June 9, 2023

FOR IMMEDIATE RELEASE

Issuer of REIT Securities
1-17-10, Kyobashi, Chuo-ku, Tokyo
SOSiLA Logistics REIT, Inc.
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(Securities Code: 2979)
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# Notice Concerning Issuance of Green Bonds

SOSiLA Logistics REIT, Inc. ("SLR") hereby announces that it today decided to issue Green Bonds based on a comprehensive resolution on the issuance of investment corporation bonds determined at the meeting of the Board of Directors of SLR held on May 31, 2023.

1. Overview of the Investment Corporation Bonds

| | | |
|---|---|---|
| (1) | Name | SOSiLA Logistics REIT, Inc. Second Series Unsecured Investment Corporation Bonds (Ranking Pari Passu among the specified Investment Corporation Bonds) (Green Bonds) |
| (2) | Total issue amount | 3,000 million yen |
| (3) | Form of bond certificate | The Bonds Transfer Act is applicable to the bonds, thus investment corporation bond certificates will not be issued. |
| (4) | Amount to be paid in | 100 yen per 100 yen face value |
| (5) | Redemption amount | 100 yen per 100 yen face value |
| (6) | Interest rate | 0.600% per annum |
| (7) | Amount of each investment Corporation bond | 100 million yen |
| (8) | Method of offering | Public offering |
| (9) | Subscription period | June 9, 2023(Friday) |
| (10) | Payment date | June 15, 2023(Thursday) |
| (11) | Security and guarantee | The Investment Corporation Bonds are unsecured and unguaranteed with no specific assets reserved for the Investment Corporation Bonds. |
| (12) | Redemption method and date | The total amount to be redeemed on May 31, 2028<br>The corporation bonds may be purchased and cancelled at any time the date of payment unless otherwise specified by the transfer agent. |
| (13) | Interest payment date | June 15 and December 15 of each year<br>The first interest payment date is December 15, 2023<br>If an interest payment date falls on a bank holiday, then the date of payment will be moved to the immediately preceding bank business day |
| (14) | Financial covenants | Negative pledge clause is attached |
| (15) | Rating obtained | AA- (Japan Credit Rating Agency, Ltd.) |
| (16) | Fiscal agent, issuing agent, and Paying agent | MUFG Bank, Ltd. |
| (17) | Underwriters | SMBC Nikko Securities Inc.<br>Mizuho Securities Co., Ltd.<br>Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. |

2. Reason for Issuance

SLR aims to strengthen the funding platform by expanding the ESG investor base, along with promoting ESG initiatives, by procuring funds through the Investment Corporation Bonds. The Investment Corporation Bonds will be issued as green bonds based on the green finance framework which was announced in the "Notice Concerning Submission of Revised Shelf Registration Statement for Issuance of Green Bonds" released on June 20, 2022, for eligibility of the green finance framework, Starts Proceed has been assigned "Green 1 (F)," the highest evaluation grade in the JCR Green Finance Framework Evaluation by Japan Credit Rating Agency, Ltd. For further details of the framework please refer to the news release above mentioned.

3. Amount, Use, and Scheduled Date of Expenditure of Funds to be Procured

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

2,978 million yen

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

The estimated net proceeds of 2,978 million yen, calculated by deducting the estimated issuance cost of 21 million yen from the total issue amount of 3,000 million yen, will be used by June 30, 2023 to partially fund the prepayment of the short-term borrowings maturing on November 30, 2023 (including borrowings through subsequent refinancing) (all proceeds have been used for the acquisition of SOSiLA Yokohama Kohoku (Quasi-co-ownership interest ratio: 80%), SOSiLA Sagamihara, SOSiLA Kasukabe, SOSiLA Kawagoe and SOSiLA Nishiyodogawa I which meet the criteria of eligible green projects) and the prepayment of the short-term borrowings maturing on November 30, 2023 (all proceeds have been used for the acquisition of SOSiLA Amagasaki and SOSiLA Yashio (Quasi-co-ownership interest ratio: 30%) which meet the criteria of eligible green projects.).

4. Investors who declared investment in the Green Bonds

Listed below in alphabetical order are investors to date who declared their intention of investment in the Green Bonds.

- Osaka Shoko Shinkin Bank
- The Bank of Iwate, Ltd.
- THE FUKUOKA CHUO BANK, LTD.
- The Kita Osaka Shinkin Bank
- THE KOFU SHINKIN BANK
- SHIZUOKA YAIZU SHINKIN BANK
- The Sugamo Shinkin Bank
- The Takinogawa Shinkin Bank
- JA HIMAWARI
- Hokkaido Credit Federation of Agricultural Cooperatives
- The Yokohama Shinkin Bank

5. Outstanding Debt Balance after Issuance of the Investment Corporation Bonds

(Unit: million yen)

| | Before the Issuance | After the Issuance | Change |
|---|---|---|---|
| Short-term borrowings | 3,590 | 3,590 | - |
| Long-term borrowings | 56,100 | 56,100 | - |
| Total borrowings | 59,690 | 59,690 | - |
| Investment corporation bonds | 1,600 | 4,600 | +3,000 |
| Total borrowings and investment corporation bonds | 61,290 | 64,290 | +3,000 |

6. Others

Concerning the risks pertaining to the issuance of the Investment Corporation Bonds, there will be no change to the content of "Chapter 1 Fund Information – Part 1 Fund Status 3. Investment Risks" of the securities report filed on February 24, 2023.

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