November 30, 2022

FOR IMMEDIATE RELEASE

Issuer of REIT securities
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Notice Concerning Debt Financing (Decision on Lender and Interest Rate)

SOSiLA Logistics REIT, Inc. ("SLR") announces that it today decided on lenders and interest rates based on individual loan agreements concluded in connection with the borrowings the borrowing date of which is December 2, 2022 (the "Borrowings"), a part of the new borrowings announced in the Notice Concerning Debt Financing dated November 14, 2022.

1. Details of Borrowings

Category	Lender	Borrowing Amount (million yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	590 (Note 1)	Base interest rate + 0.15% (Note 3) (Note 4)	December 2, 2022	SLR will conclude individual loan agreements with lenders stated left on November 30, 2022.	November 30, 2023	Paid in full upon maturity	Unsecured Non-guaranteed
	Sumitomo Mitsui Banking Corporation	1,600						
	Sumitomo Mitsui Trust Bank, Limited							
	Mizuho Bank, Ltd.							
	Sumitomo Mitsui Banking Corporation	1,100 (Note 2)	Base interest rate + 0.15% (Note 4) (Note 5)			April 3, 2023		
Long-term	Nippon Life Insurance Company	1,000	0.70000% (Note 6)			November 30, 2028		
	Mitsui Sumitomo Insurance Company, Limited	1,000						
Total		5,290						

(Note 1) The amount corresponds to borrowings based on the amount of consumption tax for the buildings stated in purchase agreements for assets scheduled for acquisition (two properties specified in 2. Rationale for the Borrowings below).

(Note 2) This borrowing of 1,100 million yen will be repaid in full with the funds of long-term loan from the loan syndicate with Sumitomo Mitsui Banking Corporation as the arranger, which is scheduled to be procured on April 3, 2023.

(Note 3) The 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) for the concerned interest period announced by the JBA TIBOR Administration. Information on the JBA Japanese yen TIBOR is available at the Administration's official website. https://www.jbatibor.or.jp/english/

(Note 5) The first interest payment date is January 4, 2023. The subsequent interest payment dates are the third day of respective months and the repayment date.

(Note 6) The first interest payment date is May 31, 2023. The subsequent interest payment dates are the last days of November and May, and the repayment date.

2. Rationale for Borrowings

Borrowings will be allocated to the payment of a portion of the acquisition costs and related expenses for SOSiLA Amagasaki (45% quasi-co-ownership interest) and SOSiLA Yashio (30% quasi-co-ownership interest) of the assets scheduled for acquisition stated in the Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest released on November 14, 2022.

3. External environmental certification that SOSiLA Amagasaki (45% quasi-co-ownership) and SOSiLA Yashio (30% quasi-co-ownership) has achieved

SOSiLA Amagasaki (45% quasi-co-ownership) has achieved ★★★★★ in BELS (Building Energy-efficiency Labeling System) and Rank S in CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate. SOSiLA Yashio (30% quasi-co-ownership) has achieved Rank A in CASBEE for Local Government.

4. Green loans

The Borrowings are green loans based on the green finance framework that SLR has formulated. They will be used for purchasing qualified green assets that have achieved external environmental certification specified in 3. For the details of green finance (including green loans), please visit the Green Finance page of SLR's website.
https://sosila-reit.co.jp/en/esg/greenfinance.html

5. Outstanding Debt Balance after Execution of Borrowings

(Unit: million yen)

	Before the Borrowings	After the Borrowings	Variance
Short-term loans	1,400	4,690	+3,290
Long-term loans	46,200	48,200	+2,000
Total loans	47,600	52,890	+5,290
Investment corporation bonds	1,600	1,600	-
Total loans and investment corporation bonds	49,200	54,490	+5,290

6. Others

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 14, 2022.

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