

December 5, 2025

FOR IMMEDIATE RELEASE

Issuer of REIT securities:

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

SOSiLA Logistics REIT, Inc.

Representative: Tomoaki Sato,
Executive Director

(Securities Code: 2979)

Asset management company:

Sumisho Realty Management Co., Ltd.

Representative: Yukinari Shiraishi, President & CEO

Inquiries: Tetsuro Moriguchi, General Manager,
REIT Management Department

TEL: +81-3-4346-0579

Notice Concerning Debt Financing and Interest Rate Swaps

SOSiLA Logistics REIT, Inc. ("SLR") announces today that it decided on debt financing (the "Borrowings") and interest rate swaps ("Interest Rate Swaps").

1. Details of Borrowings

Category	Lender	Anticipated borrowing amount (million yen)	Interest rate	Scheduled borrowing date (Note 6)	Borrowing method	Repayment date (Note 6)	Repayment method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	5,600	Base interest rate +0.140% (Note 1) (Note 2) (Note 3)	December 10, 2025	SLR will conclude individual loan agreements with the lenders stated left on December 8, 2025, based on a jointly operated designated money trust formed by these lenders	December 10, 2029	Paid in full upon maturity	Unsecured and non-guaranteed
	Sumitomo Mitsui Trust Bank, Limited							
	Mizuho Bank, Ltd.							
	Sumitomo Mitsui Banking Corporation	3,000	Base interest rate +0.090% (Note 1) (Note 2) (Note 3)			December 11, 2028		
	MUFG Bank, Ltd.							
	The Bank of Fukuoka, Ltd							
	Development Bank of Japan Inc.	500	Not decided (Note 4) (Note 5)			December 11, 2025		
Total		9,100						

(Note 1) The annualized interest rates are effectively fixed due to the Interest Rate Swaps. For details, please refer to 4. Interest Rate Swaps.

(Note 2) The base interest rate is the six-months Japanese yen Tokyo Interbank Offered Rate (TIBOR) for the concerned interest period announced by the JBA TIBOR Administration. Information on the JBA Japanese yen TIBOR is available at the Administration's official website.
<https://www.jbatibor.or.jp/english/rate/>

(Note 3) The first interest payment date is May 29, 2026. The subsequent interest payment dates are the last days of May and November, and the repayment date.

(Note 4) The interest rate will be announced when determined.

(Note 5) The first interest payment date is May 29, 2026. The subsequent interest payment dates are the last days of February, May, August and November, and the repayment date.

(Note 6) The scheduled borrowing date and the repayment date for borrowings are the dates expected as of today. Those dates may change before the final execution of the Borrowings.

2. Reason for Borrowings

On December 10, 2025, the long-term borrowing above will be allocated to the payment of the long-term borrowing of 9,100 million yen which will become due on the same day.

3. Details of the long-term borrowing scheduled to be repaid (Note)

Category	Lender	Borrowing amount. (million yen)	Interest rate	Borrowing date	Borrowing method	Repayment date	Repayment method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	9,100	0.53388%	December 10, 2019	SLR conclude individual loan agreements with lenders stated left on December 6, 2019.	December 10, 2025	Paid in full upon maturity	Unsecured and non-guaranteed
	Sumitomo Mitsui Trust Bank, Limited							
	Mizuho Bank, Ltd.							
	Mitsubishi UFJ Trust and Banking Corporation							
	The Bank of Fukuoka, Ltd							
	Development Bank of Japan Inc.							

(Note) For further details on the long-term borrowing to be repaid, please refer to “SOSiLA Logistics REIT Announces Debt Financing” released on December 10, 2019.

4. Interest Rate Swaps

(1) Reason for Interest Rate Swaps

SLR aims to fix the interest rates paid for the borrowing and hedge against the risk of rising interest rates.

(2) Details of Interest Rate Swaps

Counterparty		Not decided (Note)	
Notional principal		5,600 million yen	
Interest rate	Fixed interest rate payable	Not decided	
	Floating interest rate receivable	Base interest rate (JBA 6-month Japanese yen TIBOR) plus 0.140%	
Commencement date		December 10, 2025	
Termination date		December 10, 2029	December 11, 2028
Payment date		The first interest payment date is May 29, 2026. The subsequent interest payment dates are the last days of May and November, and the final repayment date.	

(Note) The counterparties and fixed interest rates paid will be determined on December 8, 2025. The counterparty and interest rate will be announced once determined.

5. Green loans

The Refinancing is green loan based on the green finance framework that SLR has formulated. For the details of green finance (including green loans), please visit the Green Finance page of SLR's website.

<https://sosila-reit.co.jp/en/esg/greenfinance.html>

6. Status of borrowings etc. after the Borrowings

(Unit: million yen)

	Before the Borrowings	After the Borrowings	Changes
Short-term borrowings	0	0	-
Long-term borrowings	60,720	60,720	-
Total of borrowings	60,720	60,720	-
Investment corporation bonds	4,600	4,600	-
Total of borrowings and investment corporation bonds	65,320	65,320	-



Sociability, Sustainability, and Individuality
for Logistic Aspect

7. Other Matters

Risks associated with the Borrowings are as stated in 3. Investment Risks, 1. Status of the Fund, I Information of the Fund, in the Securities Registration Statement submitted on August 25, 2025.

* SOSiLA website: <https://sosila-reit.co.jp/en/>