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October 21, 2025

To All Concerned Parties

REIT Issuer:
LaSalle LOGIPORT REIT
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Representative: Taira Jigami, Executive Director
(Securities Identification Code: 3466)

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Notice regarding acquisition of domestic asset (Partial restructuring of existing indirect investment projects) (1- Acquisition of LLHC TMK preferred shares and specified corporate bonds B, 2- Redemption of NY Properties TMK preferred shares and specified corporate bonds, 3- Refund of TK equity interest B of Okinawa Itoman Properties GK)

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 following preferred shares (the "**Preferred Shares**") and specified corporate bonds B (the "**Specified Corporate Bonds**" and together with the Preferred Shares may be referred to as the "**Newly Acquired Assets**") of LLHC TMK (collectively the "**Acquisition**").

In connection with this, LLR will receive the redemption of the preferred shares and specified corporate bonds of NY Properties TMK, which are backed by the underlying real estate assets Nanko Logistics Center and Yachiyo Logistics Center (the "**Redemption**"), as well as the refund of TK equity interest B of Okinawa Itoman Properties GK, which are backed by the underlying real estate asset Okinawa Itoman Logistics Center (the "**Refund**" and, together with the Acquisition and the Redemption, referred to as the "**Transaction**"), as described below.

1. Overview of the Transaction

(1) Overview of the Acquisition

① Newly Acquired Asset	: Preferred Shares (the Preferred Shares) (Note 2) and specified corporate bonds B (the Specified Corporate Bonds) (Note 3) of LLHC TMK (the "**TMK**") (Note 1)		
② Scheduled acquisition date and acquisition price	: The Preferred Shares	December 10, 2025	833 million yen
	: The Specified Corporate Bonds	December 12, 2025	3,000 million yen
	(The amount of the preferred shares noted above represents 49% of the total preferred shares to be issued by the TMK)		
③ Acquiring entity	: The TMK		
④ Underlying real estate	: Sendai Ogimachi Logistics Center, Nanko Logistics Center, Yachiyo		

(Trust beneficiary interest) Logistics Center and Okinawa Itoman Logistics Center (The following properties are referred to as the "**Subject Property① (Sendai)**," the "**Subject Property② (Nanko)**," the "**Subject Property③ (Yachiyo)**," and the "**Subject Property④ (Okinawa Itoman)**," and collectively as 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", "3. Details of the Acquisition / (2) Overview of the Specified Corporate Bonds" and "3. Details of the Acquisition / (4) 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 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.
3. The Specified Corporate Bonds are specified corporate bonds issued by the TMK, and The Specified Corporate Bonds are subordinated to the TMK's senior loan and mezzanine loan in terms of interest payment and redemption of principal. (may be referred to as the "**Non-Recourse Loan**"). On the other hand, interest payments and redemption of the principal of the Specified Corporate Bonds will be made on preferred equity and other investments accounted for as equity (the "**Equity**").
4. Details about the Subject Property are described in "3. Details of the Acquisition / (3) Subject Property summary" below.

(2) Overview of the Redemption and the Refund

After the TMK acquires the Property② (Nanko) and the Property③ (Yachiyo) from NY Properties TMK, and the Property④ (Okinawa Itoman) from Okinawa Itoman Properties GK, the principal redemption of the preferred shares and the specified corporate bonds of NY Properties TMK (Note 1), as well as the refund of the TK equity interest B of Okinawa Itoman Properties GK (Note 2) held by LLR, will be conducted, and dividend income and interest income are scheduled to be paid. As a result, LLR plans to record approximately 20 million yen in revenue for the fiscal period ending February 2026, which represents the expected dividend income and interest income less the loss on redemption of investment securities. Please note that the dividend income may fluctuate if the currently estimated costs change.

Notes:

1. Details of the preferred shares and specified corporate bonds of NY Properties TMK are as described in the "Notice regarding acquisition of domestic asset (Preferred Shares and Specified Corporate Bonds of NY Properties TMK)" dated October 16, 2023.
2. Details of the TK equity interest B of Okinawa Itoman Properties GK are as described in the "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.

2. Reasons for the Transaction

LLR has been promoting measures and capital strategies that will optimally enhance unitholder value while being conscious of the cost of capital and investment unit price. At the same time, we have been continuously funding through disposing assets based on the phenomenon of the reversal of the cost of capital in the real estate market and the capital market and realizing capital gains. With regard to the disposition proceeds, while distributing the disposition gains over multiple

periods, we have been utilizing for high-return investments and the repurchase of own investment units at attractive price levels as shareholder returns.

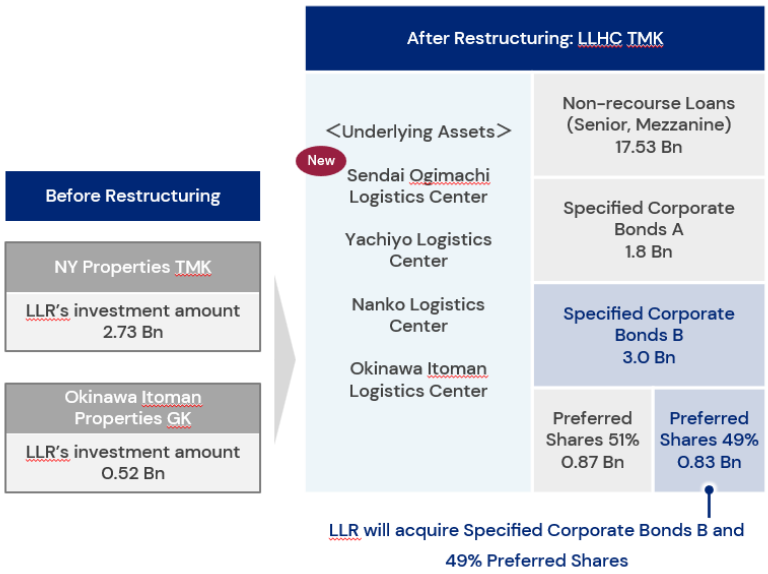
As part of this strategy, we have decided the Transaction to integrate and restructure a portion of existing indirect investment projects in conjunction with the acquisition of the Subject Property① (Sendai) by the TMK, with the following objectives:

- Increase interest and dividend income through expansion of high-return investments that exceed the cost of capital
- Improve funding conditions through integration and consolidation of multiple properties
- Achieve both profit enhancement and risk hedging through floating rate specified corporate bonds when interest rates rise

The Subject Property① (Sendai), located in Sendai City, is a newly constructed logistics facility in a prime location suitable for both wide-area and narrow-area distribution. Since lease agreements have already been executed to achieve full occupancy at the time of indirect investment execution, stable high dividend returns can be expected through indirect investment in this property.

LLR plans to consolidate the Subject Property② (Nanko), the Subject Property③ (Yachiyo), and the Subject Property④ (Okinawa Itoman), which are the underlying real estate of NY Properties TMK and Okinawa Itoman Properties GK in which we have invested with the same aim of capturing high-return investment and funding opportunities, into the TMK, and conduct the Acquisition.

Transaction diagram



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. Although the Specified Corporate Bonds do not fall

under any real estate, etc., real estate-related assets, or current assets, etc., 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 including specified corporate bonds acquisitions) are expected to be approximately 12 billion yen. While the Preferred Shares and the Specified Corporate Bonds have low liquidity due to the absence of established secondary markets, and may be difficult to sell at appropriate timing and prices even if LLR intends to sell them, we do not anticipate selling the Preferred Shares and the Specified Corporate Bonds.

3. Details of the Acquisition

(1) Overview of the Preferred Shares

Name of the issuing company of the Preferred Shares	LLHC *Tokutei Mokuteki Kaisha*
Intended Acquisition Price	833 million yen The amount above represents 49% 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 fiscal year of the TMK consists of two periods annually: from June 1 to November 30 and from December 1 to May 31 of the following year. 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 24,030 million yen, consisting of 1,700 million yen (upper limit) in total preferred shares and 22,330 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) Overview of the Specified Corporate Bonds

Type	Specified corporate bonds B issued by LLHC *Tokutei Mokuteki Kaisha*
Face amount	3,000 million yen
Intended Acquisition Price	3,000 million yen The amount above represents 100% of the total specified corporate bonds B
Interest rate (Note 1)	Base interest rate (JBA 3-month JPY TIBOR) + 6.5 % (However, 7.5% for the period from the next day (including the same day) of December 12, 2030 (Note 2) to the final redemption date (including the same day))
Redemption date (Planned) (Note 2)	Scheduled redemption date: December 12, 2030 Final redemption date: June 15, 2032
Overview	① LLR plans to acquire the Specified Corporate Bonds from TMK on December 12, 2025. ② The Specified Corporate Bonds will be subordinated to the Non-Recourse Loan in terms of the order of interest payment and redemption of principal. On the other hand, it has priority over equity issued by the borrower (LLHC TMK. The same applies hereinafter).

Notes:

1. The interest payment dates are the last day of February 2026 as the first payment, and thereafter the last day of February, May, August, and November of each year, as well as the scheduled redemption date and the final redemption date (if this day would fall on a day that is not a business day, the interest payment date shall be on the following business day. However, if such date falls in the next calendar month, the interest payment date shall be on the immediately preceding business day).
2. If the redemption date falls on a day that is not a business day, the redemption date shall be on the following business day. However, if such date falls in the next calendar month, the repayment date shall be on the immediately preceding business day.

(3) 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 October 21, 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 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 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.

Subject Property① (Sendai)

Property name		Sendai Ogimachi Logistics Center
Property use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Overview of trust beneficiary interest (scheduled)	Entrustment date	December 15, 2025
	Trustee	Sumitomo Mitsui Trust Bank, Limited
	Trust maturity date	December 31, 2035
Land	Location	7-3-11, Ogimachi, Sendai-city, Miyagi
	Area	6,730.35 ㎡
	Usage area	Exclusive industrial zone
	Site coverage ratio	60%
	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 TMK.
Appraisal value		No acquisition
Real estate appraiser		-
Building	Structure / No. of floors	Steel structure aluminum-zinc alloy coated steel roofing, 4-story
	Construction date	September 30, 2025
	Gross floor area	13,766.48 ㎡
	Type	Warehouse
	Ownership type	Ownership
Lease (scheduled)	Number of tenants	1
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	13,766 ㎡
	Net rentable area	13,766 ㎡
	Occupancy rate	100.0%
Property manager		CBRE K.K.
Special notes		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

Subject Property② (Nanko)

Property name		Nanko Logistics Center
Property use		Warehouse, office
Type of specified asset		Trust beneficiary interest in real property
Overview of	Entrustment date	March 17, 2006

trust beneficiary interest	Trustee	Sumitomo Mitsui Trust Bank, Limited
	Trust maturity date	December 31, 2035
Land	Location	1-1-125, Nankominami Suminoe-ku, Osaka-city, Osaka
	Area	19,260.00 ㎡
	Usage area	Exclusive industrial zone
	Site coverage ratio	60%
	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 TMK.
Appraisal value		No acquisition
Real estate appraiser		-
Building	Structure / No. of floors	① Steel framed structure, flat roofing, 5-story ② Reinforced concrete structure, flat roofing, single floor ③ Galvanized steel sheet construction, alloy-plated steel sheet roofing, single floor ④ Galvanized steel sheet construction, alloy-plated steel sheet roofing, single floor
	Construction date	June 21, 2007
	Gross floor area	① 40,722.41 ㎡ ② 28.90 ㎡ ③ 7.98 ㎡ ④ 7.98 ㎡
	Type	① Warehouse, office ② Dust collector ③ Guard station ④ Guard station
	Ownership type	Ownership
Lease	Number of tenants	2
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	37,439 ㎡
	Net rentable area	37,439 ㎡
	Occupancy rate	100.0%
Property manager		Tokyo Capital Management Co., Ltd.
Special notes		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

Subject Property③ (Yachiyo)

Property name		Yachiyo Logistics Center
Property use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Overview of trust beneficiary	Entrustment date	March 19, 2010
	Trustee	Sumitomo Mitsui Trust Bank, Limited

interest	Trust maturity date	December 31, 2035
Land	Location	597-8, Owadashinden, Yachiyo-city, Chiba
	Area	11,564.38 ㎡
	Usage area	Industrial zone
	Site coverage ratio	60%
	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 TMK.
Appraisal value		No acquisition
Real estate appraiser		-
Building	Structure / No. of floors	Reinforced steel concrete structure, Steel structure aluminum-zinc alloy coated steel roofing, 4-story
	Construction date	May 23, 2008
	Gross floor area	15,006.49 ㎡
	Type	Warehouse
	Ownership type	Ownership
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	15,006 ㎡
	Net rentable area	15,006 ㎡
	Occupancy rate	100.0%
Property manager		Tokyo Capital Management Co., Ltd.
Special notes		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

Subject Property④ (Okinawa Itoman)

Property name		Okinawa Itoman Logistics Center
Property use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Overview of trust beneficiary interest	Entrustment date	August 31, 2021
	Trustee	Sumitomo Mitsui Trust Bank, Limited
	Trust maturity date	December 31, 2035
Land	Location	4-15-11 Nishizaki-cho, Itoman-city, Okinawa
	Area	6,679.02 ㎡
	Usage area	Exclusive 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 TMK.
Appraisal value		No acquisition
Real estate appraiser		-

Building	Structure / No. of floors	Steel structure aluminum-zinc alloy coated steel roofing, 4-story
	Construction date	August 6, 2021
	Gross floor area	13,609.91 ㎡
	Type	Warehouse
	Ownership type	Ownership
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note 2)
	Security deposit	Undisclosed (Note 2)
	Leased area	13,683 ㎡
	Net rentable area	13,683 ㎡
	Occupancy rate	100.0%
Property manager		Okinawa Nippon Kanzai Co., Ltd.
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 as consent for disclosure has not been obtained.

(4) Summary of the TMK

Name of entity		LLHC *Tokutei Mokuteki Kaisha*
Address		Within TOKYO UNITED GROUP 2-9-15 Yotsuya, Shinjuku-ku, Tokyo
Representative		Director, Takuya Ikeda
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. All other business incidental and related to the securitization of the aforementioned specified assets
Specified contribution amount		JPY 10,000 (as of October 21, 2025)
Amount of preferred equity investment		1.7 billion yen
Establishment date		October 3, 2025
Specified investor		LLHC Holdings *Ippan Shadan Hojin* (scheduled)
	Capital ties	LLR intends to acquire 49% 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 the Preferred Shares and the Specified Corporate Bonds.

October 21, 2025	Decision on the Acquisition
Early December 2025	Conclusion of underwriting agreements for the acquisition of the Preferred Shares and the Specified Corporate Bonds (scheduled)
December 10, 2025	Acquisition of Preferred Shares (scheduled)
December 12, 2025	Acquisition of the Specified Corporate Bonds (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

Not applicable.

9. Future outlook

Please refer to the "Financial Results (REIT) for the Fiscal Period Ended August 31, 2025" released today.

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

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