CRE Logistics REIT

July 1, 2026

For Immediate Release

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Notice Concerning Conclusion of Interest Rate Swap Agreement

CRE Logistics REIT, Inc. ("CRE REIT") hereby announces that it today concluded an interest rate swap agreement on the borrowings announced on June 23, 2026 in the "Notice Concerning Borrowing of Funds (Refinancing and New Borrowing)." Details are as follows.

1. Reason for entering into the interest rate swap agreement

The interest rate swap agreement was concluded to hedge interest volatility risk by fixing future interest rates on long-term loans payable of 4,000 million yen at a floating interest rate scheduled to be taken out on July 31, 2026.

(Note) For details of the above loans, please refer to the "Notice Concerning Borrowing of Funds (Refinancing and New Borrowing)" released on June 23, 2026.

2. Details of the interest rate swap agreement

Counterparty	Notional principal (mn yen)	Interest rate		Commencement date	Termination date
		Fixed interest rate payable	Floating interest rate receivable		
Mizuho Bank, Ltd.	4,000	2.491% (Note)	JBA three-month Japanese Yen TIBOR	July 31, 2026	July 31, 2031

(Note) Under the interest rate swap agreement, the interest rate on long-term loans payable of 4,000 million yen is effectively fixed at 2.916%. The fourth decimal place is rounded off.

3. Future outlook

The impact of this matter is immaterial, and there is no change in the results forecasts for the fiscal period ended 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."

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