CRE Logistics REIT

June 23, 2026

For Immediate Release

Name of REIT Issuer:
CRE Logistics REIT, Inc.
2-10-1, Toranomon, Minato-ku, Tokyo, Japan
Tsuyoshi Ito, Executive Director
(TSE Code: 3487)
Asset Manager
CRE REIT Advisers, Inc.
Tsuyoshi Ito, President, Representative Director
Contact Person:
Mika Kuwahara, Head of Corporate Planning
Tel: +81-3-5575-3600

Notice Concerning Borrowing of Funds (Refinancing and New Borrowing)

CRE Logistics REIT, Inc. ("CRE REIT") hereby announces its decision today to borrow funds (refinancing and new borrowing, "the Borrowings"). Details are as follows.

1. Details of the Borrowings

<table>
<tr><th>Category (Note 1)</th><th>Lender</th><th>Loan amount (mn yen)</th><th>Interest rate</th><th>Drawdown date</th><th>Borrowing method</th><th>Repayment date</th><th>Repayment method</th><th>Notes</th></tr>
<tr><td rowspan="8">Long-term loans payable (Note 2)</td><td>Sumitomo Mitsui Banking Corporation</td><td>1,500</td><td rowspan="5">Base rate (Note 3) +0.425%</td><td rowspan="5">July 31, 2026</td><td rowspan="8">Borrowing based on individual loan agreements to be concluded on July 29, 2026</td><td rowspan="5">July 31, 2031</td><td rowspan="9">Lump-sum repayment at maturity</td><td rowspan="9">Unsecured Unguaranteed</td></tr>
<tr><td>Development Bank of Japan Inc.</td><td>1,200</td></tr>
<tr><td>Resona Bank, Limited</td><td>500</td></tr>
<tr><td>The Hyakujushi Bank, Ltd.</td><td>500</td></tr>
<tr><td>The Bank of Fukuoka, Ltd.</td><td>300</td></tr>
<tr><td>Mizuho Bank, Ltd.</td><td>1,500</td><td rowspan="3">Base rate (Note 3) +0.425%</td><td rowspan="3">July 31, 2026</td><td rowspan="3">July 31, 2031</td></tr>
<tr><td>Sumitomo Mitsui Trust Bank, Limited</td><td>900</td></tr>
<tr><td>SBI Shinsei Bank, Limited</td><td>700</td></tr>
<tr><td>Short-term loans payable</td><td>Sumitomo Mitsui Banking Corporation</td><td>2,700</td><td>Base rate (Note 4) +0.300%</td><td>July 1, 2026</td><td>Borrowing based on individual loan agreements to be concluded on June 29, 2026</td><td>June 30, 2027</td></tr>
<tr><td colspan="2">Total</td><td>9,800</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td><td>–</td></tr>
</table>

(Note 1) Long-term loans payable are loans with a borrowing period of more than a year, and short-term loans payable are loans with a borrowing period of a year or less. The same applies hereafter.

(Note 2) The loan syndicate is to consist of the following lenders: Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Development Bank of Japan Inc., Sumitomo Mitsui Trust Bank, Limited, SBI Shinsei Bank, Limited, Resona Bank, Limited, The Hyakujushi Bank, Ltd., and The Bank of Fukuoka, Ltd. The arranger is Sumitomo Mitsui Banking Corporation.

(Note 3) The base interest rate is the three-month Japanese yen TIBOR (quoted on a 365-day basis) published by the JBA TIBOR Administration for a period corresponding to the interest calculation period at 11:00 am, two business days prior to the immediately preceding interest payment date of each interest payment date (the first interest payment date is the drawdown date). However, if there is no rate corresponding to the relevant period, the base interest rate will be determined based on the method stipulated in the contract. Details on the JBA Japanese TIBOR can be checked via the administration's website (https://www.jbatibor.or.jp/english/). Note that commissions and fees paid to the above lenders are not included. In addition, the base interest rate may be effectively fixed by concluding an interest rate swap agreement.

(Note 4) The base interest rate is the one-month Japanese yen TIBOR (quoted on a 365-day basis) published by the JBA TIBOR Administration for a period corresponding to the interest calculation period at 11:00 am, two business days prior to the immediately preceding interest payment date of each interest payment date (the first interest payment date is the drawdown date). However, if there is no rate corresponding to the relevant period, the base interest rate will be determined based on the method stipulated in the contract. Details on the JBA Japanese TIBOR can be checked via the administration's website (https://www.jbatibor.or.jp/english/).

2. Reason for the Borrowings

The Borrowings are to be used to repay the following loans payable of 7,100 million yen that are to become due on July 31, 2026, and to be used as acquisition funds and for incidental expenses for the asset to be acquired, as stated in the "Notice Concerning Partial Sale (LogiSquare Sayama Hidaka) and Acquisition (Atsugi Iiyama Minami Factory (Land with Leasehold Interest)) of Trust Beneficiary Right to Real Estate in Japan" released on August 18, 2025, and the "Notice Concerning Change in the Anticipated Acquisition Price of Atsugi Iiyama Minami Factory (Land with Leasehold Interest)" dated today.

<table>
<tr><th>Category</th><th>Lender</th><th>Loan amount (mn yen)</th><th>Drawdown date</th><th>Repayment date</th></tr>
<tr><td rowspan="9">Long-term loans payable</td><td>Sumitomo Mitsui Banking Corporation</td><td>1,500</td><td rowspan="9">July 13, 2020</td><td rowspan="9">July 31, 2026</td></tr>
<tr><td>Mizuho Bank, Ltd.</td><td>1,400</td></tr>
<tr><td>Development Bank of Japan Inc.</td><td>1,200</td></tr>
<tr><td>Sumitomo Mitsui Trust Bank, Limited</td><td>800</td></tr>
<tr><td>Resona Bank, Limited</td><td>500</td></tr>
<tr><td>SBI Shinsei Bank, Limited</td><td>500</td></tr>
<tr><td>The Hyakujushi Bank, Ltd.</td><td>500</td></tr>
<tr><td>The Nishi-Nippon City Bank, Ltd.</td><td>400</td></tr>
<tr><td>The Bank of Fukuoka, Ltd.</td><td>300</td></tr>
<tr><td colspan="2">Total</td><td>7,100</td><td>–</td><td>–</td></tr>
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3. Amount, use and scheduled disbursement date of funds

Amount of funds to be procured	7,100 million yen	2,700 million yen
Specific use of funds to be procured	Funds to repay the existing loans payable	Acquisition funds and incidental expenses for the assets to be acquired
Scheduled disbursement date	July 31, 2026	July 1, 2026

4. Status of loans, etc. after the Borrowings

(million yen)

	Before the Borrowings	After the Borrowings	Increase or decrease
Short-term loans payable	—	2,700	+2,700
Long-term loans payable (Note)	65,919	65,919	—
Total loans payable	65,919	68,619	+2,700
Investment corporation bonds	4,000	4,000	—
Total interest-bearing debt	69,919	72,619	+2,700

(Note) Long-term loans payable include loans payable due within one year.

5. Future outlook

The impact of the Borrowings is immaterial, and there is no change in the results forecasts for the fiscal period ending June 30, 2026 and the fiscal period ending December 31, 2026 announced on February 17, 2026 in the "Summary of Financial Results for the 19th Fiscal Period Ended December 31, 2025."

6. Other matters necessary for investors to understand and assess this information properly

The risks related to the Borrowings have not changed significantly from those stated in "Part 1: Information on the Fund, 1. Situation of the Fund, (3) Investment risk" of the securities report on March 24, 2026.

* CRE REIT's website: https://cre-reit.co.jp/en/