For informational purpose only. The Japanese press release should be referred to as the original.

March 14, 2025

To All Concerned Parties

REIT Issuer:
LaSalle LOGIPORT REIT
1-11-1, Marunouchi, Chiyoda-ku, Tokyo
Representative: Taira Jigami, Executive Director
(Securities Identification Code: 3466)

Asset Manager:
LaSalle REIT Advisors K.K.
Representative: Taira Jigami, President and CEO
Contact: Naoki Yamada, Head of Finance
TEL: +81-3-6778-5400

Notice regarding an additional acquisition of domestic asset (TK equity interest B of LRF3 Properties GK) and redemption of Preferred Shares of Japan Logistics Development 1 TMK

LaSalle REIT Advisors K.K. ("**LRA**" or "**Asset Manager**"), to which LaSalle LOGIPORT REIT ("**LLR**") has entrusted the management of its assets, announces today that it has decided to acquire (the "**Additional Acquisition**") the following additional *tokumei kumiai* equity interest of LRF3 Properties GK (the "**Newly Acquired Asset**" or the "**TK Equity Interest**") and will receive a redemption (the "**Redemption**") of the preferred shares (the "**Preferred Shares**") in Japan Logistics Development 1 TMK (the "**Development TMK**") of which the underlying real estate is Matsudo Matsuhidai Logistics Center, as described below.

With regard to the announcement "Notice regarding an acquisition of domestic asset (TK equity interest B of Urayasu Properties GK and TK equity interest B of Okinawa Itoman Properties GK)" dated April 15, 2024 stating that it planned to acquire the TK Equity Interest B of Urayasu Properties GK, with the "Urayasu Logistics Center" as the subject real estate (trust beneficiary interest), from Urayasu Properties GK on March 19, 2025, LLR has decided to change this to an additional acquisition of the TK Equity Interest, with the two properties, including the Urayasu Logistics Center, as the subject real estate (trust beneficiary interest). Therefore, the acquisition of the TK Equity Interest B of Urayasu Properties GK will not take place.

1. Overview of the Additional Acquisition and the Redemption

(1) Overview of the Additional Acquisition

① Newly Acquired Asset	:	TK Equity Interest with trust beneficiary rights investing in real estate assets (the TK Equity Interest) (Note 1)
② Asset name	:	TK Equity Interest B of LRF3 Properties GK
③ Acquisition price	:	165 million yen (This represents approximately 18% of the total additional TK equity B (Note 2))
④ Scheduled acquisition date	:	March 19, 2025
⑤ Acquiring entity	:	LRF3 Properties GK (the "**LRF3GK**") (Note 3)
⑥ Underlying real estate (Trust beneficiary interest)	:	Matsudo Matsuhidai Logistics Center (the "**Subject Property ① (Matsudo)**") Urayasu Logistics Center (the "**Subject Property ② (Urayasu)**") (collectively referred to as the "**Subject Property**") (Note 4)
⑦ Source of acquisition funds	:	Cash on hand

⑧ Broker involved : Not applicable

Notes:

1. The TK Equity Interest is a silent partnership equity interest pertaining to a silent partnership with the LRF3GK as the operator. For details on the TK Equity Interest, please refer to "3. Details of the Additional Acquisition / (1) Overview of the silent partnership in which the investment is made".
2. The additional TK equity B is the TK equity B to be additionally offered by the LRF3GK upon the acquisition of the Subject Property. The same shall apply hereinafter.
3. For details about the LRF3GK, please refer to "3. Details of the Additional Acquisition / (1) Overview of the silent partnership in which the investment is made" and "3. Details of the Additional Acquisition / (3) Summary about the operator of TK Equity" below.
4. Details about the Subject Property are described in "3. Details of the Additional Acquisition / (2) Subject Property summary" below.

(2) Overview of the Redemption

After the LRF3GK acquires the Subject Property ① (Matsudo), the Development TMK will reduce its capital, and the principal of the Preferred Shares (Note 1) held by LLR will be redeemed (Note 2), and dividends on the Preferred Shares will be paid. As a result, LLR plans to record a Redemption profit based on development profit (Note 3) of approximately 73 million yen (expected amount) for the fiscal period ending August 2025.

The investment in the Development TMK, including the Redemption, is the second development project following the preferred shares of Kansai 1 Property TMK, which has "Osaka Suminoe Logistics Center" as the underlying real estate, and LLR has been realizing continuous return on investments based on development profit as part of the excess return strategy that LLR has been promoting.

In addition, the Subject Property ① (Matsudo) is the first development project with an external business partner for LLR, and marks a track record of collaboration with a business operator other than the sponsor group (Note 4). We will continue to seek to contribute to earnings based on development profits as part of our excess return strategy through investment in Japan Logistics Development 2 TMK, the third development project in collaboration with an external business partner.,

Notes:

1. Details of the Preferred Shares are as stated in the press releases dated November 22, 2022, August 16, 2023, November 29, 2023, April 26, 2024, October 8, 2024 and October 29, 2024, regarding the acquisition of the Preferred Shares of Japan Logistics Development 1 TMK.
2. The Redemption of the Preferred Shares is scheduled to take place by the end of the fiscal period ending August 31, 2025.
3. "Redemption profit based on development profit" means the amount obtained by deducting Loss on the Redemption of the Preferred Shares from the dividend income to be received by LRF3GK from the Development TMK after it acquires the trust beneficiary interest in the Subject Property ① (Matsudo). The dividend income is calculated based on the estimated disposition-related expenses and repair costs, but if these expenses differ from the current estimates, the dividend amount may change, and this may also cause the redemption profit based on the development profit to change.
4. The sponsor group means LaSalle Investment Management K.K., the sponsor of LLR, and its group companies.

2. Reasons for the Acquisition

Given the current capital market environment, LLR has adopted an active asset management strategy that takes into account the cost of capital and the price of investment units and is pursuing optimal capital raising methods that respond to changes in the capital markets and uses of funds that contribute to increasing unitholder value. As part of this strategy, LLR has decided to make the Additional Acquisition of the TK Equity Interest in accordance with the investment targets and policies set out in the Articles of Incorporation of LLR.

The Subject Property ① (Matsudo) is the LLR's second development project, and LLR has acquired

preferred equity from the Development TMK a total of four times from November 2022 to September 2024 in accordance with the progress of development. As the Subject Property ① (Matsudo) was completed and stabilized in September 2024, it will be transferred to LRF3GK, a sidecar fund, and LLR decided an additional investment in the silent partnership equity interest B of LRF3 Properties GK. As a result, LLR will receive a Redemption profit based on development profit described in "1. (2) Overview of the Redemption" and will recover its investment, and the gain will be added to LLR's distribution as a temporary profit for the fiscal period ending August 2025.

With regard to the Subject Property ② (Urayasu), LLR announced in "Notice regarding an acquisition of domestic asset (TK equity interest B of Urayasu Properties GK and TK equity interest B of Okinawa Itoman Properties GK)" dated April 15, 2024 that it plans to acquire the TK Equity Interest B of Urayasu Properties GK from Urayasu Properties GK on March 19, 2025, which has the Subject Property ② (Urayasu) as the subject real estate (trust beneficiary interest). However, LLR has decided that the appropriate investment measure is to make an additional acquisition of TK Equity Interest B of LRF3GK, which has two properties above the Subject Property ① (Matsudo) and the Subject Property ② (Urayasu) as its subject real estates (trust beneficiary interest), and LRF3GK will acquire the properties.

In addition to the existing eight properties (Note 1), the LRF3GK plans to acquire the Subject Property in connection with LLR's plans to invest 165 million yen (The TK Equity Interest represents approximately 18% of the total additional TK equity B) which is a part of the TK equity to be additionally offered for the acquisition of the Subject Property.

Through the Additional Acquisition, LLR will acquire the long-term preferential negotiation rights (the "**Preferential Negotiation Rights**") to acquire the aforementioned real estate trust beneficiary interests in the trust assets, in addition to the income from the receipt of profit distributions, etc. from the LRF3GK, which are funded by rental income, etc. This will enable LLR to achieve the purpose of forming the LRF3GK, which is to secure future external growth opportunities and flexibility in the timing of fundraising, and LLR plans to consider acquiring the Subject Property at a time it deems appropriate based on the occupancy of the Subject Property and the state of the capital markets (Note 2.)

With regard to the TK Equity Interest, we have obtained an evaluation report and have examined the appropriateness of the investment. In the event that distribution income from the TK Equity Interest in the anonymous association arises, the estimated amount will be disclosed in the financial results etc.

The TK Equity Interest falls under the category of real estate-related assets, and the ratio of the amount of real estate, etc., to the total amount of LLR's assets under management, etc., after the Additional Acquisition is expected to remain at 70% or more. In addition, including the Additional Acquisition, LLR's higher yielding assets (total investment amount) are expected to be approximately 7.1 billion yen.

As there is no established secondary market for the TK Equity Interest, their liquidity is low, and it may be difficult to sell them at the appropriate time and price even if LLR intends to sell them. However, LLR will acquire the TK Equity Interest as part of its excess returns strategy as described above and does not expect to sell the TK Equity Interest (Note 3.)

Notes:

1. Details of the existing eight properties are as stated in the press releases dated February 16, 2024, March 15, 2024 and November 28, 2024 regarding the acquisition of the TK equity interest B of LRF3 Properties GK.
2. This is also the same in "2. Reasons for the Acquisition" the press releases dated February 16, 2024, March 15, 2024 and November 28, 2024 regarding the acquisition of the TK equity interest B of LRF3 Properties GK.
3. When acquiring the TK Equity Interest, LLR will invest based on a comprehensive judgment, taking into consideration the portfolio investment criteria and due diligence criteria stipulated in its investment guidelines, as well as points to be considered when investing

in real estate backed securities. As of today, no decision has been made by LLR to acquire the Subject Property and there is no guarantee that LLR will be able to acquire the Subject Property in the future.

3. Details of the Additional Acquisition

(3) Overview of the silent partnership in which the investment is made

<table>
<tr><td>Operator name</td><td>LRF3 Properties Godo Kaisha</td></tr>
<tr><td>Total amount of TK Equity B</td><td>13,209 million yen (Total expected capital contribution as of March 14, 2025)</td></tr>
<tr><td>Effective period of TK equity B agreement</td><td>Until February 16, 2029.
Provided, however, if the operator's debt is not paid off, the period will be automatically extended until the day following the day on which the debt is paid in full.</td></tr>
<tr><td>Overview of TK equity agreement (as of March 21, 2025)</td><td>The following is an overview of the TK equity agreement (Note 1)
<table>
<tr><td colspan="2">LRF3 Properties GK</td></tr>
<tr><td rowspan="4">Subject Trust Beneficiary Interest (Note 2)
153,609 million yen</td><td>Non-recourse loan (senior)
87,950 million yen (Note 3)</td></tr>
<tr><td>Non-recourse loan (mezzanine)
30,250 million yen</td></tr>
<tr><td>TK equity A
22,200 million yen</td></tr>
<tr><td>TK equity B
13,209 million yen (Note 4)</td></tr>
</table>
Notes:
1. The amounts are rounded down to the nearest unit, thus, even if the listed amounts are added, it may not match the total value.
2. The "Subject Trust Beneficiary Interest" mainly refers to the trust beneficiary interests related to the ten properties including the Subject Property, which are the Subject Property individually or collectively.
3. Includes consumption tax loan of 5,550 million yen.
4. Of the total amount of the TK equity, LLR intends to acquire JPY 165 million through the Additional Acquisition, for a total of JPY 2,331 million (or approximately 18% of the total TK equity B).
Calculation period：
Each period runs from December 1 to the end of May and from June 1 to the end of November each year. However, the first calculation period is from the business day prior to the date of initial investment to the last day of November 2024.
Profit and Loss Allocation：
Investors will be allocated profits for each calculation period in proportion to their investment ratio. If a loss is incurred during each calculation period, it will be allocated in proportion to the investment ratio up to the amount of the balance of the investment in the TK equity.</td></tr>
<tr><td>Overview of the Preferential Negotiating Rights</td><td>① Until the termination of the Preferential Negotiating Rights Agreement, the LRF3GK shall not sell or otherwise negotiate or engage in contractual activities for the disposition or disposal of the Subject Property or the Subject Trust Beneficiary Interest, etc. with any third party other than the Asset Manager or the preferential negotiation rights holder (i.e. a third party other than the LLR designated by LLR or the Asset Manager. The same shall apply hereinafter).
② Neither LLR nor the LRF3GK is under any legal obligation to buy the real estate related to the Subject Property or the Subject Trust Beneficiary Interest.
③ As conditions precent to signing a purchase and sale agreement by the preferential negotiation rights holder, LRA or the preferential rights holder will conduct its own due diligence ("DD") comprised of an appraisal, engineering report, environmental analysis, building code compliance analysis, contractual agreements, and diligence of other agreements, and provided that it is satisfied with its DD, then and only then will it move forward.
*As of today, no decision has been made by LLR to acquire the real estate related to the Subject Property or the Subject Trust Beneficiary Interest, and there is no guarantee that LLR will be</td></tr>
</table>

	able to acquire the real estate related to the Subject Property or the Subject Trust Beneficiary Interest in the future. LLR will make the necessary determinations after performing the necessary DD, and in accordance with LRA's in-house regulations. Additionally, upon obtaining a preferential negotiation right, neither LLR nor LRA will pay any compensation to the contract signing party.

(4) Subject Property summary

The following table summarizes the outline of the property (hereinafter referred to as "**Individual Property List**"). Terms used in referring to such individual property list are as follows. Please refer to the individual property table together with explanation of such terms.

The outline of the Subject Property and the information described about the LRF3GK "(3) Summary about the operator of TK Equity" below on are based on information provided by the LRF3GK as of today, and for those items where dates are not specified, the information can be assumed to be based as of March 14, 2025. In the future, should LLR carry out the Additional Acquisition, certain information of the Subject Property at the time of acquisition in the future may differ from this information.

a. Explanation of classification

- "Property use" is determined by the stated type of use recorded on the main property registry.

b. Explanation of what is shown in the column listed as Summary of specified asset

- "Type of specified asset" indicates the type of trust beneficiary interest acquired by the LRF3GK at the time of the acquisition.
- "Overview of trust beneficiary interest" lists the trust establishment date, trustee, and trust expiration date at the time of acquisition of the Subject Property by the LRF3GK.
- The "Location" of the land describes the address of the site, and for those sites without one, it indicates the location of the building above (if there are multiple buildings, then one will be picked).
- The "Area" of the land is based on the description on the property registry and may not be consistent with the current situation.
- The "Usage area" of the land describes the allowable uses of a given site based on Article 8, Paragraph 1, Item 1 of the Urban Planning Act (Law No. 100 of 1964, including subsequent revisions)
- The "Site coverage ratio" of the land is the ratio of building area of the building relative to the site area, as stipulated in Article 53 of the Building Standards Law, and it describes the upper limit to what may be built per site in accordance with the zoning in the area.
- The "Floor area ratio" of the land is the ratio of the total area of the building relative to the site area, as stipulated in Article 52 of the Building Standards Law and it describes the upper limit of the volume allowable per zoning in accordance with urban planning in the area.
- The "ownership type" of land and building describes the type of rights held by the trustee.
- "Presence or absence of pledged collateral" indicates whether a property is scheduled to be pledged by LLR as collateral after acquisition of an underlying asset and an overview of the collateral if such property is scheduled to be pledged as collateral.
- "Structure / No. of floors" and "Type" of the building are based on the property registry.
- "Completion date" of the building represents the date of completion as described in the property registry.
- "Gross floor area" of the building is based on the property registry.
- The "Number of tenants," "Annual rent," "Security deposit," "Leased area," "Net rentable area," and "Occupancy rate" in the lease details are based on information provided by the LRF3GK.
- "Property manager" is the property management company with which the trustee will enter into a

property management agreement in order to manage the Subject Property.

c. Explanation about the "Special notes" column

- Under "Special notes," consideration is given to those aspects of the deal that may influence property rights, property utilization, safety, etc. of real estate of entrusted real estate, at the date of this press release including but not limited to the following items.
  - Major constraints or restrictions based on laws and regulations
  - Burdens or encumbrances placed on rights relationships
  - Main items such as agreements with tenants or end tenants, relating to the lease or usage status of tenants or end tenants
  - Structure that cross a boundary crossing or when there are issues with boundary confirmations, etc.

Subject Property ① (Matsudo)

Property name		Matsudo Matsuhidai Logistics Center
Property use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Overview of trust beneficiary interest	Entrustment date	March 21, 2025
	Trustee	Sumitomo Mitsui Trust Bank, Limited
	Trust maturity date	March 31, 2035
Land	Location	211-1 Okakoi, Matsuhidai, Matsudo-city, Chiba
	Area	7,566.63 ㎡
	Usage area	Semi-industrial zone
	Site coverage ratio	70% (Note 1)
	Floor area ratio	200%
	Ownership type	Ownership
Presence or absence of pledged collateral setting		A pledge will be established on the trust beneficiary interests with the pledgee being the lender of the non-recourse loan to the operator.
Appraisal value		No acquisition
Real estate appraiser		-
Building	Structure / No. of floors	Steel structure aluminum-zinc alloy coated steel roofing, 2-story
	Construction date	September 30, 2024
	Gross floor area	8,860.20 ㎡
	Type	Warehouse, Office
	Ownership type	Ownership
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note 2)
	Security deposit	Undisclosed (Note 2)
	Leased area	8,843.45 ㎡
	Net rentable area	8,843.45 ㎡
	Occupancy rate	100.0%
Property manager		CBRE K.K
Special notes		None

Notes:

1. The site coverage ratio was originally 60%, but due to the corner location of this land parcel, the ratio was eased to 70%.
2. Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

Subject Property ② (Urayasu)

Property name		Urayasu Logistics Center
Property use		Warehouse, Office
Type of specified asset		Trust beneficiary interest in real property
Overview of trust beneficiary interest	Entrustment date	November 9, 2017
	Trustee	Sumitomo Mitsui Trust Bank, Limited
	Trust maturity date	March 31, 2035
Land	Location	10-6 Chidori, Urayasu-city, Chiba
	Area	5,951.31 ㎡ (Note 1)
	Usage area	Semi-Industrial zone
	Site coverage ratio	60%
	Floor area ratio	200%
	Ownership type	Ownership (Note 1)
Presence or absence of pledged collateral setting		A pledge will be established on the trust beneficiary interests with the pledgee being the lender of the non-recourse loan to the operator.
Appraisal value		No acquisition
Real estate appraiser		-
Building	Structure / No. of floors	Steel-framed reinforced concrete, flat roof, 6 floors
	Construction date	January 16, 2001
	Gross floor area	14,208.00 ㎡
	Type	Warehouse, Office
	Ownership type	Ownership
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note 2)
	Security deposit	Undisclosed (Note 2)
	Leased area	13,786.74 ㎡
	Net rentable area	13,786.74 ㎡
	Occupancy rate	100.0%
Property manager		CBRE K.K.
Special notes		None

Notes:

1. In addition to the above, co-ownership interest (equity ratio: 595,016/3750,438) in 20 other plots of land (total area: 9,394.41 ㎡) including 10-15 Chidori, Urayasu City, is included in the trust property.
2. Not disclosed as consent for disclosure has not been obtained.

(5) Summary about the operator of TK Equity

Name of entity		LRF3 Properties GK
Address		Within TOKYO UNITED GROUP 2-9-15 Yotsuya, Shinjuku-ku, Tokyo
Representative		Representative member：LRF3Holdings *Ippan Shadan Hojin* Person to execute duties：Takuya Ikeda
Main business		1. Acquisition, holding, management and disposal of securities and trust beneficiary rights. 2. Acquisition, holding, management and disposal of real estate. 3. Acquisition, holding and disposal of monetary claims. 4. Other incidental business related to 1. 2.3. above.
Capital		JPY 100,000 (as of March 14, 2025)
Total asset		Undisclosed (Note)
Net asset		Undisclosed (Note)
Establishment date		December 1, 2023
TK equity investors		Undisclosed (Note)
Relationship with LLR or Asset Manager		
	Capital ties	LLR owns approximately 18% of the total amount of TK equity B of the LRF3GK. Except for the above, there are no significant capital relationships with LLR or LRA.
	Human relationships	Nothing noteworthy
	Transactional relationships	Nothing noteworthy
	Related parties	Not a related to party to either LLR or LRA

Note: Not disclosed as consent for disclosure has not been obtained.

4. Outline of appraisal etc. of the Subject Property

Since an appraisal will be obtained at that point in time in the future when LRA begins consideration for acquiring the Subject Property, at present, neither LLR nor LRA have obtained an appraisal for the valuation of the Subject Property, but have obtained an valuation report from a third party with respect to the TK Equity Interest, and have examined the appropriateness of the investment based on the evaluation of the TK Equity Interest.

5. The Acquisition schedule, etc.

The Newly Acquired Asset will be acquired based on the following schedule. Full payment is scheduled to be made by the following date of the equity investment in TK equity.

March 14, 2025	Conclusion of the Additional Acquisition
March 19, 2025	Equity investment in TK equity (intended)

6. Summary about brokers

No brokers were used to conduct the Additional Acquisition.

7. Financial impacts on LLR in the event of failure to fulfill forward commitment

Not applicable.

8. Related Party Transactions

Not applicable.

9. Outlook going forward

There are no changes in the forecast of DPU for the fiscal period ending August 2025 (March 1, 2025 to August 31, 2025) announced in the "Financial Results (REIT) for the Fiscal Period Ended August 31, 2024" dated October 15, 2024 due to this additional acquisition and repayment.

As stated in "4. Future outlook" of the "Notice regarding status of repurchase and cancellation of own investment units" dated February 20, 2025, the forecast of DPU, which takes into account the expected increase in DPU due to the cancellation of own investment units at the end of the fiscal period ending February 2025 and the latest management status for the relevant period, is currently under investigation, and will be announced at the financial results scheduled for April 21, 2025 in consideration of the status of repurchase of own investment units from March 2025 onwards acquisition status.

* LLR's website: https://lasalle-logiport.com/english/

This notice is an English translation of the Japanese announcement. No assurance or warranties are made regarding the completeness or accuracy of this English translation. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.