July 17, 2024

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 Debt Financing

SOSiLA Logistics REIT, Inc. ("SLR") announces today that it decided on debt financing (the "Refinancing").

1. Details of Refinancing

Category	Lender	Anticipated borrowing amount (million yen)	Interest rate	Scheduled borrowing date (Note 3)	Borrowing method	Repayment date (Note 3)	Repayment method	Collateral
long-term	Sumitomo Mitsui Banking Corporation	1,320	Base interest rate + 0.157% (Note 1) (Note 2)	July 31, 2024	SLR will conclude individual loan agreements with lenders stated left on July 29, 2024.	December 10, 2025	Paid in full upon maturity	Unsecured and non-guaranteed
Total		1,320						

(Note 1) The first interest payment date is August 30, 2024. The subsequent interest payment dates are the last days of respective months and the repayment date.
(Note 2) 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/rate/
(Note 3) The scheduled borrowing date and the repayment date of the Refinancing are the expected dates as of today and are subject to change until the scheduled borrowing date.

2. Reason for the Refinancing

On July 31, 2024, the short-term borrowing above will be allocated to the payment of the short-term borrowing of 1,320 million yen which will become due on the same day.

3. Details of the short-term borrowing scheduled to be repaid (Note)

Category	Lender	Anticipated borrowing amount (million yen)	Interest rate	borrowing date	Borrowing method	Repayment date	Repayment method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	1,320	Base interest rate + 0.15%	August 4, 2023	SLR concluded individual loan agreements with lenders stated left on August 2, 2023.	July 31, 2024	Paid in full upon maturity	Unsecured and non-guaranteed
Total		1,320						

(Note) For further details on the short-term borrowing to be repaid, please refer to "SOSiLA Logistics REIT Announces Debt Financing" released on August 1, 2023.

4. Outstanding Debt Balance after Execution of the Refinancing

(Unit: million yen)

	Before the Borrowings	After the Borrowings	Changes
Short-term borrowings	1,320	-	−1,320
Long-term borrowings	56,100	57,420	+1,320
Total borrowings	57,420	57,420	-
Investment corporation bonds	4,600	4,600	-
Total borrowings and investment corporation bonds	62,020	62,020	-

5. Other Matters

Risks associated with the Borrowings are as stated in 3. Investment Risks, 2. Information Supplementary to Reference Documents, II Reference Information, in the Securities Report submitted on February 27, 2024.

* SOSiLA website: https://sosila-reit.co.jp/en/