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FOR IMMEDIATE RELEASE

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Notice Concerning Debt Financing

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

1. Borrowing Scheduled to Be Made on November 30, 2021 (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)	November 30, 2021	SLR will conclude individual loan agreements with the lenders set out in the left column on November 26, 2021.	November 30, 2022	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, 2021. 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: https://www.jbatibor.or.jp/english/rate/

(2) Rationale for the Refinancing

On November 30, 2021, 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, 2020	SLR concluded 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
	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 (Determination of Lender and Interest Rate)" released on December 2, 2020.

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.
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2. Borrowing Scheduled to Be Made on December 6, 2021 and March 31, 2022 (the "New Borrowings")

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

Category	Lender	Anticipated Borrowing Amount (million yen) (Note 2)	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	400 (Note 3)	Base interest rate + 0.15% (Note 4) (Note 5)	December 6, 2021	SLR will conclude individual loan agreements with the lenders set out in the left column on December 2, 2021.	November 30, 2022	Paid in full upon maturity	Unsecured and non-guaranteed
		390 (Note 3)		March 31, 2022	SLR will conclude individual loan agreements with the lenders set out in the left column on March 29, 2022.	March 31, 2023		
		900						
Long-term		3,850	TBD (Note 6) (Note 7)			November 29, 2030		
Total		5,540						

(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 16, 2021, as described in the "Notice Concerning 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 (three properties described in "(2) Rationale for the New Borrowings" below).

(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: https://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 May 31, 2022. The subsequent interest payment dates are the last day of August, November, February and May, 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, on December 6, 2021 and April 1, 2022, to the payment of a part of the acquisition costs and other related expenses of the three properties stated in the "Notice Concerning Acquisitions and Leasing of Domestic Real Estate Trust Beneficiary Interests" released today.

3. Outstanding Debt Balance after the Borrowings

(Unit: Million yen)

	Before the Borrowings	After the Borrowings	Variance
Short-Term Loan	2,370	4,060	+1,690
Long-Term Loan	42,350	46,200	+3,850
Total Loan Amount	44,720	50,260	+5,540
Investment Corporation Bonds	-	-	-
Total Loans and Investment Corporation Bonds	44,720	50,260	+5,540

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 16, 2021 (Japanese only).

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

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