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FOR IMMEDIATE RELEASE

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SLR Announces Debt Financing

SOSiLA Logistics REIT, Inc. ("SLR") announces that it made determination on debt financing ("Borrowings") today. Details are as follows.

1. Borrowing Scheduled to Be Made on December 10, 2020 (the "Refinancing")

(1) Details of the Refinancing (Note 1)

Category (Note 2)	Lender	Anticipated Borrowing Amount (million yen)	Interest Rate	Scheduled Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Loan syndicate with Sumitomo Mitsui Banking Corporation as the arranger	2,100	Base interest rate + 0.15% (Note 3) (Note 4)	December 10, 2020	SLR will conclude individual loan agreements with the lenders set out in the left column on December 2, 2020.	November 30, 2021	Paid in full upon maturity	Unsecured and non-guaranteed

(Note 1) As of today, no loan agreement has been concluded with regard to the Refinancing and the details of the Refinancing are based on a letter of intent covering the origination of the loan syndicate, received from Sumitomo Mitsui Banking Corporation, the arranger of the loan syndicate. Therefore, it is not assured that the Refinancing would take place and the actual borrowing amount and other conditions are subject to change.
(Note 2) "Short-term" means borrowings whose borrowing term is a year or less. "Long-term" means borrowings whose borrowing term is longer than a year. The same applies to short-term and long-term borrowings hereinafter.
(Note 3) The first interest payment date is December 30, 2020. The subsequent interest payment dates are the last day of every month and the repayment date.
(Note 4) The base interest rate is the one-month Japanese yen Tokyo Interbank Offered Rate (TIBOR) announced by the JBA TIBOR Administration (General Incorporated Association) for the interest period. The JBA Japanese yen TIBOR can be checked on the JBA TIBOR Administration website: http://www.jbatibor.or.jp/english/rate/

(2) Rationale for the Refinancing

On December 10, 2020, the short-term borrowing above will be allocated to the repayment of the short-term borrowing of 2,100 million yen which will become due on the same day.

(3) Details of the Short-term Borrowing scheduled to Be Repaid (Note)

Category	Lender	Borrowing Amount (million yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	2,100	Base interest rate + 0.15%	December 10, 2019	SLR concluded individual loan agreements with the lenders set out in the left column on December 6, 2019.	December 10, 2020	Paid in full upon maturity	Unsecured and non-guaranteed
	Sumitomo Mitsui Trust Bank, Limited							
	Mizuho Bank, Ltd.							

(Note) For further details on the short-term borrowing to be repaid, refer to "SLR Announces Debt Financing" released on December 10, 2019.

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This press release does not constitute an offer of securities in the United States. The investment units have not been, and will not be, registered under the United States Securities Act of 1933 (the "Securities Act"). The investment units may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The investment units referred to above will not be offered, publicly or otherwise, in the United States.

2. Borrowing Scheduled to Be Made on December 4, 2020 (the "New Borrowings")

(1) Details of the New Borrowings (Note 1)

Category	Lender	Anticipated Borrowing Amount (million yen)	Interest Rate	Scheduled Borrowing Date (Note 8)	Borrowing Method	Repayment Date (Note 8)	Repayment Method	Collateral
Short-term	Loan syndicate with Sumitomo Mitsui Banking Corporation as the arranger	1,500 (Note 2) (Note 3)	Base interest rate + 0.15% (Note 4) (Note 5)	December 4, 2020	SLR will conclude individual loan agreements with the lenders set out in the left column on December 2, 2020.	November 30, 2021	Paid in full upon maturity	Unsecured and non-guaranteed
Long-term		4,850 (Note 2)	TBD (Note 6) (Note 7)			November 30, 2026		
		4,850 (Note 2)	TBD (Note 6) (Note 7)			November 30, 2028		
Total		11,200						

(Note 1) As of today, no loan agreement has been concluded with regard to the New Borrowings, and the details of the New Borrowings are based on a letter of intent covering the origination of the loan syndicate, received from Sumitomo Mitsui Banking Corporation, the arranger of the loan syndicate. Therefore, it is not assured that the New Borrowings would take place. The actual borrowing amount and other conditions are subject to change and other new borrowings may take place.

(Note 2) The Anticipated Borrowing Amount of the New Borrowings is the expected borrowing amount as of today, and is subject to change until the scheduled borrowing date with considerations to the actual net proceeds from the public offering, which has been resolved at the board of directors meeting held on November 13, 2020, as described in the "SLR Announces Issuance of New Investment Units and Secondary Offering of Investment Units" released today.

(Note 3) This is a borrowing taking account of the amount of consumption taxes for the buildings stated in the purchase agreements with respect to the Properties to Be Acquired (defined in "(2) Rational for the New Borrowings" below) (the "Current Consumption Tax Loan").

(Note 4) The interest payment dates are the last day of every month and the repayment date.

(Note 5) The base interest rate is the JBA one-month Japanese yen TIBOR. The JBA Japanese yen TIBOR can be checked on the JBA TIBOR Administration website: http://www.jbatibor.or.jp/english/rate/

(Note 6) The interest rate will be announced after being determined.

(Note 7) The first interest payment date is February 26, 2021. The subsequent interest payment dates are the last day of May, August, November and February, and the repayment date.

(Note 8) The Scheduled Borrowing Date and the Repayment Date of the New Borrowings are the expected dates as of today and are subject to change until the scheduled borrowing date.

(2) Rationale for the New Borrowings

The New Borrowings will be allocated to the payment of a part of the acquisition costs and other related expenses of the Properties to Be Acquired stated in the "SLR Announces Acquisitions and Leasing of Domestic Real Estate Trust Beneficiary Interests" released today.

The short-term borrowing of 2,100 million yen set out in 1.(1) above and the borrowings set out in 2.(1) above, excluding the short-term borrowing of 1,500 million yen, are green loans based on and in compliance with the Green Finance Framework established by SLR ("Green Loans"). The Japan Credit Rating Agency (JCR) assigns Green 1, the highest rating, in JCR Green Loan Evaluation (Note 1) to the Green Loans. For details on the Green Finance Framework and other related information, refer to the "Notice on the Establishment of the Green Finance Framework and Planned Green Loans" released on November 5, 2019.

The Green Loans will be made by the SDGs Green Loans (Note 2) provided by Sumitomo Mitsui Banking Corporation. The SDGs Green Loans are only for environmentally friendly projects and Sumitomo Mitsui Banking Corporation grants Green Loans in accordance with the Green Loan Principles and based on the evaluation of an external ratings agency as well as its own assessment on whether projects that use the loans meet the requirements for green financing and are consistent with the SDGs (Sustainable Development Goals).

(Note 1) JCR Green Loan Evaluation is an evaluation by the Japan Credit Rating Agency (JCR) on individual green loans in reference to the Green Loan Principles, international guidelines established by the Loan Market Association (LMA) and the Asia Pacific Loan Market Association (APLMA). JCR Green Loan Evaluation is determined by Greenness Evaluation, evaluation on whether individual green loans are used for green projects, and Management, Operation and Transparency Evaluation, evaluation on the management and operation system and transparency of the borrowers. For details on JCR Green Loan Evaluation on the Green Loans, please visit the JCR website: https://www.jcr.co.jp/en/greenfinance/

(Note 2) For details on the SDGs Green Loans of Sumitomo Mitsui Banking Corporation, please visit the Sumitomo Mitsui Banking Corporation website: https://www.smbc.co.jp/hojin/financing/sdgs_loan/

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Sociability, Sustainability, and Individuality for Logistic Aspect

3. Outstanding borrowings, Etc., after the Borrowings

(Unit: Million yen)

	Before the Borrowings	After the Borrowings	Variance
Short-Term Loan	2,100	3,600	＋1,500
Long-Term Loan	27,400	37,100	＋9,700
Total Loan Amount	29,500	40,700	＋11,200
Investment Corporation Bonds	-	-	-
Total Loans and Investment Corporation Bonds	29,500	40,700	＋11,200

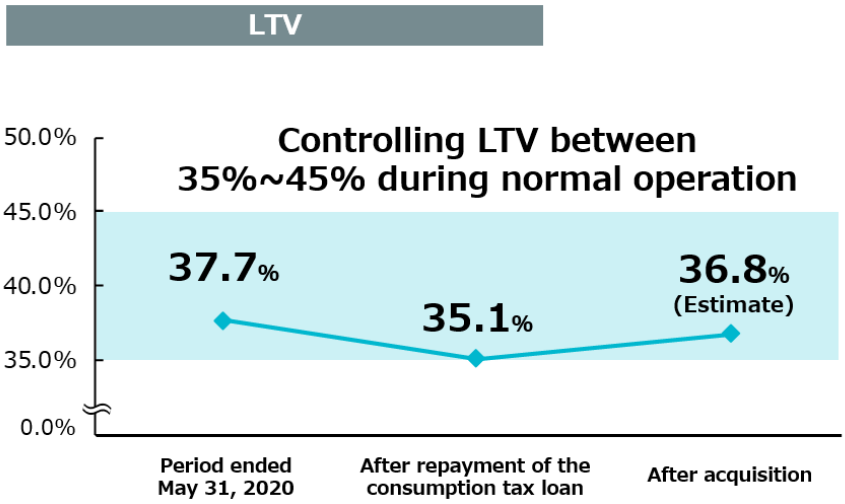
4. Other

The risks associated with the Borrowings are as described in “II Reference Information, 2. Information Supplementary to Reference Documents, 3 Investment Risks” stated in the Securities Registration Statement filed on November 13, 2020.（Japanese Only）

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

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<Reference> Transition and Estimate of SLR's LTV



(Note) "LTV" means the ratio of total interest-bearing debt (the total of borrowings, issued and outstanding investment corporation bonds and short-term investment corporation bonds) to total assets on the balance sheet of SLR. The "LTV" after repayment of the consumption tax loan (which refers to the timing after repayment of the borrowings made on September 30, 2020 ("Previous Consumption Tax Loan"); hereinafter the same) and after acquisition of the Newly Acquired Properties (the Properties to Be Acquired and (tentative) Hiratsuka LastMileCenter; hereinafter the same) are calculated in accordance with the following formulas and are rounded to the first decimal place. The same shall apply hereinafter.

LTV after repayment of the consumption tax loan = (Interest-bearing debt on the balance sheet as of the end of the first fiscal period ended May 31, 2020 - repayment of the Previous Consumption Tax Loan) (hereinafter "Interest-bearing debt after repayment amount of the Previous Consumption Tax Loan") / (Total assets on the balance sheet as of the end of the first fiscal period ended May 31, 2020 - repayment amount of the Previous Consumption Tax Loan repayment) ("Total assets after repayment of the Previous Consumption Tax Loan")

LTV after acquisition of the Newly Acquired Properties = Interest-bearing debt after the completion of this offering (which refers to the issuance of new investment units resolved at the SLR's board of directors meeting held on November 13, 2020; hereinafter the same) (*) / (Total assets after repayment of the Previous Consumption Tax Loan + the amount of the Borrowings (excluding the Current Consumption Tax Loan and the amount of the Refinancing; hereinafter the same)＋Total estimated amount of the issue price in this offering (**) + Total amount of deposits and guarantees for Newly Acquired Properties)

* "Interest-bearing debt after completion of this offering" = Interest-bearing debt after the repayment of the Previous Consumption Tax Loan + the amount of the Borrowings (excluding the Current Consumption Tax Loan and the amount of the Refinancing; hereinafter the same).

** "Total estimated amount of the issue price in this offering" has been calculated based on the closing price of SLR's investment unit ("Investment Unit") in regular trading on the Tokyo Stock Exchange, Inc. as of Tuesday, October 27, 2020, and assuming that the issue price is 121,958 yen per Investment Unit. With respect to the issuance of 4,635 Investment Units that will be allotted to SMBC Nikko Securities Inc. through a third-party allotment ("Third-Party Allotment"), it is assumed that all of the investment units to be issued by the Third-Party Allotment will be subscribed for by SMBC Nikko Securities Inc. and that the entire amount to be paid in will be paid by SMBC Nikko Securities Inc. Therefore, if the actual aggregate amount of the issue price in this offering is lower than the aforementioned hypothetical amount, or if no payment is made for all or part of the issue of new investment units by Third-Party Allotment, the aggregate amount of the issue price in this offering will be lower than the aforementioned amount, and the actual LTV after the acquisition of the Newly Acquired Properties could be higher than described above. Conversely, if the actual aggregate issue price in this offering is higher than the aforementioned hypothetical amount, the aggregate issue price in this offering will be higher than the aforementioned amount, and the actual LTV after the acquisition of the newly acquired assets could be lower than described above.

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