December 2, 2020

FOR IMMEDIATE RELEASE

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# SLR Announces Debt Financing（Determination of Lender and Interest Rate）

SOSiLA Logistics REIT, Inc. ("SLR") announces that the undecided lender and interest rate of debt financing ("Borrowings") described in the press release titled "SLR Announces Debt Financing" dated Nov.13, 2020, were determined. Details are as follows.

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

(1) Details of the Refinancing (Lenders determined, as underlined below)

| Category (Note 1) | Lender | Anticipated Borrowing Amount (million yen) | Interest Rate | Scheduled Borrowing Date | Borrowing Method | Repayment Date | Repayment Method | Collateral |
|---|---|---|---|---|---|---|---|---|
| Short-term | Sumitomo Mitsui Banking Corporation<br>Sumitomo Mitsui Trust Bank, Limited<br>Mizuho Bank, Ltd. | 2,100 | Base interest rate + 0.15% (Note 2) (Note 3) | 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) "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 2) 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 3) 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<br>Sumitomo Mitsui Trust Bank, Limited<br>Mizuho Bank, Ltd. | 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 |

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

Disclaimer: This press release is an announcement concerning SLR's debt financing, and is not an offer to sell or a solicitation of any offer to buy the securities of SLR in the United States or elsewhere. Any investment decision should be made based upon your own judgement.
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 (Lenders and Interest Rates determined, as underlined below)

| Category | Lender | Anticipated Borrowing Amount (million yen) | Interest Rate | Scheduled Borrowing Date | Borrowing Method | Repayment Date | Repayment Method | Collateral |
|---|---|---|---|---|---|---|---|---|
| Short-term | Sumitomo Mitsui Banking Corporation | 1,500 (Note 1) | Base interest rate + 0.15% (Note 2) (Note 3) | 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 | Sumitomo Mitsui Banking Corporation<br>Sumitomo Mitsui Trust Bank, Limited<br>Mizuho Bank, Ltd.<br>MUFG Bank, Ltd.<br>THE BANK OF FUKUOKA, LTD.<br>Development Bank of Japan Inc.<br>Mizuho Trust & Banking Co., Ltd. | 4,850 | 0.41755% (Note 4) | | | November 30, 2026 | | |
| | Sumitomo Mitsui Banking Corporation<br>Sumitomo Mitsui Trust Bank, Limited<br>Mizuho Bank, Ltd.<br>MUFG Bank, Ltd.<br>THE BANK OF FUKUOKA, LTD.<br>Development Bank of Japan Inc.<br>Mizuho Trust & Banking Co., Ltd. | 4,850 | 0.55763% (Note 4) | | | November 30, 2028 | | |
| Total | | 11,200 | | | | | | |

(Note 1) 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).

(Note 2) The interest payment dates are the last day of every month and the repayment date.

(Note 3) 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 4) 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.

(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 on Nov. 13, 2020.

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

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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/

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

Regarding the risks associated with the Borrowings, there are no changes 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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