March 13, 2026

FOR IMMEDIATE RELEASE

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Notice Concerning Acquisition of Domestic Assets (Silent Partnership Equity Interest)

Sumisho Realty Management Co., Ltd. ("SRM"), to which SOSiLA Logistics REIT, Inc. ("SLR") entrusts the management of its assets, announced today that it will acquire one property ("Asset to Be Acquired") in the form of equity interest in the silent partnership. The details are described below.

1. Overview of the Asset to Be Acquired

Type of specific asset	Asset name	Name of underlying real estate	Anticipated acquisition price	Existence of intermediaries
Equity interest in the silent partnership	SOSiLA Private Fund 3 G.K. Equity interest in the silent partnership (Note)	SOSiLA Chuo Rinkan	1,500 million yen	No
		SOSiLA YokohamaKohoku (20% quasi-co-ownership interest)		
		NEWNO SOSiLA Takatsuki (50% quasi-co-ownership interest)		

(1)	Date of agreement	March 13, 2026
(2)	Anticipated acquisition date	March 26, 2026
(3)	Seller (Investee)	SOSiLA Private Fund 3 G.K. (hereinafter may be referred to as the "Operator")
(4)	Financing for acquisition	Cash on hand
(5)	Settlement method	To be paid in a lump sum at time of acquisition

(Note) The Asset to Be Acquired is a silent partnership equity interest based on a silent partnership agreement (the "Agreement"), under which SOSiLA Private Fund 3 G.K., which plans to acquire a beneficial interest in a trust (the "Beneficial Interests in Trust"), whose trust property is the underlying real estate, is the operator.

2. Rationale for Acquisition

SLR invests primarily in the SOSiLA series of logistics properties developed by Sumitomo Corporation with the aim of connecting "people" and "society."

The Asset to Be Acquired is a silent partnership equity interest whose underlying real estate is SOSiLA Chuo Rinkan, SOSiLA Yokohama Kohoku (20% quasi-co-ownership interest), and NEWNO SOSiLA Takatsuki (50% quasi-co-ownership interest). SLR will invest jointly with Sumitomo Corporation and other investors in the silent partnership as described in section 3 (1) "Overview of silent partnership" below.

As described in section 3 (2) "Features of the Property" below, the underlying real estate is cutting-edge, advanced logistics facilities close to consumption areas which are expected to operate stably in the medium to long term.

As described in section 3 (1) "Overview of the preferential negotiation rights" below, SLR has obtained preferential negotiation rights (Note) for the underlying real estate and has secured an opportunity to acquire the underlying real estate after reducing the purchase price to a certain level during the five-year Agreement period. SLR already holds an 80% quasi co-ownership interest for SOSiLA Yokohama Kohoku among the underlying real estate. In the event of acquisition of the remaining 20% co-ownership interest in the future, SLR will hold the entire quasi-co-ownership interest, and believes this will help enhance the value of SOSiLA Yokohama Kohoku as an investment property.

During the term of the Agreement, the relatively high return indicated in section 3 (1) "Expected dividend yield" below can be received while maintaining the amount invested at a level lower than in the case of a direct investment.

SLR thus considers that the acquisition of the Asset to Be Acquired can diversify and enhance its portfolio.

(Note) The preferential negotiation rights are granted to SLR by the Operator for the quasi co-ownership interest of the Beneficial Interests in Trust (or the co-ownership interest of the underlying real estate), which does not assure the sale of the quasi co-ownership interest of the Beneficial Interests in Trust and does not provide either the Operator or SLR with any right or obligation related to the sale of the quasi co-ownership interest of the Beneficial Interests in Trust. The same applies hereinafter. Details of the preferential negotiation rights are found in section 3 (1) "Overview of the preferential negotiation rights" below.

3. Overview of Assets to Be Acquired

(1) Overview of the silent partnership to be invested in

<table>
<tr><td>Name of operator</td><td>SOSiLA Private Fund 3 G.K.</td></tr>
<tr><td>Total amount of the silent partnership investment</td><td>14,600 million yen (Note)
(Note) The amount indicated is the planned amount as of March 13, 2026. Among the other silent partnership investors, the amount to be invested by Sumitomo Corporation may change by the scheduled date of investment of March 26, 2026. Accordingly, the total amount invested through the silent partnership and the investment ratio of each silent partnership investor may change due to a change in the actual amount invested. The same applies hereinafter.</td></tr>
<tr><td>Expected dividend yield</td><td>Dividend yield (Note 1): 6.5%
Profit dividend yield (Note 2): 3.7%.
(Note 1) The dividend yield is calculated by dividing the amount resulted from multiplying an assumed dividend amount, calculated by subtracting the assumed amount of various expenses such as the Operator's operating and administrative expenses and interest on borrowing (on the assumption of the interest-rate conditions as of February 28, 2026, which may deviate significantly from the interest on the borrowing to be implemented by the Operator on March 27, 2026) from net income from property leasing business on cash flow projections over the term of the Agreement, by 10.3 % corresponding to the ownership ratio of the equity interest in the silent partnership to be invested by SLR by the expected acquisition price (expected investment amount) of the equity interest in the silent partnership to be invested by SLR.
(Note 2) The profit dividend yield is calculated by dividing the amount resulting from multiplying the assumed amount of profit dividend derived by subtracting expected depreciation from the assumed dividend amount in (Note 1) over the term of the Agreement by 10.3% corresponding to the ownership ratio of the equity interest in the silent partnership to be invested by SLR by the expected acquisition price (expected investment amount) of the silent partnership equity interest to be invested by SLR.
(Note 3) The dividend yield and profit dividend yield stated are figures assumed as of March 13, 2026, which are not guaranteed to be the same as the actual figures.</td></tr>
<tr><td>Effective period of the silent partnership agreement</td><td>Until March 26, 2031
If the Operator and SLR agree to extend the Agreement, the term of this silent partnership agreement may be extended only if all other silent partnership agreements are extended at the same time and only for the same term as all other silent partnership agreements. Furthermore, if the Operator has debts to the lender, the term of the Agreement will be automatically extended to the day following the day on which all of such debts are repaid.</td></tr>
<tr><td>Overview of silent partnership</td><td>
<table>
<tr><td colspan="4">SOSiLA Private Fund 3 G.K.</td></tr>
<tr><td rowspan="3">(Assets)
Beneficial Interests in Trust, etc.:
56,783 million yen
(Note 1)
(Note 2)</td><td colspan="3">(Liabilities)
Senior loans (Class A (Term loans)): 26,589 million yen
Senior loans (Class A (Consumption tax loans)): 2,058 million yen
Senior loans (Class B): 4,333 million yen
Mezzanine loans (Class C, D, E): 9,202 million yen</td></tr>
<tr><td colspan="3">(Net assets)
Silent partnership investment: 14,600 million yen</td></tr>
<tr><td>SLR
10.3%</td><td>Sumitomo Corporation
14.8%</td><td>Others
(Note 3)
74.9%</td></tr>
</table>
</td></tr>
</table>

	(Note 1) The Operator plans to acquire the Beneficial Interests in Trust on March 27, 2026. (Note 2) The Beneficial Interests in Trust, etc. includes sundry expenses in the acquisition of the underlying real estate and expenses for organizing the silent partnership. The appraisal value of SOSiLA Chuo Rinkan determined by JLL Morii Valuation & Advisory K.K. is 40,700 million yen. The appraisal value of SOSiLA Yokohama Kohoku determined by JLL Morii Valuation & Advisory K.K. is 7,820 million yen. The appraisal value of NEWNO SOSiLA Takatsuki determined by JLL Morii Valuation & Advisory K.K. is 5,850 million yen. (Note 3) This information is not disclosed due to the other silent partnership investors not consenting to this. The other anonymous investors are two financial institutions in Japan and three operating companies in Japan. Calculation period: Six-month periods from March 1st to August 31st of each year and from September 1st to February 28th of the following year. The initial calculation period will be between the date of initial investment (March 26, 2026 (tentative)) and August 31, 2026, and the last day of the final calculation period will be the date on which the Agreement ends. Distribution of profit and loss: The Operator will distribute a profit earned or charge a loss incurred during each accounting period to the anonymous investors in the amount determined by multiplying the percentage of their capital contribution to the business, which earns profit through such activities as the acquisition, management, operation, and disposal of the Beneficial Interests in Trust.
Overview of the preferential negotiation rights	1. The Operator grants the right of first negotiation regarding the beneficial interests in trust for SOSiLA Chuo Rinkan (or SOSiLA Chuo Rinkan as underlying real estate) to Sumitomo Corporation (or a third party designated by Sumitomo Corporation) and the right of second negotiation to SLR (or a third party designated by SLR). 2. The Operator grants the right of first negotiation regarding the 20% quasi co-ownership interest in the beneficial interests in trust for SOSiLA Yokohama Kohoku (or the 20% quasi co-ownership interest in SOSiLA Yokohama Kohoku as underlying real estate) and the 50% quasi co-ownership interest in the beneficial interests in trust for NEWNO SOSiLA Takatsuki (or 50% quasi co-ownership interest in NEWNO SOSiLA Takatsuki as underlying real estate) to SLR (or a third party designated by SLR).

(2) Overview of the Property

The overview of the underlying real estate (the "Property") for SLR's anonymous investment is as follows.
The information provided in the "Overview of the Property," "Overview of Lease," "Summary of the Appraisal Report," and "Features of the Property" sections are stated as the following unless otherwise specified and are based on the information available as of March 13, 2026.

(a) Overview of the Property

- "Trustee" is the party scheduled to become the trustee of the Property.
- "Entrustment date" is the entrustment date prescribed by the trust agreement for the land and the scheduled date of the establishment of the trust for the building.
- "Trust maturity date" is the anticipated trust maturity date.
- "Ownership form" is, in both cases, the type of right retained or scheduled to be retained by the trustee.
- The "Location" of "Land" is the location of the building in the registry (if there is more than one building, the location of one of them; if the property is a limited proprietary right of land, the location in the registry of the building on the land with the limited proprietary right; if the property is land with superficies that is not a land leasehold right (meaning land leasehold right prescribed in Article 2, Item I of the Act on Land and Building Leases (Act No. 90 of 1991), as amended. The same shall apply hereunder) or with the right to lease land, the location of the land on the registry). "Land area" of "Land," and "Gross floor area," "Construction date," "Purpose" and "Structure/No. of stories" of "Building" are based on those stated in the registry and may be different from information about the actual land and building. "Gross floor area" of "Building" is the gross floor area of the main building plus that of the annexes. "Construction date," "Purpose" and "Structure/No. of stories" of "Building" are those of the main building alone.
- "Zoning" of "Land" is a type of zone under Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, as amended) or a type of city planning area under Article 7 of the same Act.
- "BCR" of "Land" is the maximum BCR (specified BCR) for the type of zone specified in the city planning. The specified BCR may be relaxed, raised or reduced due to being a fire-proof building in a fire prevention district, among other reasons, and may be different from the actual BCR.
- "FAR" of "Land" is the maximum FAR (specified FAR). The specified FAR may be relaxed or raised, or reduced due to the width of the road connected to the site, among other reasons, and may be different from the actual FAR.
- "Property manager" is the property management company that is scheduled to be commissioned to fulfill property management responsibilities.
- "Number of tenants" is the number of tenants based on lease contracts signed for the Property as of March 13, 2026

(excluding lease contracts for roofs and parking lots).
- "Extra description" are matters that are deemed to be material with respect to relationships of the rights, usage, etc. of the Property as of March 13, 2026 and other matters that are deemed to be material in consideration mainly of the potential impact on the appraised value of the Property, and the profitability or disposability thereof.

(b) Overview of Lease
- "Leasable area" is the sum of the leased area stated in the building lease contracts signed for the Property as of March 13, 2026 (excluding lease contracts for roofs and parking lots) and the area of vacant space considered rentable based on the building drawings, etc. The same applies hereinafter.
- "Leased area" is the leased area stated in the building lease contracts signed for the Property as of March 13, 2026.
- "Annual rent" is the annualized rent calculated by multiplying the monthly rent (including a common service fee) stated in the building lease contract signed as of March 13, 2026, by 12 (if the annual rent is specified, the annual rent including a common service fee), which is rounded down if the amount has a number less than the given unit.
- "Security deposit" is the amount of the security deposit stated in the building lease contract for the Property signed as of March 13, 2026, which is rounded down if it has a number less than the given unit.
- "Occupancy rate" is the ratio of total leased area to leasable area of the Property as of March 13, 2026, rounded to the first decimal place.

(c) Summary of the Appraisal Report
- "Summary of the Appraisal Report" is a summary of the real estate appraisal report prepared by SOSiLA Private Fund 3 G.K. which outsourced the appraisal to JLL Morii Valuation & Advisory K.K. The real estate appraisal report consists of the judgments and opinions of the appraiser at a certain point of time. The adequacy and accuracy of the report and feasibility of a transaction at the appraisal value are not guaranteed. Neither SLR nor SRM has any special stake in JLL Morii Valuation & Advisory K.K. The figures in this section are rounded down if the amount has a number less than the given unit. The percentages are rounded to the first decimal place.

(d) Features of the Property
- "Features of the Property" are based on market reports prepared by SRM by outsourcing the research on real estate market to CBRE, Inc. and analysis performed by SRM. This analysis, etc. represents the judgments and opinions of SRM based on the researchers' reports at a certain point in time. SRM does not guarantee the adequacy and accuracy of its content.

<table>
<tr><th colspan="6">Overview of the Property</th></tr>
<tr><td colspan="2">Property name</td><td>SOSiLA Chuo Rinkan</td><td rowspan="3">Overview of trust beneficiary interest</td><td>Trustee</td><td>Sumitomo Mitsui Trust Bank, Limited</td></tr>
<tr><td colspan="2">Use</td><td>Logistics property</td><td>Entrustment date</td><td>(Land)
March 27, 2026
(Building)
March 27, 2026</td></tr>
<tr><td colspan="2">Type of specific asset</td><td>Beneficiary interest of real estate in trust</td><td>Trust maturity date</td><td>March 31, 2026</td></tr>
<tr><td rowspan="6">Land</td><td>Ownership form</td><td>Proprietary</td><td rowspan="6">Building</td><td>Ownership form</td><td>Proprietary</td></tr>
<tr><td>Location</td><td>3-3860-1 Chuorinkan Nishi, Yamato City, Kanagawa</td><td>Gross floor area</td><td>91,466.64 m^2</td></tr>
<tr><td>Land area</td><td>46,256.61 m^2</td><td>Construction date (Construction completion)</td><td>August 9, 2022</td></tr>
<tr><td>Zoning</td><td>Industrial zone</td><td>Purpose</td><td>Warehouse</td></tr>
<tr><td>BCR</td><td>60%</td><td rowspan="2">Structure/ No. of stories</td><td rowspan="2">Reinforced concrete structure
Alloy plated steel sheet roof with five stories</td></tr>
<tr><td>FAR</td><td>200%</td></tr>
<tr><td colspan="2">Property manager</td><td>Sumisho Building Management Co., Ltd.</td><td colspan="2">Number of tenants</td><td>6 (Note)</td></tr>
<tr><td colspan="6">Extra description:

• An easement with TAIHEI KINZOKU KOGYOSHO CO., LTD. as grantor and TEPCO Power Grid, Incorporated as grantee has been created on land lot 3860-7 (1,776.88 m^2).
• The road that the investigated land is adjacent to on the west side is a city planning road. As of March 13, 2026, this is only a planning decision and the timing of implementation has yet to be decided. If the plan is implemented, the portion of the site along the road on the west side from the northeast corner of the investigated land to the south may be acquired and the building may become an existing nonconforming building in terms of the current floor-area ratio.</td></tr>
</table>

(Note) The number of tenants is the number of tenants as of March 13, 2026 and a new lease contract with one tenant is scheduled to be concluded on March 27, 2026.

Overview of Lease (Note)	
Leasable area	91,266.79 m^2
Leased area	73,883.23 m^2
Annual rent	Not disclosed
Security deposit	631 million yen
Occupancy rate	81.0%

(Note) The information is as of March 13, 2026. The Property is expected to achieve full occupancy on March 27, 2026, with the conclusion of a new lease contract with one tenant for the remaining vacant lot.

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Summary of the Appraisal Report		
Property name	SOSiLA Chuo Rinkan	
Appraisal value	40,700 million yen	
Appraiser	JLL Morii Valuation & Advisory K.K.	
Date of appraisal	December 31, 2025	
Item	Appraisal (thousand yen)	Overview
Income approach value	40,700,000	Assessed by correlating income approach value by the direct capitalization method with income approach value by the DCF method.
Direct capitalization method	41,700,000	
(1) Operating revenues	1,764,239	
a. Total potential revenue	1,823,130	
b. Loss such as vacancy	58,891	
(2) Operating expenses	337,624	
a. Maintenance costs	75,035	
b. Utilities costs	62,947	
c. Repair costs	7,319	
d. Property management fees	17,064	
e. Tenant solicitation expenses	6,810	
f. Property taxes	157,385	
g. Non-life insurance premiums	7,064	
h. Other expenses	4,000	
(3) Net operating income	1,426,615	(1) - (2)
(4) Interest on deposit	7,888	
(5) Capital expenditure	17,077	
Net income	1,417,426	(3) + (4) - (5)
Capitalization rate	3.4%	Appraised by considering the income and capital fluctuation risk, in addition to the discount rate.
Discounted cash flow method	39,700,000	
Discount rate	3.2%	Appraised by comprehensively taking into account overall transaction market trends, etc. after considering risk factors of location and individual characteristics of the subject real estate as well as standard cap rate.
Terminal capitalization rate	3.6%	Appraised by considering uncertainty of fluctuation projections for future net income, future deterioration of the building, and risk of sale, in addition to the cap rate.
Total estimated price	31,200,000	
Proportion of land	59.6%	
Proportion of building	40.4%	
Other items that the appraiser paid attention to in its appraisal	-	

Features of the Property
(Location) The Property is in an area of Yamato that is home to many logistics centers, factories (research centers attached to factories), etc. The nearest station is Chuo Rinkan Station on the Odakyu Enoshima Line and Den-en-toshi Line. Conveniently located, the Property offers access to the Tokyo metropolitan area and the wider area through Yokohama-Machida IC on the Tomei Expressway and Ken-o-Atsugi IC on the Ken-O Expressway. Situated in a densely populated inland area of Kanagawa Prefecture that serves as a bedtown for central Tokyo and central Yokohama and that has seen a population growth in recent years, the Property is also well-positioned to support last-mile delivery to the surrounding residential area. In terms of operating environment, the Property is located on an industrial park and is thus surrounded by many logistics facilities and factories. At the same time, it is in a residential area consisting mainly of general housing. It lies within walking distance of Chuo Rinkan Station, which is the nearest station, and also within walking distance of supermarkets and convenience stores. Accordingly, the Property also has advantages when it comes to securing labor. (Features of Property) The Property is a five-story logistics facility with a total floor area (Building Standards Act) of 33,966 tsubo. Each floor from the first to the fifth can be accessed by a rampway. The basic specifications include each floor having a ceiling height of 5.5 meters, floor loading of 1.5 tons per square meter, and 11.5 meters by 10.95 meters of space between pillars. This makes the facility highly versatile and usable for logistics facility operations and suitable for a wide range of tenant businesses. The facility also has 265 tsubo of storage space for hazardous materials (included in total floor area), which is very rare. With a total of 183 truck berths on the first through fifth floors, the facility has a high delivery efficiency spec. The parking lot has spaces for 263 standard-sized cars and ten waiting trucks to facilitate workers commuting by car.

<table>
<tr><th colspan="6">Overview of the Property</th></tr>
<tr><td colspan="2">Property name</td><td>SOSiLA YokohamaKohoku
(20% quasi-co-ownership interest)</td><td rowspan="3">Overview of trust beneficiary interest</td><td>Trustee</td><td>Sumitomo Mitsui Trust Bank, Limited</td></tr>
<tr><td colspan="2">Use</td><td>Logistics property</td><td>Entrustment date</td><td>(Land)
September 29, 2015
(Buildings: additional trust)
December 31, 2019</td></tr>
<tr><td colspan="2">Type of specific asset</td><td>Beneficiary interest of real estate in trust</td><td>Trust maturity date</td><td>December 31, 2029</td></tr>
<tr><td rowspan="6">Land</td><td>Ownership form</td><td>Proprietary</td><td rowspan="6">Building</td><td>Ownership form</td><td>Proprietary</td></tr>
<tr><td>Location</td><td>1-162-1 Kamiyama, Midori Ward, Yokohama City, Kanagawa</td><td>Gross floor area</td><td>83,782.32 m^2
(16,756.47 m^2) (Note 2)</td></tr>
<tr><td>Land area</td><td>39,041.22 m^2 (Note 1)</td><td>Construction date (Construction completion)</td><td>September 21, 2017</td></tr>
<tr><td>Zoning</td><td>Industrial zone</td><td>Purpose</td><td>Warehouse</td></tr>
<tr><td>BCR</td><td>60%</td><td rowspan="2">Structure/
No. of stories</td><td rowspan="2">Reinforced concrete, steel-frame structure
Alloy plated steel sheet roof with four stories</td></tr>
<tr><td>FAR</td><td>200%</td></tr>
<tr><td colspan="2">Property manager</td><td>Sumisho Building Management Co., Ltd.</td><td colspan="2">Number of tenants</td><td>6</td></tr>
</table>

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Extra description:
• As a result of acquisition of the Property, the Operator will quasi-co-own the Beneficial Interests in Trust. The Operator's quasi-co-ownership interest will be 20% and SLR's quasi-co-ownership interest will be 80%. An agreement between holders of real estate trust beneficiary quasi-co-ownership interests (the "Agreement") has been concluded with respect to the Property between Sumitomo Corporation and SLR, which are the current owners of the Property, and Sumitomo Mitsui Trust Bank, Limited, which is the trustee. As a result of the acquisition of the Property, the Operator will succeed to the position of Sumitomo Corporation under the Agreement. The Agreement after the succession will set out the following. Agreement of all holders of quasi-co-ownership interests shall be required for decision making about certain important matters related to the Property, such as disposal of the trust property, creation of a security interest and conclusion of a lease agreement, etc.
(1) If a quasi-co-ownership interest holder disposes of the quasi-co-ownership interest, it shall negotiate the transfer and discuss the transfer price with the other quasi-co-ownership interest holder in preference to a third party. If the quasi-co-ownership interest holder agrees with a third party on the transfer of its quasi-co-ownership interest after the preferential negotiations, it shall notify the other quasi-co-ownership interest holder of the anticipated transfer price and other conditions, and the other quasi-co-ownership interest holder may take over the quasi-co-ownership interest at the anticipated transfer price.
(2) If a quasi-co-ownership interest holder does not fulfill its obligations under the Agreement or under the trust agreement for the Property, the other quasi-co-ownership interest holder may request the quasi-co-ownership interest holder that does not fulfill its obligations to transfer all or part of quasi-co-ownership interest that it holds.

(Note 1) Although the Operator is due to acquire 20% of quasi-co-ownership interest of the real estate trust beneficiary interest, the land area stated is that for the entire property.

(Note 2) The gross floor area of SOSiLA Yokohama Kohoku (20% quasi-co-ownership interest) in parentheses is the gross floor area for a quasi-co-ownership interest (20%) of the property, rounded down to the second decimal place.

Overview of Lease (Note 1)	
Leasable area	15,543.47 m^2
Leased area	15,543.47 m^2
Annual rent	Not disclosed (Note 2)
Security deposit	131 million yen
Occupancy rate	100.0%

(Note 1) The leasable area and the leased area are the leasable area and the leased area for the quasi-co-ownership interest (20%), rounded down to the second decimal place, or the sum of leasable areas and the sum of leased areas based thereon. The security deposit is the security deposit for the quasi-co-ownership interest (20%), rounded down to the nearest million yen.

(Note 2) Disclosure of annual rent would reveal contract conditions such as rental rate per unit area (average rate) for the property, which would put SLR at a disadvantage in rent negotiations with tenants. This might lead to decline in SLR's rent revenues and otherwise adversely impact SLR's competitiveness, which, in turn, might damage the interests of unitholders. For this reason, SRM decided not to disclose annual rent.

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Summary of the Appraisal Report			
Property name	SOSiLA Yokohama Kohoku (20% quasi-co-ownership interest)		
Appraisal value	7,820 million yen (Note 1)		
Appraiser	JLL Morii Valuation & Advisory K.K.		
Date of appraisal	December 31, 2025		
Item	Appraisal (thousand yen)	Overview	
Income approach value	7,820,000	Assessed by correlating income approach value by the direct capitalization method with income approach value by the DCF method.	
Direct capitalization method	8,000,000		
(1) Operating revenues	Not disclosed (Note 2)		
a. Total potential revenue	Not disclosed (Note 2)		
b. Loss such as vacancy	Not disclosed (Note 2)		
(2) Operating expenses	Not disclosed (Note 2)		
a. Maintenance costs	Not disclosed (Note 2)		
b. Utilities costs	Not disclosed (Note 2)		
c. Repair costs	Not disclosed (Note 2)		
d. Property management fees	Not disclosed (Note 2)		
e. Tenant solicitation expenses	Not disclosed (Note 2)		
f. Property taxes	Not disclosed (Note 2)		
g. Non-life insurance premiums	Not disclosed (Note 2)		
h. Other expenses	Not disclosed (Note 2)		
(3) Net operating income	276,462	(1) - (2)	
(4) Interest on deposit	1,298		
(5) Capital expenditure	5,426		
Net income	272,334	(3) + (4) - (5)	
Capitalization rate	3.4%	Appraised by considering the income and capital fluctuation risk, in addition to the discount rate.	
Discounted cash flow method	7,640,000		
Discount rate	3.2%	Appraised by comprehensively taking into account overall transaction market trends, etc. after considering risk factors of location and individual characteristics of the subject real estate as well as standard cap rate.	
Terminal capitalization rate	3.6%	Appraised by considering uncertainty of fluctuation projections for future net income, future deterioration of the building, and risk of sale, in addition to the cap rate.	
Total estimated price	5,840,000		
Proportion of land	75.3%		
Proportion of building	24.7%		
Other items that the appraiser paid attention to in its appraisal	-		

(Note 1) For the appraisal value for SOSiLA Yokohama Kohoku (20% quasi-co-ownership interest), the figures corresponding to the percentage of the quasi-co-ownership interest (20%) of the property are used.

(Note 2) Disclosure of particulars in the Appraisal Report for SOSiLA Yokohama Kohoku (20% quasi-co-ownership interest) with respect to operating revenues and operating expenses and details thereof would enable calculation of contract conditions such as rental rate per unit area (average rate) for the property, which would put SLR at a disadvantage in rent negotiations with tenants. This might lead to decline in SLR's rent revenues and otherwise adversely impact SLR's competitiveness, which, in turn, might damage the interests of unitholders. For this reason, SRM decided not to disclose these particulars.

Features of the Property
(Location) The Property is located within 20 km of central Tokyo. It is about 4.9 km from the Yokohama Aoba IC on the Tomei Expressway, which links the Chukyo and Kinki District with central Tokyo, and is almost the same distance from National Route 246, which runs parallel to the Tomei Expressway. It offers easy access to the Kohoku IC on the Daisan-Keihin Road, which runs to central Tokyo, and the Shin-Yokohama IC on the Yokohama-kita Line of the Tokyo Metropolitan Expressway. It is close also to National Route 16, which circles the Tokyo metropolitan area. The location is convenient for high-frequency delivery to neighboring areas and central Tokyo, as well as for delivery to the entire Tokyo metropolitan area, making the Property highly competitive. Less than 30 km from ports such as Yokohama Port and Tokyo Port and Tokyo International Airport (Haneda Airport), the Property is conveniently positioned to meet needs for the establishment of both a national and international logistics network. Since there were factories in the area to begin with, the affinity between use of the Property as a logistics facility and the surrounding environment is relatively high. In recent years, consignors and 3PL providers who are tenants often cite securing workers for their facilities as an issue. However, the Property is located within walking distance of Nakayama Station on the JR Yokohama Line and Yokohama Municipal Subway Green Line and the environment is extremely favorable in terms of employment. (Features of Property) The Property is a four-story logistics facility in the SOSiLA series with a floor area exceeding 83,000 m^2. Ramps give access to the first to third floors. Truck berths are located along the central driveway on the first to third floors and on the east side of the east lot on the first floor. The east lot has truck berths on both sides and can be used as a transit logistics center. The third and fourth floors form structures like maisonettes and can be used by tenants who often store freight. Each floor has an effective height under the beam of 5.5 meters and floor loading of 1.5 tons per square meter, allowing the needs of diverse tenants to be met. The facility has a pillar span of 10.5m x 10.89m and, with bracing installed only alongside the walls on the top floor, the facility has an excellent spec in terms of layout efficiency for racking, etc. The facility has been designed to accommodate the additional installation of vertical conveyors as well as the installation of freezing and refrigeration facilities and air-conditioning equipment, thus increasing future versatility and making it more likely that tenants will continue to use it. Inside the facility, features such as a lounge for workers and a washroom for drivers can be expected to increase the satisfaction of tenants. Access to the building is based on a flow plan, with separate entry and exit gates to prevent trucks crossing each other as much as possible. Consideration has also been given to BCP, notably emergency power generators, as well as to the reduction of environmental impact through measures such as the installation of LED lighting throughout the building and the creation of space for solar power generation.

Overview of the Property

Property name		NEWNO SOSiLA Takatsuki	Overview of trust beneficiary interest	Trustee	SMBC Trust Bank Ltd.
Use		Logistics property		Entrustment date	(Land) May 31, 2023 (Building) March 27, 2026
Type of specific asset		Beneficiary interest of real estate in trust		Trust maturity date	February 28, 2036
Land	Ownership form	Proprietary	Building	Ownership form	Proprietary
	Location	147-1 Minamishoshocho, Takatsuki City, Osaka		Gross floor area	27,419.28 m^2 (13,709.64 m^2) (Note 2)
	Land area	14,036.20 m^2 (Note 1)		Construction date (Construction completion)	May 22, 2023
	Zoning	Industrial zone		Purpose	Warehouse, office
	BCR	60%		Structure/ No. of stories	Steel-frame structure Alloy plated steel sheet roof with four stories
	FAR	200%			
Property manager		Sumisho Building Management Co., Ltd.	Number of tenants		1

Extra description:

- Soil contamination (vinyl chloride, 1,2-dichloroethene, tetrachloroethylene, trichloroethylene, benzene and arsenic exceeding the designated levels) is present on the investigated land, and several plots within the investigated land are designated as an area that requires notification for a change in characteristics specified in paragraph (1), Article 11, of the Soil Contamination Countermeasures Act. The Operator hired Tokio Marine dR Co., Ltd. to investigate the risk of soil contamination and received the investigator's opinion that the risk of health hazard was judged low due to the fact that the surface layer of the investigated land was generally covered by pavement and the underground water was not used for drinking.
- Takatsuki City's Ordinance on Procedures, etc. for Development Projects requires that 3% or more of any development area is dedicated to public spaces such as parks, and part of the Property's land (Lot No. 147-4) is used as development green space and the development green space is not included in the calculation of the site area under the Building Standards Act.

(Note 1) Although the Operator will acquire 50% of quasi-co-ownership interest of the real estate trust beneficiary interest, the land area stated is that for the entire property.

(Note 2) The gross floor area of NEWNO SOSiLA Takatsuki (50% quasi-co-ownership interest) in parentheses is the gross floor area for a quasi-co-ownership interest (50%) of the property, rounded down to the second decimal place.

Overview of Lease (Note 1)	
Leasable area	13,759.48 m^2
Leased area	13,759.48 m^2
Annual rent	Not disclosed (Note 2)
Security deposit	119 million yen
Occupancy rate	100.0%

(Note 1) The leasable area and the leased area are the leasable area and the leased area for the quasi-co-ownership interest (50%), rounded down to the second decimal place, or the sum of leasable areas and the sum of leased areas based thereon. The security deposit is the security deposit for the quasi-co-ownership interest (50%), rounded down to the nearest million yen.

(Note 2) Disclosure of annual rent would reveal contract conditions such as rental rate per unit area (average rate) for the property, which would put SLR at a disadvantage in rent negotiations with tenants. This might lead to decline in SLR's rent revenues and otherwise adversely impact SLR's competitiveness, which, in turn, might damage the interests of unitholders. For this reason, SRM decided not to disclose annual rent.

Summary of the Appraisal Report		
Property name	NEWNO SOSiLA Takatsuki	
Appraisal value	5,850 million yen	
Appraiser	JLL Morii Valuation & Advisory K.K.	
Date of appraisal	December 31, 2025	
Item	Appraisal (thousand yen)	Overview
Income approach value	5,850,000	Assessed by correlating income approach value by the direct capitalization method with income approach value by the DCF method.
Direct capitalization method	5,950,000	
(1) Operating revenues	Not disclosed (Note)	
a. Total potential revenue	Not disclosed (Note)	
b. Loss such as vacancy	Not disclosed (Note)	
(2) Operating expenses	Not disclosed (Note)	
a. Maintenance costs	Not disclosed (Note)	
b. Utilities costs	Not disclosed (Note)	
c. Repair costs	Not disclosed (Note)	
d. Property management fees	Not disclosed (Note)	
e. Tenant solicitation expenses	Not disclosed (Note)	
f. Property taxes	Not disclosed (Note)	
g. Non-life insurance premiums	Not disclosed (Note)	
h. Other expenses	Not disclosed (Note)	
(3) Net operating income	209,306	(1) - (2)
(4) Interest on deposit	1,192	
(5) Capital expenditure	2,313	
Net income	208,185	(3) + (4) - (5)
Capitalization rate	3.5%	Appraised by considering the income and capital fluctuation risk, in addition to the discount rate.
Discounted cash flow method	5,700,000	
Discount rate	3.3%	Appraised by comprehensively taking into account overall transaction market trends, etc. after considering risk factors of location and individual characteristics of the subject real estate as well as standard cap rate.
Terminal capitalization rate	3.7%	Appraised by considering uncertainty of fluctuation projections for future net income, future deterioration of the building, and risk of sale, in addition to the cap rate.
Total estimated price	3,980,000	
Proportion of land	56.3%	
Proportion of building	41.7%	
Solar power installation rate	2.0%	
Other items that the appraiser paid attention to in its appraisal	-	

(Note) Because the relevant information includes information for which the lessee's consent to disclose has not been obtained and information for which the relevant information can be calculated, disclosure of such information may cause disadvantages such as difficulty in maintaining the lease relationship due to damage to the relationship of trust with the lessee, etc., and ultimately may damage the interests of investors. Therefore, the information is not disclosed, except for items that are judged to be no hindrance due to disclosure.

Features of the Property
(Location) The Hokusetsu area in which the Property is located is made up of some of inland Japan's heaviest concentrations of warehouses centered around each IC on the Meishin Expressway and the Kinki Expressway. In recent years, the area has seen an increase in functional large state-of-the-art logistics facilities that optimize internal workflows and delivery efficiency. The Property is located between northern Osaka and Kyoto and is close to the Osaka Loop Line which connects northern Osaka with eastern and southern parts of Osaka, offering excellent transport convenience for regional deliveries. Facing Ōsaka Prefectural Route 16, which connects Yodogawa Ward in Osaka to Takatsuki, the Property also serves as an intercity transport hub, offering excellent access to expressways, including access to both the Takatsuki IC on the Shin-Meishin Expressway and the Ibaraki IC on the Meishin Expressway. This location means that the Property could not only function as a wide-area control center for the Keihanshin area but also as a collection and delivery center for central Osaka. Surrounded by factories and warehouses, the Property also offers an excellent operating environment, allowing 24-hour operation and high-frequency deliveries. The Property is also expected to be able to secure labor, given that Takatsuki is recognized as a core city in the inland area of Osaka Prefecture and serves as a commuter area. (Features of Property) The Property is a four-story (third floor for storage) box-type logistics facility with a total floor area (Building Standards Act) of 8,793 tsubo. The basic specifications include each floor having a ceiling height of 6.5 meters, which can accommodate four stacked pallets, floor loading of 1.5 tons per square meter on the first floor and 2.0 tons per square meter on the second to fourth floors, and 11.5 meters by 10.3 meters of space between pillars. Highly versatile, the facility was designed on the assumption of use by multiple tenants and can, therefore, be leased to multiple tenants. In terms of delivery efficiency, the facility has a total of 24 truck berths on the first floor, while in terms of transportation capacity, it is equipped with two cargo elevators and four vertical conveyors, ensuring adequate vertical transportation capacity in the warehouse. The parking lot has spaces for 39 standard-sized cars and ten waiting trucks to facilitate workers commuting by car.

(3) Overview of the Operator in the silent partnership

(1)	Name	SOSiLA Private Fund 3 G.K.
(2)	Location	Within AOJ Tax Corporation, 2-12-6 Kyobashi, Chuo-ku, Tokyo
(3)	Representative:	Representative partner: SOSiLA Private Fund 3 (general incorporated association) Operating officer: Takahito Idesawa
(4)	Business description	• Acquisition, holding and disposal of real estate • Leasing and management of real estate • Acquisition, holding and disposal of real estate trust beneficial interest • Other businesses incidental or related to the businesses indicated above
(5)	Capital	100,000 yen
(6)	Date of establishment	December 4, 2025
(7)	The company's relationship with SLR and SRM	
	Capital relationship	• SLR plans to make a silent partnership contribution of 10.3% of the total amount invested in the silent partnership to the company. • Sumitomo Corporation, the parent company of SRM, plans to make a silent partnership contribution of 14.8% of the total amount invested in the silent partnership.
	Personnel relationship	• There is no personnel relationship that should be stated between the company and SLR or SRM.
	Business relationship	• There is no business relationship that should be stated between the company and SLR. • SRM is contracted to provide the company with investment advisory services.
	Applicability to related party	• The company does not qualify as a related party of SLR or SRM.

4. Transactions with Interested Parties
The Operator, which is the seller (the recipient of the investment) of the Asset to Be Acquired, is not an interested party or other close affiliate as defined in paragraph (1), Article 201, of the Act on Investment Trusts and Investment Corporations. However, the Operator is an interested party under SRM's internal regulations regarding interested party transactions due to the investment advisory services received by SRM from the Operator. (The seller of the Beneficial Interests in Trust for the Operator is Sumitomo Corporation, which is an interested party or other close affiliate as defined in paragraph (1), Article 201, of the Act on Investment Trusts and Investment Corporations.) Therefore, SRM has signed the Agreement after completing the necessary deliberations, resolutions, and other procedures as specified by the regulations regarding interested party transactions.

5. Overview of Intermediary
There are no intermediaries involved in the transactions for this acquisition.

6. Outlook
The impact of the acquisition on the investment results of SLR for the fiscal period ending May 31, 2026 (the 13th period; from December 1, 2025 to May 31, 2026) and the fiscal period ending November 30, 2026 (the 14th period; from June 1, 2026 to November 30, 2026) is minor, and the forecasts for investment results remain unchanged.

* For more information about SOSiLA Logistics REIT, Inc., please visit: https://sosila-reit.co.jp/en/

Attachments:
Reference Material: Appearance of the Properties and Maps of Surrounding Areas

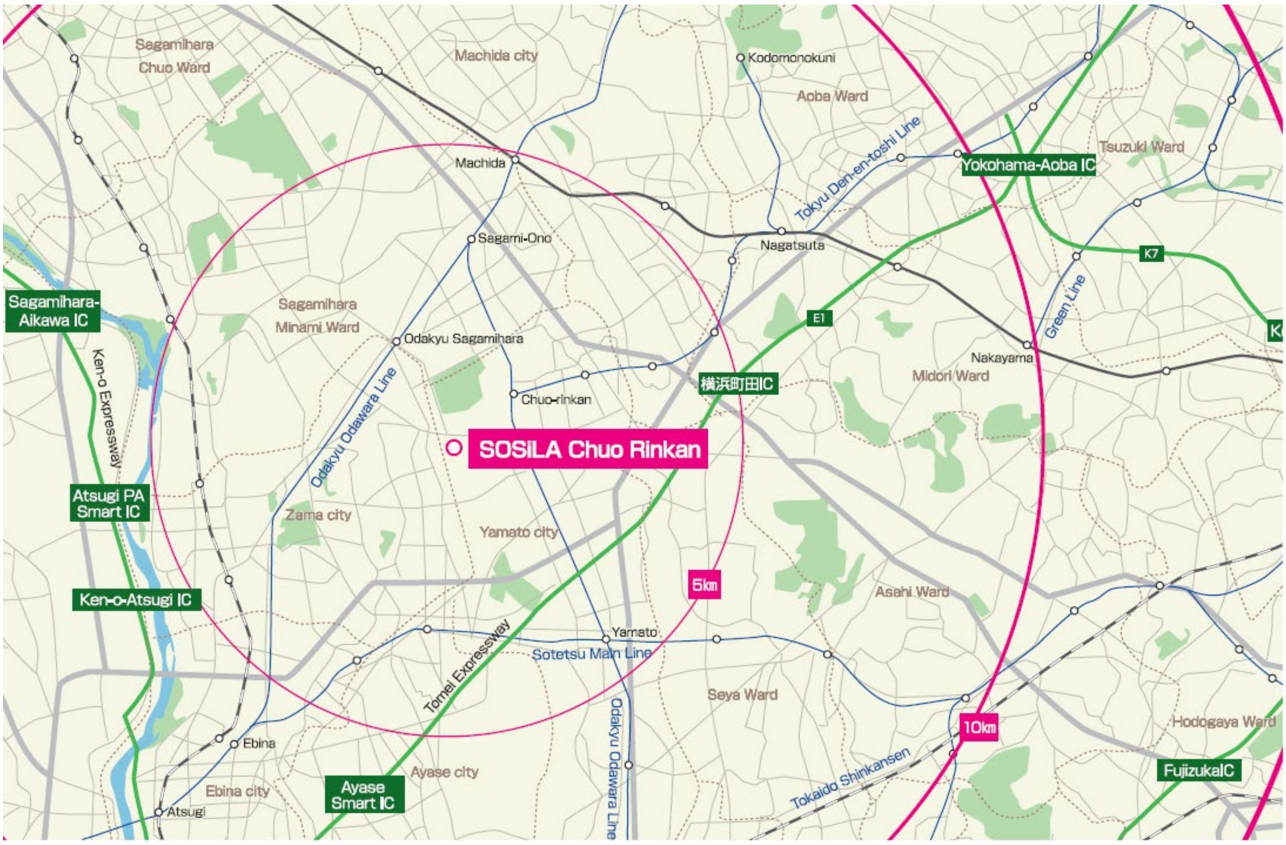
Sociability, Sustainability, and Individuality for Logistic Aspect

Reference Material: Appearance of the Properties and Maps of Surrounding Areas

<SOSiLA Chuo Rinkan>

Exterior Appearance

Map of the Surrounding Area



<SOSiLA Yokohama Kohoku>

Exterior Appearance

Map of the Surrounding Area

Sociability, Sustainability, and Individuality for Logistic Aspect

<NEWNO SOSiLA Takatsuki>

Exterior Appearance

Map of the Surrounding Area