

December 8, 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 (interest rate determined) and Conclusion of Interest Rate Swap Agreements

SOSiLA Logistics REIT, Inc. ("SLR") announces today that it has decided and concluded individual loan agreements and interest rate swap agreements regarding the debt financing and interest rate swap for the borrowings announced in the press release titled 'Notice Concerning Debt Financing and Interest Rate Swaps' on December 5, 2025, as follows.

1. Details of Individual Loan Agreements

Category	Lender	Borrowing amount (million yen)	Interest rate	Borrowing date	Borrowing method	Repayment date	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 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	1.7425% (Note 4)			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 2. Details of Interest Rate Swap Agreements.

(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 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.

2. Details of Interest Rate Swap Agreements

Counterparty		Mizuho Bank, Ltd.	Mizuho Bank, Ltd.
Principal		5,600 million yen	3,000 million yen
Interest rate	Fixed interest rate payable	1.8330%	1.6570%
	Floating interest rate receivable	Base interest rate (JBA 6-month Japanese yen TIBOR) plus 0.140%(Note1)	Base interest rate (JBA 6-month Japanese yen TIBOR) plus 0.090%(Note2)
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.	

(Note1) The interest rate will be substantively fixed at 1.8330% through the interest rate swap agreements.

(Note2) The interest rate will be substantively fixed at 1.6570% through the interest rate swap agreements.

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