REIT: <https://lasalle-logiport.com/english/>

<Attachments>

Exhibit-1: Overview of the Intended Acquisition Asset

Exhibit-2: List of portfolio assets after the Acquisition

Exhibit-1: Overview of the Intended Acquisition Asset

Other-3 Inuyama Logistics Center

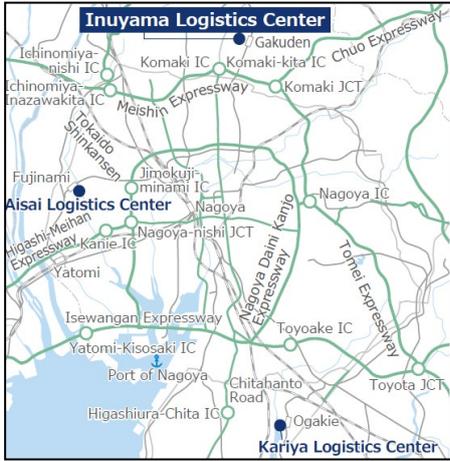


Exhibit-2: List of portfolio assets after the Acquisition

Area	Property number	Property name	(Intended) Acquisition price (million yen) (Note 1)	Investment ratio (%) (Note 2)	
Existing Assets					
Tokyo area	Tokyo-1	LOGIPORT Hashimoto (Note 3)	21,200	5.7	
	Tokyo -2	LOGIPORT Sagamihara (Note 4)	23,020	6.2	
	Tokyo -3	LOGIPORT Kitakashiwa	25,300	6.8	
	Tokyo -5	LOGIPORT Nagareyama B (Note 5)	16,625	4.4	
	Tokyo -6	LOGIPORT Higashi Ogishima A	19,000	5.1	
	Tokyo -7	LOGIPORT Higashi Ogishima B	19,120	5.1	
	Tokyo -8	LOGIPORT Higashi Ogishima C	23,700	6.3	
	Tokyo -9	LOGIPORT Kawagoe	11,950	3.2	
	Tokyo-11	LOGIPORT Kashiwa Shonan	9,300	2.5	
	Tokyo-12	LOGIPORT Sayama Hidaka	6,430	1.7	
	Tokyo-13	Higashi Ogishima (leasehold land)	1,189	0.3	
	Tokyo-14	LOGIPORT Kawasaki Bay (Note 6)	32,200	8.6	
	Tokyo-15	LOGIPORT Shinmoriya	8,580	2.3	
	Osaka area	Osaka-1	LOGIPORT Sakai Minamijimacho	8,150	2.2
		Osaka-2	LOGIPORT Sakai Chikko Shinmachi	4,160	1.1
Osaka-3		LOGIPORT Osaka Taisho (Note 7)	17,655	4.7	
Osaka-5		LOGIPORT Amagasaki	48,200	12.9	
Osaka-6		LOGIPORT Sakai (Note 8)	12,075	3.2	
Osaka-7		LOGIPORT Osaka Bay	40,000	10.7	
Osaka-8		LOGIPORT Kyoto	13,015	3.5	
Other		Other-1	Aisai Logistics Center	4,045	1.1
	Other-2	Kariya Logistics Center	6,045	1.6	
Sub-total			370,959	99.1	
Intended Acquisition Asset					
Other	Other-3	Inuyama Logistics Center	3,270	0.9	
Portfolio total			374,229	100.0	

Notes:

1. “(Intended) Acquisition price” is the price to be paid for each asset pursuant to their respective relevant Trust Beneficiary Interests Purchase & Sale Agreement and the Joint Co-ownership Interest Purchase & Sale Agreement for Trust Beneficiary Interests (excluding national and local consumption taxes, and expenses such as transaction fees, and is rounded down to the nearest million yen) (as for LOGIPORT Sakai Chikko Shinmachi, LOGIPORT Osaka Taisho and LOGIPORT Amagasaki, the total amount of the price under the each Joint Co-ownership Interest Purchase & Sale Agreement for Trust Beneficiary Interests). Therefore, the sum of the (intended) acquisition price of each property may differ from the subtotal or the total (intended) acquisition price.
2. “Investment ratio” is the ratio of the (intended) acquisition price of the property to the total (intended) acquisition price, rounded to the first decimal place. Therefore, the sum of the investment ratio of each property may differ from the subtotal or the total investment ratio.
3. The acquisition price and investment ratio of LOGIPORT Hashimoto describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary interests (55.0%).
4. The acquisition price and investment ratio of LOGIPORT Sagamihara describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary interests (51.0%).
5. The acquisition price and investment ratio of LOGIPORT Nagareyama B describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary interests (62.5%) after the partial disposition, as announced in the “Notice regarding partial disposition of domestic real estate trust beneficiary interests” dated October 16, 2023.
6. The acquisition price and investment ratio of LOGIPORT Kawasaki Bay describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary interests (40.0%).
7. The acquisition price and investment ratio of LOGIPORT Osaka Taisho describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary interests (62.5%).
8. The acquisition price and investment ratio of LOGIPORT Sakai describe our pro-rata portion of the joint co-ownership interest in the trust beneficiary interests (50.0%).