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

August 15, 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 acquisition of domestic asset (The 4th development project: Preferred Shares of HK Properties 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 "**Acquisition**") the following preferred shares of HK Properties TMK (the "**Newly Acquired Asset**" or the "**Preferred Shares**"), as described below.

1. Overview of the Acquisition

(1) Newly Acquired Asset	: Preferred Shares (Note 2) of HK Properties TMK (the "**TMK**") (Note 1)	
(2) Scheduled acquisition date and Acquisition price	: 1st August 29, 2025	51 million yen
	: 2nd January - April 2026	39 million yen (upper limit) (Note 2)
	: 3rd August - November 2026	35 million yen (upper limit) (Note 2)
	: 4th December 2026 - March 2027	95 million yen (upper limit) (Note 2)
	(The total amount of the preferred shares noted above (220 million yen) represents approximately 22% of the total preferred shares to be issued by the TMK) (Note 3)	
(3) Acquiring entity	: The TMK	
(4) Underlying real estate	: Tomakomai project (the "**Subject Property**") (Note 4)	
(5) Acquisition funds	: Cash on hand	
(6) Broker involved	: Not applicable	

Notes:

1. For details about the TMK, please refer to "3. Details of the Acquisition / (1) Overview of the Preferred Shares" and "3. Details of the Acquisition / (3) Summary about the TMK" below.
2. The Preferred Shares are issued by the TMK that will develop the Subject Property. Along with the LLR's acquisition of the 1st Preferred Shares, LRA will enter into an agreement with the TMK concerning the granting of a preferential negotiation right (the "**Preferential Negotiation Right**") through a preferential negotiation right agreement (the "**Preferential Negotiation Rights Agreement**"). Details of the Preferential Negotiation Right is as described in the section "3. Details of the Acquisition / (1) Overview of the Preferred Shares / Other" below. Also, in the agreement among the TMK and the preferred equity partners of the TMK (the "**Preferred Equity Partners Agreement**"), it states that the 2nd, 3rd and 4th

Preferred Shares will be planned for issuance (Scheduled to be issued after January 2026 as of the date of this press release but this issuance has not been concluded yet. If it is to be issued, the timing may differ from the above).

3. If the 2nd, 3rd and 4th Preferred Shares are issued, the details of such issuance will be determined when the need for the issuance of the Preferred Shares arises, and the abovementioned issuance amount of the 2nd, 3rd and 4th Preferred Shares is subject to change. The same applies hereinafter.
4. Details about the Subject Property are described in "3. Details of the Acquisition / (2) Subject Property summary" below.

2. Reasons for the Acquisition

LLR has positioned investment in development projects as one of its investment targets as part of its Excess Return Strategy (Note 1), and has realized earnings based on development gains, recycled capital, and reinvested them over the past three times. This is the fourth project (Note 2) in which LLR has invested in a development TMK, and it aims to generate excess earnings (contribution based on development gains) through the receipt of dividends (Note 3) on the Preferred Shares.

The Subject Property is planned to be developed as a hazardous materials warehouse consisting of multiple buildings. In light of the recent construction cost increases, LLR has been selectively considering investments in development projects, but considers hazardous materials warehouses to be investment targets that can provide relatively attractive development returns as logistics facilities with high added value.

In recent years, with the rapid growth of the semiconductor industry, demand for storage of semiconductor-related products is expected to increase rapidly due to restrictions on the procurement and transportation of materials necessary for semiconductor manufacturing. Based on this market environment and its track record of hazardous material warehouse expansion at LOGIPORT Amagasaki, LLR has decided to invest in this project in order to diversify its investment targets through investment in lease-type hazardous materials warehouses.

The Subject Property is located in Tomakomai city, Hokkaido, in an excellent location approximately 10 minutes from Tomakomai Port and approximately 15 minutes from New Chitose Airport by car. The area around New Chitose Airport has a concentration of government-supported semiconductor industries, and the volume of hazardous raw materials essential for semiconductor manufacturing is expected to increase dramatically. Transportation of hazardous materials from mainland Japan is limited to sea transportation, and it is common to route through hazardous materials warehouses at Tomakomai Port. The Subject Property is expected to serve as a hub to meet hazardous materials warehouse demand, taking advantage of its location midpoint between Tomakomai Port and New Chitose Airport.

The Subject Property is currently in the planning stage of development and the schedule may be delayed, modified or cancelled. In addition, LLR expects to earn revenues from the Subject Property beginning after first half of 2027 (planned), which is the post-completion timing of the Subject Property. In order to reduce the business risks (development risk and leasing risk) incurred in connection with the development plan, LLR shall negotiate the preconditions for the issuance of the 2nd, 3rd and 4th Preferred Shares (the "**Additional Capital Contribution**") given that the development plan has progressed as anticipated.

With regard to the Preferred Shares, LLR has obtained an evaluation report and has examined the appropriateness of the investment.

The Preferred Shares fall under the category of real estate-related assets. After the Acquisition, the ratio of the amount of real estate, etc., to the total amount of LLR's managed assets, etc., is expected to be maintained at 70% or more, and the ratio of real estate, etc., real estate-linked assets, and liquid assets, etc. to the total amount of managed assets, etc. is expected to be maintained at 95% or more. In addition, including the Acquisition, LLR's higher yielding assets (total investment amount) are expected to be approximately 11.4 billion yen. As there is no established secondary market for the Preferred Shares, 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 Preferred Shares as part of its excess returns strategy as described above and does not expect to sell the Preferred Shares.

Notes:

1. "Excess Returns Investments" are not a simple acquisition of a stabilized property, but rather are investments in a property prior to stable operations where leasing activities have not been completed, or where a targeted property has room for redevelopment or building expansion. An investment strategy that creates added value through asset management by LLR or its Sponsor, whereby the aim is to procure "excess returns." This includes, for example, profits obtained by LLR earning dividends on the preferred shares, or by leasing up properties prior to stable operation and increasing their real estate value.
   In addition, when acquiring the Preferred Shares, 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, there are no guarantees that LLR will make a decision to acquire the Subject Property, and there is no guarantee that it will acquire the Subject Property.
2. This is the fourth development project, following the investment in Kansai 1 Property TMK, which was secured by "Osaka Suminoe Logistics Center" and for which redemption was announced on October 16, 2023, the investment in Japan Logistics Development 1 TMK, which was secured by "Matsudo Matsuhidai Logistics Center" and for which redemption was announced on March 14, 2025, and the investment in Japan Logistics Development 2 TMK, which is secured by the "Sendai Project" (currently under development) as the third development project.
3. Dividends from the Preferred Shares are anticipated to be generated once the Subject Property's occupancy rate gets above a certain amount after completion and when a gain on sale of the Subject Property is generated.

3. Details of the Acquisition

(1) Overview of the Preferred Shares

Name of the issuing company of the Preferred Shares	HK Properties *Tokutei Mokuteki Kaisha*
Intended Acquisition Price	1st 51 million yen 2nd 39 million yen (upper limit) 3rd 35 million yen (upper limit) 4th 95 million yen (upper limit) The total amount above represents approximately 22% of the total preferred shares

Overview	① The Preferred Shares represents a part of the total preferred shares to be issued by the TMK for the purposes of conducting the following business. (i) Asset securitization plan based on the Act on the Securitization of Assets (Act No. 105, 1998, including subsequent revisions, the "**Asset Liquidation Act**") (the "**Liquidation Plan**") and the business related to the management and disposal of the specified asset (ii) Any business incidental to (i) above ② The TMK's fiscal year is from June 1 – May 31 of the following year, and is thus comprised of one fiscal period. The distribution of profits and distribution of residual assets are as follows: (Profit Distribution) a) With respect to distribution of profits, priority members are entitled to receive a dividend based on an amount determined at the general meeting of members and have preference over specified members within a range of distributable earnings calculated in accordance with the asset liquidation plan in each fiscal year. In addition, certain specified members have previously waived their right to receive distribution of profits in accordance with the asset liquidation plan. b) Dividends of the Preferred Shares will be distributed in accordance with the total amount available for distribution divided evenly by the number of Preferred Shares outstanding. (Distribution of residual assets) Since specified members have waived their right to receive distributions of residual assets in advance of the asset liquidation plan, distribution of residual assets to specified members will not be carried out, and only distribution of residual assets to preferred members will be conducted. With respect to the method of distributing residual assets, pursuant to the provisions set forth in Article 502 of the Companies Act of the Asset Liquidation Act (Act. No. 86 of 2005, including subsequent amendments), holders of preferred shares shall be entitled to receive distribution of distributable residual assets after repaying the obligations, etc. of the TMK or by retaining funds necessary for repayment based on the number of units owned. ③ The total funds procured by the TMK is expected to be 2,380 million yen, consisting of 1,020 million yen (upper limit) in total preferred shares and 1,360 million yen (upper limit) in total interest-bearing debt including non-recourse loans and specified bonds (excluding consumption tax loans).

Other	Overview of the Preferential Negotiation Right granted in connection with the acquisition of the Preferred Shares (1) The TMK may not enter into negotiations or contract actions relating to the sale or other disposition of the Subject Property with a third party until the end of the Preferential Negotiation Rights Agreement is concluded with a decision determined by either LRA or the preferential negotiation rights holder (i.e. LLR or LLR's designated third party. The same shall apply hereinafter). ② Neither LLR nor the TMK assume any legal obligation to buy or sell the Subject Property. ③ As a 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, there are no guarantees that LLR will make a decision to acquire the Subject Property, and there is no guarantee that it will acquire the Subject Property. LLR will make the necessary determinations after performing the necessary DD, and in accordance with LRA's in-house regulations. Additionally, upon obtaining the Preferential Negotiation Right, neither LLR nor LRA will pay any compensation to the contract signing party.

(2) Subject Property summary

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

The outline of the Subject Property and the information described about the TMK later on are based on information provided by the TMK as of today, and for those items where dates are not specified, the information can be assumed to be based as of August 15, 2025. In the future, should LLR carry out its acquisition of the Subject Property, the property metrics 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 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 the Subject Property acquired by the TMK at the time of the acquisition.
- The "Usage area" of the land describes the allowable uses of a given site based on Article 8, Paragraph 1, Item 1 of the City Planning Act (Act No. 100 of 1968, including subsequent revisions)
- The "Building 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 Act (Act No. 201 of 1950, including subsequent revisions), 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 Act, and it describes the upper limit of the volume allowable per zoning in accordance with urban planning in the area.
- The "Presence or absence of pledged collateral" indicates the overview of the pledged collateral that is planned to be placed on the Subject Property after its acquisition by the TMK.
- The details related to the property described are based on the current plan and it may change in the future.

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 crosses a boundary crossing or when there are issues with boundary confirmations, etc.

Property name		Tomakomai project
Property use		Warehouse
Type of specified asset		Real Estate (Hard Asset)
Land	Location	Tomakomai-city, Hokkaido
	Area	Approximately 12,000 ㎡
	Usage area	Exclusive industrial zone
	Building coverage ratio	60%
	Floor area ratio	200%
	Ownership type	Freehold
Presence or absence of pledged collateral setting		Present
Building (intended) (Note)	Construction period	First half of 2026 Construction starts First half of 2027 Completion
	Gross floor area	Approximately 4,000 ㎡
	Type	Warehouse, Office
	Structure / No. of floors	Steel structure, 1 floor above ground
Special notes		None

Note:

The building is expected to consist of four hazardous materials warehouses and four office buildings, with the gross floor area shown representing the combined area of these buildings.

(3) Summary of the TMK

Name of entity		HK Properties TMK
Address		Within Silsphere accounting office, 1-6-15 Hirakawa-cho, Chiyoda-ku, Tokyo
Representative		Director Takafumi Inaba
Main business		1. Business relating to the acquisition, management, and disposition of specified assets in accordance with the Liquidation Plan based on the Asset Liquidation Act. 2. Other business incidental to 1. above.
Specified contribution amount		JPY 100,000 (as of August 15, 2025)
Amount of preferred equity investment		1.02 billion yen (Estimated maximum amount at the time of issuing the 4th preferred shares)
Establishment date		July 25, 2025
Specified investor		HK Properties *Ippan Shadan Hojin*
	Capital ties	LLR intends to acquire approximately 22% of the total amount of preferred equity of the TMK. Except for the above, there are no significant capital relationships with LLR or LRA.
	Human relationships	None
	Transactional relationships	None
	Related parties	Not a related to party to either LLR or LRA

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 evaluation report from a third party with respect to the Preferred Shares, and have examined the appropriateness of the investment based on the evaluation of the Preferred Shares.

5. Schedule for acquisition, etc.

The schedule for the acquisition of the Newly Acquired Asset is as follows. As for the settlement method, the full amount is expected to be funded by the acquisition date (scheduled) of each of the following preferred shares.

August 15, 2025	Decision on the Acquisition
August 18, 2025	Conclusion of underwriting agreement for the 1st acquisition of the Preferred Shares (scheduled)
August 29, 2025	1st acquisition of Preferred Shares and the conclusion of the acquisition of the Preferred Shares (scheduled)
January - April 2026	2nd acquisition of Preferred Shares and the conclusion of the acquisition of the Preferred Shares (scheduled)
August - November 2026	3rd acquisition of Preferred Shares and the conclusion of the acquisition of the Preferred Shares (scheduled)
December 2026 - March 2027	4th acquisition of Preferred Shares and the conclusion of the acquisition of the Preferred Shares (scheduled)
First half of 2027	Tomakomai project construction completes (scheduled)

6. Transactions with related parties

Not applicable.

7. Summary about brokers

Not applicable.

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

With regard to the Additional Capital Contribution, the Preferred Equity Partners Agreement stipulates that the 2nd, 3rd, and 4th Preferred Shares are planned to be issued. Therefore, the Additional Capital Contribution falls under forward commitment, etc. (Note). The Preferred Equity Partners Agreement does not stipulate any penalties for damage or other losses incurred by other parties arising out of or in connection with a breach of the obligations of the Preferred Equity Partners Agreement.

LLR intends to allocate its own funds to the Additional Capital Contribution, and as of today, it has secured monies in excess of the amount of the Additional Capital Contribution. Therefore, it is extremely unlikely that funds will not be raised and that forward commitments will not be fulfilled.

Note:

Forward commitment, etc. refers to a future purchase/sale that promises settlement and delivery more than one month after the date of the execution of a contract.

9. Future outlook

The impact of the Acquisition on LLR's management status for the fiscal periods ending August 2025 (March 1, 2025 to August 31, 2025) and February 2026 (September 1, 2025 to February 28, 2026) is minimal, and there are no changes to the forecasts of management status and distributions announced on April 21, 2025.

Details of the Subject Property after completion will be announced following its completion.

* 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.

Exhibit: Exterior image



Note: The illustration above is a rendering as of today and may differ from the actual building after completion.