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FOR IMMEDIATE RELEASE

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# Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary 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 ("Property to Be Acquired") in the form of trust beneficiary interest. The details are described below.
Since, among the previous owners of the Property to Be Acquired, Sumitomo Corporation (hereinafter, sometimes referred to as "Sumitomo") falls under the category of interested parties under SRM's internal Related Party Transaction Rules, SRM has gone through the decision-making procedures stipulated in the Related Party Transaction Rules when conducting the transactions with the sellers to acquire the properties.

Details are as follows.

## 1. Overview of the Acquisition

| Use (Note 1) | Property number (Note 2) | Property name | Location | Anticipated acquisition price (million yen) (Note 3) | Existence of intermediaries |
|---|---|---|---|---|---|
| Industrial property | I-04 | Izumi Chuo SS Building | Sendai City, Miyagi | 2,230 | No |
| Total | | | – | 2,230 | – |

(Note 1) "Use" is a classification in the investment policy of SLR. The same applies hereinafter.
(Note 2) "Property number" is the classification of each property, logistics property (L) or industrial property (I), and the number in each classification. The same applies hereinafter.
(Note 3) SLR plans to acquire a 99% quasi-co-ownership interest and a 1% quasi-co-ownership interest in the real estate trust beneficiary interest, which is the Property to Be Acquired, acquiring each from a different seller. "Anticipated acquisition price" is the sum of the sales prices of the Property to Be Acquired stated in each of the trust beneficiary interest quasi-co-ownership interest purchase and sales agreements for the Property to Be Acquired (collectively "Purchase and Sales Agreement"). The sales price does not include consumption tax, local consumption tax or expenses required for the acquisition. The same applies hereinafter. For details of the sellers, please refer to "4. Overview of the Previous Owners." The 99% quasi-co-ownership interest in the real estate trust beneficiary interest, which is the Property to Be Acquired will be acquired from Fuyo General Lease Co., Ltd. The anticipated acquisition price of this interest is the expected amount as of today. The trust beneficiary interest quasi-co-ownership interest purchase and sales agreement with Fuyo General Lease Co., Ltd. states that the anticipated acquisition price may change due to fluctuation in income or expenses prior to the anticipated acquisition date, or other causes. The same applies hereinafter.

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| | | |
|---|---|---|
| (i) | Anticipated signing date of the Purchase and Sales Agreement | August 31, 2026 |
| (ii) | Anticipated acquisition date | December 18, 2026 |
| (iii) | Previous owners | Please refer to (1) and (2) of “4. Overview of Previous Owners” below. |
| (iv) | Financing for acquisition | Cash on hand |
| (v) | Settlement method | To be paid in a lump sum upon delivery |

(Note) The Purchase and Sales Agreement for the Property to Be Acquired falls under the category of Forward Commitment, etc. (denotes postdated Purchase and Sales Agreement where the settlement and delivery of the property are to take place one month or more after the conclusion of agreement or similar) as provided for in the Comprehensive Guideline for Supervision of Financial Instruments Business Operators, etc. set by the Financial Services Agency. The Purchase and Sales Agreement states that if the Seller or the Buyer (the Seller or the Buyer breaching the Purchase and Sales Agreement is hereinafter referred to as the “Breaching Party”) breaches the Purchase and Sales Agreement (including but not limited to the existence of misstatements or inaccuracies in important aspects of the representations and warranties in the Purchase and Sales Agreement) and the other party issues a notice to the Breaching Party, demanding performance of obligations within a specified reasonable period, and the Breaching Party fails to rectify the breach within the abovementioned period, the other party may cancel the agreement (provided, however that if rectification of the breach within the abovementioned period is clearly impossible, the other party may cancel the agreement immediately without issuing a notice). The agreement states that the other party may, in the event of cancellation of the Purchase and Sales Agreement, request that the Breaching Party pay an amount equivalent to 20% of the purchase price as a penalty. However, the Purchase and Sales Agreement sets forth requirements such as completion of financing for the purchase price as preconditions of payment of the purchase price, and if such conditions are not fulfilled, SLR shall not bear any penalty, etc. and may cancel the Purchase and Sales Agreement. Additionally, SLR plans to settle, using cash on hand. Based on the foregoing, SLR believes that the execution of the Purchase and Sales Agreement is unlikely to have any material adverse impact on its financial position or cash distributions.

2. Reason for Acquisition

SLR invests primarily in the SOSiLA series of logistics properties developed by Sumitomo Corporation with the aim of connecting "people" and "society." In addition, SLR continuously works to acquire logistics properties and industrial properties other than the SOSiLA series for the purpose of diversifying and enhancing its portfolio.

The Property to Be Acquired is industrial real estate which Sumitomo was involved in developing and whose facilities have been operated by the Sumitomo Corporation Group for many years.

The Property to Be Acquired is being acquired on the basis that it is a property which will enable SLR to diversify and enhance its portfolio. Although rental income from a tenant using the property as a substation accounts for a majority of revenue, tenant stickiness is high due to the use of the building and the property offers high returns and stability. For the features of the Property to Be Acquired, please refer to "3. Overview of the Property to Be Acquired" below.

3. Overview of the Property to Be Acquired

The following is an overview of the Property to Be Acquired.

"Overview of Specific Property," "Overview of Lease," "Summary of the Appraisal Report," and "Features/Location of the Property" for the Property to Be Acquired are defined as follows unless otherwise specified. They are stated based on information available as of August 28, 2026.

(a) Overview of Specific Property

- "Anticipated acquisition date" is the anticipated purchase and sales date set forth in the Purchase and Sales Agreement. Anticipated purchase and sales date may be changed upon agreement between SLR and the relevant seller.
- "Anticipated acquisition price" is the sale price of the Property to Be Acquired set forth in the Purchase and Sales Agreement.
- "Entrustment date" is the entrustment date prescribed in the trust agreement.
- "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 commissioned or scheduled to be commissioned to fulfill property management responsibilities.
- "Number of tenants" is the number of tenants based on master lease agreements having been concluded for the Property to Be Acquired as of August 28,2026, and the number of end tenants based on lease agreements (excluding the lease agreements for the roof and parking lot) concluded between Sumitomo Corporation, which is currently the master lessee, and end tenants is written in parentheses.
- "Master lessee" is the company with which a new master lease agreement (defined below) will be concluded for the Property to Be Acquired.

- "Master lease type" depends on the content of the master lease agreement with the master lessee and is either a "pass through type," which describes a master lease arrangement where the trustee will basically receive the same as the rent, etc. received from end tenants, or a "fixed rent type," which describes a master lease arrangement where the trustee will receive a fixed rent regardless of fluctuations in rents, etc. received from end tenants.
- "Extra description" are matters that are deemed to be material with respect to relationships of the rights, usage, etc. of the Property to Be Acquired as of August 28, 2026 and other matters that are deemed to be material in consideration mainly of the potential impact on the appraised value of the Property to Be Acquired, and the profitability or disposability thereof.

(b) Overview of Lease

- "Leasable area" is the sum of the leased areas stated in each building lease agreement (excluding the lease agreements for the roof and parking lot) concluded by Sumitomo Corporation, which is currently the master lessee, with end tenants based on the master lease agreement concluded for the Property to Be Acquired on August 28, 2026 and the area of vacant space considered rentable based on the building drawings, etc. On the anticipated acquisition date, upon the consensual termination of the current master lease agreement, SLR plans to conclude a new master lease agreement (the "New Master Lease Agreement") with SUMISHO URBAN DEVELOPMENT CO., LTD., which will be the new master lessee, and SUMISHO URBAN DEVELOPMENT CO., LTD. will succeed to the position of sublessor under each building lease agreement with end tenants. The same applies hereinafter.
- "Leased area" is the leased area stated in each building lease agreement (excluding the lease agreements for the roof and parking lot) concluded by Sumitomo Corporation, which is currently the master lessee, with end tenants based on the master lease agreement concluded for the Property to Be Acquired on August 28, 2026.
- "Annual rent" is the annualized rent calculated by multiplying the monthly rent (including a common service fee) stated in each building lease agreement (excluding the lease agreements for the roof and parking lot) concluded by Sumitomo Corporation, which is currently the master lessee, with end tenants based on the master lease agreement concluded for the Property to Be Acquired on August 28, 2026 by 12 (if annual rent is stated in the agreement, the annual rent including a common service fee). If the amount has a number less than the given unit, it is rounded down.
- "Security deposit" is the security deposit stated in each building lease agreement (excluding the lease agreements for the roof and parking lot) concluded by Sumitomo Corporation, which is currently the master lessee, with end tenants based on the master lease agreement concluded for the Property to Be Acquired on August 28, 2026. If the amount has a number less than the given unit, it is rounded down.
- "Occupancy rate" is the ratio of total leased area to leasable area of the Property to Be Acquired as of August 28, 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 Japan Real Estate Institute at the request for appraisal from SLR and SRM. 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 Japan Real Estate Institute. 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/Location of the Property

- "Features/Location of the Property" are described based on the market report prepared by CBRE K.K. and INDUSTRIAL MARKETING CONSULTANTS CO., LTD., which conducted a real estate survey commissioned by SLR and SRM, statements on the appraisal report, and analyses conducted by SRM, etc. This analysis, etc. represents the judgments and opinions of SLR and SRM based on the researchers' reports at a certain point in time. SLR and SRM does not guarantee the adequacy and accuracy of its content.

(1) Overview of the Property to Be Acquired

| **Property number** | **I-04** | **Property name** | Izumi Chuo SS Building | **Use** | Industrial property |
|---|---|---|---|---|---|
| **Overview of Specific Property** | | | | | |
| Type of specific property | | Beneficiary interest of real estate in trust | Overview of trust beneficiary interest | Trustee | Mitsubishi UFJ Trust and Banking Corporation |
| Anticipated acquisition date | | December 18, 2026 | | Entrustment date | July 31, 2020 |
| Anticipated acquisition price | | 2,230 million yen (Note 1) | | Trust maturity date | July 31, 2030 |
| Land | Ownership form | Proprietary, superficies and leasehold (quasi-co-ownership interest) | Building | Ownership form | Proprietary (co-ownership interest) |
| | Location | 3-1-3 Izumi Chuo, Izumi-ku, Sendai City, Miyagi | | Gross floor area | 10,911.60 m$^2$ (Note 3) (8,878.77 m$^2$) |
| | Land area | 2,937.21 m$^2$ (Note 2) | | Construction date (Construction completion) | August 31, 1995 |
| | Zoning | Neighborhood commercial district | | Purpose | Parking lot, office and substation |
| | BCR | 80% | | Structure/ No. of stories | Steel-framed reinforced concrete structure Flat-roofed 5-story structure with a 2-story basement |
| | FAR | 300% | | | |
| Property manager | | SUMISHO URBAN DEVELOPMENT CO., LTD. | Number of tenants | | 1 (7) |
| Master lessee | | SUMISHO URBAN DEVELOPMENT CO., LTD. | Master lease type | | Pass-through type |

Extra description:

- The building of the property is co-owned by the trustee (co-ownership percentage of 81.37%) and Sankyo Kosan Co., Ltd. (co-ownership percentage of 18.63%) and the trustee and Sankyo Kosan Co., Ltd. have concluded a co-ownership agreement concerning the property, stating that they must obtain the consent of the other party to certain important matters such as the extension, modification, demolition or reconstruction of the building of the property.
- Regarding the land of the property, in addition to land owned by the trustee, a right of superficies with the trustee as superficiary has been granted on privately owned land (3-1-3 Isumi Chuo, Izumi-ku, Sendai) and the superficies agreement between the trustee and the land owner contains the following provisions.
  (1) Grantor of superficies (Lessor): Private individual
  (2) Duration: 30 years from September 1, 2025
  (3) Ground rent: 265,680 yen monthly
  (4) Consideration for creation of superficies: 212,121,838 yen
  (5) Security deposit: N/A
  (6) Right of first refusal: If the lessor intends to sell the land, the lessor shall offer it to the lessee first.
- Sankyo Kosan Co., Ltd., which is co-owner of the building, has concluded a land lease agreement concerning privately owned land (3-1-4 Isumi Chuo, Izumi-ku, Sendai) with a private land owner, and the trustee owns an 81.37% quasi-co-ownership interest in the leasehold right based on this agreement. The land lease agreement contains the following provisions. The agreement states that the trustee shall not bear expenses such as rent, ground rent, etc. in relation to the private land owner.
  (1) Grantor of leasehold right: Private individual
  (2) Type of leasehold : Ordinary leasehold right
  (3) Term of lease: 30 years from September 1, 2025
  (4) Land rent: 200,000 yen monthly
  (5) Security deposit: N/A

| **Overview of Lease** | |
|---|---|
| Name of major tenant | SUMISHO URBAN DEVELOPMENT CO., LTD. (Note 4) |
| Lease arrangement term | 5.0 years (Note 4) |
| Leasable area | 5,408.61 m$^2$ (Note 3) |
| Leased area | 5,408.61 m$^2$ (Note 3) |
| Annual rent | 182 million yen (Note 5) |
| Security deposit | 218 million yen |
| Occupancy rate | 100.0% |

(Note 1) The anticipated acquisition price is the sum of the purchase prices of the 99% quasi-co-ownership interest and the 1% quasi-co-ownership interest of Izumi Chuo SS Building, which is the Property to Be Acquired.

(Note 2) The site area is the sum of the areas of the land owned by the trustee (1,569.73 $m^2$), the land on which a right of superficies with the trustee as superciary has been granted (820.03 $m^2$), and the land in which the trustee owns a quasi-co-ownership interest (81.37%) in the land leasehold right (547.45 $m^2$).

(Note 3) Although the trustee holds an 81.37% quasi-co-ownership interest in the property, the leasable area and the leased area stated are that for the entire property. The value for gross floor area in the parentheses was calculated based on the co-ownership interest and rounded down to the second decimal place.

(Note 4) Since on the anticipated acquisition date SLR plans to conclude a new master lease agreement with SUMISHO URBAN DEVELOPMENT CO., LTD. for the Property to Be Acquired, the name of the major tenant and the lease arrangement term are based on the new master lease agreement that SLR plans to conclude.

(Note 5) Annual rent is based on the master lease agreement that was concluded for the Property to Be Acquired on August 28, 2026; however, the new master lease agreement that SLR plans to conclude for the Property to Be Acquired will provide for pass through type rent whereby the master lessee pays to Sankyo Kosan Co., Ltd., which is the other co-owner, from rent received from end tenants an annual amount of 24 million yen, and the trustee then receives the remaining amount as master lease rent.

| Summary of the Appraisal Report | | |
|---|---|---|
| Property name | Izumi Chuo SS Building | |
| Appraisal value | 2,460 million yen | |
| Appraiser | Japan Real Estate Institute | |
| Date of appraisal | July 31, 2026 | |

| Item | Appraisal (thousand yen) | Overview |
|---|---|---|
| Income approach value | 2,460,000 | Assessed by correlating income approach value by the DCF method with income approach value by the direct capitalization method. |
| Direct capitalization method | 2,460,000 | |
| (1) Operating revenues | 173,669 | |
| a. Total potential revenue | 199,356 | |
| b. Loss such as vacancy | 1,791 | |
| c. Master lease rent B | 23,896 | Master lease rent paid to the other co-owner is recorded as a deduction item |
| (2) Operating expenses | 38,818 | |
| a. Maintenance costs | 7,104 | |
| b. Utilities costs | 6,490 | |
| c. Repair costs | 4,510 | |
| d. Property management fees | 6,000 | |
| e. Tenant solicitation expenses | 292 | |
| f. Property taxes | 10,677 | |
| g. Non-life insurance premiums | 557 | |
| h. Other expenses | 3,188 | |
| (3) Net operating income | 134,851 | (1) - (2) |
| (4) Interest on deposit | 1,428 | Assessed by multiplying the amount of security deposit which was assessed based on the current lease conditions, etc. by the investment yield (assessed to be 1.0%, taking into account the interest rate level of both investment and procurement). |
| (5) Capital expenditure | 10,790 | Appraised chiefly by taking into account capital expenditures and ages with similar properties, as well as the annual average amount of repair and renewal expenses in the engineering report. |
| Net income | 125,489 | (3) + (4) - (5) |
| Capitalization rate | 5.1% | Assessed by considering specific factors of the target property such as its location conditions, building conditions and agreement conditions in the capitalization rate, and also by considering the uncertainties for the future and transaction yields of similar properties, etc. |
| Discounted cash flow method | 2,450,000 | |
| Discount rate | 4.7% | Assessed by comprehensively considering the individuality of the target property while also referencing the investment yields of similar properties and other factors. |
| Terminal capitalization rate | 5.3% | Assessed by comprehensively considering factors such as the future trend of investment yields, property prices and rent trends, while also referencing the investment yields of similar properties and other factors. |
| Total estimated price | 2,300,000 | |
| Proportion of land | 68.1% | |
| Proportion of building | 31.9% | |
| Other items that the appraiser paid attention to in its appraisal | - | |

| Features and Location of the Property |
| --- |
| (Location)<br>The Property to Be Acquired is located in a downtown area of Izumi Ward around 350 m from Izumi Chuo Station on the Sendai City Subway Namboku Line. According to population estimates released by the City of Sendai as of August 6, 2026, Izumi Ward has the third largest population after Aoba Ward and Taihaku Ward among Sendai's wards and has developed thanks to a large new town centered around Izumi Chuo Station, creating high demand for labor and for electricity distributed from the substation.<br>Meanwhile, the Property to Be Acquired is located outside flood inundation areas and areas at risk of landslide in an area that is also resilient against liquefaction. The nearest coastal point to the Property to Be Acquired is the Port of Shiogama, which is approximately 14.5 km away and Takamoriyama lies between them. Accordingly, the Property to Be Acquired also has high resistance to natural disasters such as tidal waves and high tides, which is major requirement for use as a substation.<br><br>(Features of Property)<br>Uses of the Property to Be Acquired by level are as follows: the basement levels are used as a substation, the first level is used as office and retail space, and the first through fifth levels are used as a multi-level parking lot. The substation is used as one of the tenant's main bases, while the multi-level parking lot is a large parking lot that can accommodate 153 vehicles and mainly targets "park and ride" users who drive from their homes to the vicinity of Izumi Chuo Station and then commute to work by train.<br>Users of the commercial facilities in front of the station are also expected to use the multi-level parking lot, which, for a parking lot affiliated with a commercial facility maintains a high utilization rate. |

4. Overview of the Previous Owners

(1) Overview of Previous Owner of Izumi Chuo SS Building (99% quasi-co-ownership interest)

| | | |
|---|---|---|
| (i) | Name | Fuyo General Lease Co., Ltd. |
| (ii) | Location | 5-1-1 Kojimachi, Chiyoda-ku, Tokyo |
| (iii) | Name and title of the representative | Hiroaki Oda, President and Chief Executive Officer |
| (iv) | Business description | Provision of leasing and financial services to corporate bodies, etc. |
| (v) | Capital | 10,532 million yen (as of March 31, 2026) |
| (vi) | Date of establishment | May 1, 1969 |
| (vii) | Net assets | 568,309 million yen (as of March 31, 2026) |
| (viii) | Total assets | 3,843,725 million yen (as of March 31, 2026) |
| (ix) | Major shareholders and their shareholding ratios | Hulic Co., Ltd. (13.94%), The Master Trust Bank of Japan, Ltd. (Trust Account) (8.95%), Meiji Yasuda Life Insurance Company (8.45%), Mizuho Trust & Banking Co., Ltd. Employee Pension Trust Marubeni Account Re-trust Trustee Custody Bank of Japan, Ltd. (5.00%), Custody Bank of Japan, Ltd. (Trust Account) (3.51%)<br>(As of March 31, 2026) |
| (x) | The company's relationship with SLR and SRM | |
| | Capital relationship | • There is no capital relationship that should be stated between the company and SLR or SRM. |
| | Personal relationship | • There is no personal 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 or SRM. |
| | Applicability to related party | • The company does not qualify as a related party of SLR or SRM. |

(2) Overview of Previous Owner of Izumi Chuo SS Building (1% quasi-co-ownership interest)

| | | |
|---|---|---|
| (i) | Name | Sumitomo Corporation |
| (ii) | Location | 2-3-2 Otemachi, Chiyoda-ku, Tokyo |
| (iii) | Name and title of the representative | Shingo Ueno, Representative Director, President and Chief Executive Officer |
| (iv) | Business description | Wholesale |
| (v) | Capital | 221,650 million yen (as of March 31, 2026) |
| (vi) | Date of establishment | December 24, 1919 |
| (vii) | Net assets | 2,269,832 million yen (as of March 31, 2026) |
| (viii) | Total assets | 7,209,656 million yen (as of March 31, 2026) |
| (ix) | Major shareholders and their shareholding ratios | The Master Trust Bank of Japan, Ltd. (Trust Account) (15.83%), STATE STREET BANK AND TRUST COMPANY 505104 (9.78%), Custody Bank of Japan, Ltd. (Trust Account) (5.40%), Sumitomo Life Insurance Company (2.64%) CITIBANK, N.A.-NY, AS DEPOSITARY BANK FOR DEPOSITARY SHARE HOLDERS (1.85%)<br>(As of March 31, 2026) |
| (x) | The company's relationship with SLR and SRM | |
| | Capital relationship | • The company holds 3.36% of the total number of investment units outstanding of SLR as of today.<br>• The company holds 100.0% of the total number of shares outstanding of SRM as of today. |
| | Personal relationship | • There is no personal relationship that should be stated between the company and SLR.<br>• As of today, seven officers and employees of SRM were seconded from the company. |
| | Business relationship | • The company has entered into a trademark licensing agreement and a logistics management agreement with SLR.<br>• The company has entered into a sponsor support agreement with SRM. |
| | Applicability to related party | • The company does not constitute a related party of SLR.<br>• The company is the parent company of SRM, falling under the category of a related party. |

5. Descriptions of Acquirers of Properties

The acquisition of properties from persons with a special interest is as shown below. In the table below, (i) company name, (ii) relationship with the persons with a special interest, (iii) background of/reasons for the purchase and other information are stated.

| Property name<br>(Location) | Previous owner and trustee | Owner before the previous owner and trustee | 3x previous owner and trustee |
|---|---|---|---|
| | (i), (ii), (iii)<br>Acquisition (transfer) price<br>Acquisition (transfer) date | (i), (ii), (iii)<br>Acquisition (transfer) price<br>Acquisition (transfer) date | (i), (ii), (iii)<br>Acquisition (transfer) price<br>Acquisition (transfer) date |
| Izumi Chuo SS Building (quasi-co-ownership interest of 99%)<br>(Sendai City, Miyagi) | Other than one with a relationship of special interest | (i) Sumitomo<br>(ii) Parent company of SRM<br>(iii) (Land) Acquired for development purposes<br>(Building) New construction | ― |
| | ― | (Land) - (Note)<br>(Building) - | ― |
| | ― | (Land) December 1991<br>June 2011<br>(Building) August 1995 (new construction) | ― |
| Izumi Chuo SS Building (quasi-co-ownership interest of 1%)<br>(Sendai City, Miyagi) | (i) Sumitomo<br>(ii) Parent company of SRM<br>(iii) (Land) Acquired for development purposes<br>(Building) New construction | ― | ― |
| | (Land) - (Note)<br>(Building) - | ― | ― |
| | (Land) December 1991<br>June 2011<br>(Building) August 1995 (new construction) | ― | ― |

(Note) The acquisition price for the land is omitted because the property has been owned by the previous owner and the trustee and the owner before that and the trustee for more than a year. The acquisition price for the building is omitted because it has been developed by the previous owner and the trustee and the owner before that and the trustee.

6. Overview of the Intermediary

Not applicable

7. Outlook

This acquisition has no impact on the investment results of SLR for the fiscal period ending November 30, 2026 (the 14th period; from June 1, 2026, to November 30, 2026) and its impact on the investment results of SLR for the fiscal period ending May 31, 2027 (the 15th period; from December 1, 2026, to May 31, 2027) 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/

Attachments:

Reference Material 1: Portfolio list after the acquisition of the Property to Be Acquired

Reference Material 2: Appearance of Izumi Chuo SS Building and Map of Surrounding Area

Sociability, Sustainability, and Individuality for Logistic Aspect

Reference Material 1: Portfolio list after the acquisition of the Property to Be Acquired

| Use | Property number | Property name | Location | (Anticipated) acquisition date | (Anticipated) acquisition price (million yen) | Ratio of investment (%) (Note 1) | Appraisal value (million yen) (Note 2) | Appraisal NOI yield (%) (Note 3) |
|---|---|---|---|---|---|---|---|---|
| Logistics property | L-01 | SOSiLA Yokohama Kohoku (quasi-co-ownership interest of 80%) (Note 4) | Yokohama City, Kanagawa (Kanto Area) | December 10, 2019 | 24,840 | 17.2 | 30,080 | 4.6 |
| | L-02 | SOSiLA Sagamihara | Sagamihara City, Kanagawa (Kanto Area) | December 10, 2019 | 12,820 | 8.9 | 15,800 | 4.8 |
| | L-03 | SOSiLA Kasukabe | Kasukabe City, Saitama (Kanto Area) | December 10, 2019 | 10,300 | 7.1 | 12,100 | 5.0 |
| | L-04 | SOSiLA Kawagoe | Kawagoe City, Saitama (Kanto Area) | December 10, 2019 | 4,124 | 2.9 | 5,430 | 5.7 |
| | L-05 | SOSiLA Nishiyodogawa I | Osaka City, Osaka (Kansai Area) | December 10, 2019 | 17,470 | 12.1 | 20,500 | 5.3 |
| | L-06 | LiCS Hiratsuka LastMileCenter | Hiratsuka City, Kanagawa (Kanto Area) | October 16, 2020 | 1,200 | 0.8 | 1,110 | 4.5 |
| | L-07 | SOSiLA Ebina (Note 5) | Ebina City, Kanagawa (Kanto Area) | December 4, 2020 | 24,164 | 16.7 | 27,100 | 4.2 |
| | L-08 | SOSiLA Nishiyodogawa II | Osaka City, Osaka (Kansai Area) | December 4, 2020 | 8,404 | 5.8 | 10,100 | 5.5 |
| | L-10 | SOSiLA Itabashi | Itabashi-ku, Tokyo (Kanto Area) | April 1, 2022 | 3,980 | 2.8 | 4,310 | 4.5 |
| | L-11 | SOSiLA Amagasaki (Note 6) | Amagasaki City, Hyogo (Kansai Area) | April 1, 2022 | 15,160 | 10.5 | 16,900 | 4.1 |
| | L-12 | LiCS Mito | Mito City, Ibaraki (Kanto Area) | November 1, 2022 | 1,030 | 0.7 | 1,040 | 5.4 |
| | L-13 | SOSiLA Yashio (40% quasi-co-ownership interest) (Note 7) | Yashio City, Saitama (Kanto Area) | December 2, 2022 | 5,782 | 4.0 | 6,320 | 4.0 |
| | L-14 | LiCS Tokorozawa | Tokorozawa City, Saitama (Kanto Area) | August 4, 2023 | 1,325 | 0.9 | 1,350 | 4.7 |
| | L-15 | LiCS Gunma Ota | Ota City, Gunma (Kanto Area) | February 28, 2025 | 3,300 | 2.3 | 4,650 | 6.4 |
| Industrial property | I-01 | Hokko Oil Tank (Land with leasehold interest) (Note 8) | Osaka City, Osaka (Kansai Area) | December 10, 2019 | 3,210 | 2.2 | 3,560 | 5.0 |
| | I-02 | Nanko Boarding Yard (Land) (Note 8) | Osaka City, Osaka (Kansai Area) | December 10, 2019 | 3,800 | 2.6 | 5,680 | 5.8 |
| | I-03 | LiCS Fuji Maintenance Center | Fuji City, Shizuoka (Other Areas) | September 1, 2022 | 1,150 | 0.8 | 1,170 | 5.1 |
| | I-04 | Izumi Chuo SS Building (Note 9) | Sendai City, Miyagi (Other Areas) | December 18, 2026 | 2,230 | 1.5 | 2,460 | 6.0 |
| Total (average) | | | - | - | 144,289 | 100.0 | 169,660 | 4.8 |

(Note 1) "Ratio of investment" is the ratio of the (anticipated) acquisition price of each property already acquired or each Property to Be Acquired to the total (anticipated) acquisition price. The ratio is rounded to the first decimal price. The sum of the ratios of investment of individual properties may be different from the figure in the Total row.

(Note 2) "Appraisal value" is the appraisal value as stated in each real estate appraisal report with May 31, 2026 as the valuation date, with the exception of the Property to Be Acquired. The appraisal value of Izumi Chuo SS Building is the value stated in the real estate appraisal report with July 31, 2026 as the valuation date. SLR entrusted determination of the appraisal value of Izumi Chuo SS Building to Japan Real Estate Institute.

(Note 3) "Appraisal NOI yield" is the ratio of the appraisal NOI of each property acquired and each Property to Be Acquired (net operating income calculated by the direct capitalization method stated in the real estate appraisal report for LiCS Fuji Maintenance Center and logistics properties, and net operating income in the first year calculated by the DCF method stated in the real estate appraisal report for Hokko Oil Tank (land with leasehold interest) and Nanko Boarding Yard (land)) to the (anticipated) acquisition price for each property. The appraisal NOI yield is rounded to the first decimal place. The appraisal NOI yield for each of SOSiLA Yokohama Kohoku (quasi-co-ownership interest of 80%) and SOSiLA Yashio (quasi-co-ownership interest of 40%) is the ratio for the quasi-co-ownership interest ratio of the property. The ratio is rounded to the first decimal place. In the Total (average) row, the weighted average based on the (anticipated) acquisition prices is stated.

(Note 4) For the acquisition price and appraisal value for SOSiLA Yokohama Kohoku (80% quasi-co-ownership interest), the figures corresponding to the percentage of the quasi-co-ownership interest (80%) of the property are used.

(Note 5) With respect to SOSiLA Ebina, SLR acquired 62% quasi-co-ownership interest in the property on December 4, 2020 and an additional 38% quasi-co-ownership interest in the property on December 6, 2021. The acquisition date of SOSiLA Ebina is the date of acquisition of 62% quasi-co-ownership interest initially acquired. The acquisition price is the sum total of each acquisition price.

(Note 6) With respect to SOSiLA Amagasaki, SLR acquired 10% quasi-co-ownership interest in the property on April 1, 2022, an additional 45% quasi-co-ownership interest in the property on December 2, 2022, and an additional 45% quasi-co-ownership interest in the property on April 3, 2023. The acquisition date of SOSiLA Ebina is the date of acquisition of 10% quasi-co-ownership interest initially acquired. The acquisition price is the sum total of each acquisition price.

(Note 7) With respect to SOSiLA Yashio, SLR acquired 30% quasi-co-ownership interest in the property on December 2, 2022 and an additional 10% quasi-co-ownership interest in the property on February 28, 2025. The acquisition date of SOSiLA Yashio is the date of acquisition of 30% quasi-co-ownership interest initially acquired. The acquisition price is the sum total of each acquisition price.

(Note 8) "Land with leasehold interest" at the end of the property name means that the property is land with a land leasehold right. The "land" at the end of the property name means that the property is land with superficies that is not a land leasehold right, or land with the right to lease land.

(Note 9) With respect to Izumi Chuo SS Building, SLR plans to acquire a 99% quasi-co-ownership interest and a 1% quasi-co-ownership interest, each from a different seller, on December 18, 2026. The anticipated acquisition price is the sum total of each anticipated acquisition price.

(Note 10) No collateral has been pledged for any of the properties that have already been acquired or for the Property to Be Acquired.

## Reference Material 2: Appearance of Izumi Chuo SS Building and Map of Surrounding Area

### Exterior Appearance

Map of the Surrounding Area