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FOR IMMEDIATE RELEASE

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SLR Announces Issuance of New Investment Units and Secondary Offering of Investment Units

SOSiLA Logistics REIT, Inc. ("SLR") announced that at a meeting of its board of directors held on November 13, 2020, it passed a resolution on the issuance of new investment units and a secondary offering of investment units as follows.

1. Issuance of New Investment Units (Public Offering)

(1)	Number of investment units to be offered	92,700 units
(2)	Issue amount (amount to be paid)	To be determined The issue amount (amount to be paid) shall be determined at the board of directors meeting to be held on a date between Tuesday, November 24, 2020, and Monday, November 30, 2020 (the "Issue Price Determination Date"). Issue amount (amount to be paid) is the amount that SLR will receive as the per unit amount to be paid for SLR's one new investment unit.
(3)	Net proceeds	To be determined
(4)	Issue price (offer price)	To be determined The issue price (offer price) shall be determined on the Issue Price Determination Date, taking demand conditions and other factors into account and using the provisional price to be calculated as follows: (i) if the Issue Price Determination Date is a date between Tuesday, November 24, 2020, and Thursday, November 26, 2020, the provisional price will be equal to the closing price in regular trading of the investment units of SLR ("Investment Units") on the Tokyo Stock Exchange, Inc. ("TSE") on the Issue Price Determination Date (or if there is no closing price on that day, the closing price on the most recent day preceding that day) after deducting the total amount of 2,152 yen as forecast distributions per unit (excluding forecast surplus cash distributions per unit) and 211 yen as forecast surplus cash distributions per unit for the fiscal period ending November 30, 2020, multiplied by a factor between 0.90 and 1.00 (rounding down to the nearest yen), and (ii) if the Issue Price Determination Date is Friday, November 27, 2020 or Monday, November 30, 2020, the provisional price will be equal to the closing price in regular trading of the Investment Units on the TSE on the Issue Price Determination Date (or if there is no closing price on that day, the closing price on the most recent day preceding that day after deducting the total amount of the above forecast distributions per unit (excluding forecast surplus cash distributions per unit) and forecast surplus cash distributions per unit; provided that, if the Issue Price Determination Date is Monday, November 30, 2020, and there is no closing price on that day but there is a closing price on Friday, November 27, 2020, the closing price on Friday, November 27, 2020), by a factor between 0.90 and

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1.00 (rounding down to the nearest yen).

(5) Total amount issued (total offer price): To be determined

(6) Offering method: Investment units shall be offered through Public Offering. All investment units for the Public Offering will be underwritten and purchased by a group of underwriters (collectively referred to as the "Underwriters"). A part of the investment units through the Public Offering shall be purchased by overseas investors in international markets mainly in Europe and Asia (excluding the United States and Canada).

(7) Details of underwriting agreement: The Underwriters shall pay SLR an amount equivalent to the net proceeds on the payment date stated below in (10). The difference between the total amount issued (total offer price) and the net proceeds shall be the proceeds of the Underwriters. SLR shall not pay an underwriting fee to the Underwriters.

(8) Units of application: One unit or more in multiples of one unit

(9) Application period: From the business day following the Issue Price Determination Date to two business days following the Issue Price Determination Date

(10) Payment date: Any Business day between Tuesday, December 1, 2020, and Friday, December 4, 2020.
The payment date shall be Tuesday, December 1, 2020 if the Issue Price Determination Date is Tuesday, November 24, 2020, or Wednesday, November 25, 2020, and the payment day shall be the fourth business day following the Issue Price Determination Date if the Issue Price Determination Date is a date between Thursday, November 26, 2020, and Monday, November 30, 2020.

(11) Delivery date: The business day following the payment date stated above in (10).

(12) The issue amount (amount to be paid), the issue price (offer price), and other matters required for the issuance of new investment units through Public Offering shall be determined at a board of directors meeting held at a later date.

(13) Each item above shall be subject to the condition that the Securities Registration Statement filed in accordance with the Financial Instruments and Exchange Act takes effect.

2. Secondary Offering of Investment Units (Secondary Distribution via over-allotment) (Refer to <Reference 1. Secondary distribution via over-allotment and related matters > below)

(1) Number of investment units to be offered: 4,635 units
The number of investment units to be offered is the maximum number of investment units to be offered in the secondary distribution via over-allotment by one of the Underwriters in the Public Offering, separately from the Public Offering, taking into consideration of demand and other factors in the Public Offering. The number may decrease or no secondary distribution via over-allotment may take place depending on demand and other factors in the Public Offering. The number shall be determined at a board of directors meeting to be held on the Issue Price Determination Date in consideration of demand and other factors in the Public Offering.

(2) Distributor: The Underwriter

(3) Distribution price: To be determined
The distribution price shall be determined at a board of directors meeting to be held on the Issue Price Determination Date. The distribution price shall be the same price as the issue price (offer price) for the Public Offering.

(4) Total amount of distribution price: To be determined

(5) Distribution method: Considering demand and other factors in the Public Offering, the Underwriter shall conduct a secondary distribution of Investment Units ("Borrowed Investment Units"), which it shall borrow from Sumitomo Corporation (the "Unitholder") separately from the Public Offering. The number of Borrowed Investment Units shall be 4,635 units or less.

(6) Units of application: One unit or more in multiples of one unit

(7) Application period: The same as the Public Offering

(8) Delivery date: The same as the Public Offering

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(9) The distribution price and other matters necessary for the secondary distribution shall be determined at a board of directors meeting held at a later date.
(10) Each item above shall be subject to the condition that the Securities Registration Statement filed in accordance with under the Financial Instruments and Exchange Act takes effect.

3. Issuance of New Investment Units through Third-party Allotment (Refer to < Reference 1. Secondary distribution via over-allotment and related matters > below)

(1)	Number of investment units to be offered	4,635 units
(2)	Issue amount (amount to be paid)	To be determined To be determined at a board of directors meeting to be held on the Issue Price Determination Date. The issue amount (amount to be paid) shall be same as the issue amount (amount to be paid) for the Public Offering.
(3)	Net proceeds	To be determined
(4)	Allottee and number of investment units to be allotted	The Underwriter; 4,635 units
(5)	Units of application	One unit or more in multiples of one unit
(6)	Application period (application date)	Monday, December 28, 2020
(7)	Payment date	Tuesday, December 29, 2020

(8) Investment units for which no application for subscription has been made during the application period (application date) mentioned in (6) above shall not be issued.
(9) The issue amount (amount to be paid) and other matters necessary for the Third-party allotment shall be determined at a board of directors meeting held at a later date.
(10) The Third-party allotment shall be canceled upon the cancellation of the Public Offering.
(11) Each item above shall be subject to the condition that the Securities Registration Statement filed in accordance with the Financial Instruments and Exchange Act takes effect.

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Reference:

1. Secondary distribution via over-allotment and related matters

Considering demand and other factors in the Public Offering, the Underwriter may conduct a secondary distribution (secondary distribution via over-allotment) of Investment Units, which it will borrow from the Unitholder, separately from the Public Offering. The number of Investment Units to be borrowed will be 4,635 units or less. The number of Investment Units to be offered in the secondary distribution via over-allotment is planned to be 4,635 units. The number of investment units to be offered is the maximum number, which may decrease or no secondary distribution via over-allotment may take place depending on demand and other factors.

In connection with the secondary distribution via over-allotment, SLR resolved at a board of directors meeting held on Friday, November 13, 2020, to conduct a third-party allotment ("Third-party Allotment") and issue 4,635 Investment Units that will be allotted to the Underwriter in order to allow the Underwriter to acquire Investment Units to return the Borrowed Investment Units. The payment date is Tuesday, December 29, 2020.

During the period from the date following the last day of the application period for the Public Offering and the secondary distribution via over-allotment to Friday, December 25, 2020 ("Syndicate Covering Transaction Period"), the Underwriter may purchase Investment Units on the TSE to return the Borrowed Investment Units ("Syndicate Covering Transaction"). The number of Investment Units to be purchased will be the number related to the secondary distribution via over-allotment or less. All Investment Units acquired by the Underwriter in the Syndicate Covering Transaction shall be used to return the Borrowed Investment Units. During the Syndicate Covering Transaction Period, the Underwriter may decide not to conduct the Syndicate Covering Transaction at all, or to end the Syndicate Covering Transaction without purchasing the number of Investment Units equal to the number related to the secondary distribution via over-allotment.

Furthermore, the Underwriter may engage in stabilizing transactions related to the Public Offering and the secondary distribution via over-allotment, and Investment Units purchased through such stabilizing transactions may possibly be used, in whole or in part, to return the Borrowed Investment Units.

The Underwriter will purchase Investment Units through the Third-party Allotment so that the number of Investment Units purchased equals the number of Investment Units related to the secondary distribution via over-allotment less the number of Investment Units purchased in the stabilizing transactions and Syndicate Covering Transaction used to return the Borrowed Investment Units. For this reason, applications may not be filed for all or part of Investment Units to be issued through the Third-party Allotment. As a result, the final number of Investment Units issued in the Third-party Allotment may decrease or the issuance may not take place due to forfeiture.

Whether the secondary distribution via over-allotment is executed and the number of Investment Units to be offered if the secondary distribution via over-allotment is executed will be determined based on the Issue Price Determination Date. If no secondary distribution via over-allotment is executed, the Underwriter will not borrow Investment Units from the Unitholder. As a result, the Underwriter will not apply for the Third-party Allotment, and no Investment Units will be issued due to forfeiture. In this case, there will be no Syndicate Cover Transactions on the TSE.

The Underwriter will consult with the other joint lead managers about the transactions described above.

2. Change in the number of investment units outstanding after the issuance of new investment units

Current number of issued investment units outstanding	514,350 units	
Number of new investment units to be issued in the Public Offering	92,700 units	
Total number of issued investment units after the Public Offering	607,050 units	
Number of new investment units to be issued through the Third-party Allotment	4,635 units	(Note)
Total number of issued investment units after the Third-party Allotment	611,685 units	(Note)

(Note) The numbers are those if the Underwriter applies for purchases of all the investment units offered in the Third-party Allotment and all the investment units are issued.

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3. Objective and Rationale for the Issuance

SLR will acquire SOSiLA Ebina (quasi-co-ownership interest of 62%) and SOSiLA Nishiyodogawa II which are new specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan; the same shall apply hereinafter) (the "Properties to Be Acquired") as set forth in "SLR Announces Acquisitions and Leasing of Domestic Real Estate Trust Beneficiary Interests" announced today, using proceeds from the Public Offering, new concurrent borrowings and cash on hand. SLR believes that, through the acquisition of the Properties to Be Acquired, SLR can achieve assets scale of 100 billion and steady expansion of its portfolio. In addition, SLR considers that the acquisition of the Properties to Be Acquired can improve distributions per unit and appraisal NAV per unit, and grow its unitholder value.

4. Amount, use and schedule of expenditure of funds to be procured

(1) Amount of funds to be procured (estimated net proceeds)

11,870,000,000 yen (maximum)

(Note) The amount above is the sum of 11,305,000,000 yen in net proceeds from the Public Offering and 565,000,000 yen in maximum net proceeds from the Third-party Allotment. The above figures represent estimated amounts calculated based on the closing price of Investment Units for regular trading on the TSE as of Tuesday, October 27, 2020.

(2) Specific use of funds to be procured and timing of expenditure

Net proceeds from the Public Offering (11,305,000,000 yen) are scheduled to be used to partially fund the acquisition of the Properties to Be Acquired. The amount of proceeds from the issuance of new Investment Units through the Third-party Allotment resolved on the same date as the Public Offering (up to 565,000,000 yen) are scheduled to be used to fund a partial repayment of the borrowings or to partially fund future acquisitions of specified assets.

5. Designation of Allottee

Not applicable.

6. Forecast of operating results

Please refer to the press release entitled "SLR Announces Revisions to Forecasts for Investment Results in the Fiscal Period Ending May 31, 2021 and Disclosure of Forecasts for Investment Results in the Fiscal Period Ending November 30, 2021" dated today.

7. Restrictions on sale and additional issuance

(1) The Unitholder agrees with the joint lead managers that it will not sell any Investment Units related to the Public Offering without the prior written approval of the joint lead managers during the period from the Issue Price Determination Date and 180 days after the delivery date of the Public Offering.

The joint lead managers have the right to lift all or part of the restrictions or shorten the restriction period according to their discretion.

(2) SLR agrees with the joint lead managers that it will not issue any Investment Units through a public offering (excluding the issuance of new Investment Units through the Third-party Allotment) without prior written approval of the joint lead managers during the period from the Issue Price Determination Date to 90 days after the delivery date of the Public Offering.

The joint lead managers have the right to lift all or part of the restrictions or shorten the restriction period according to their discretion.

*For more information about SLR, please visit: https://sosila-reit.co.jp/en/

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