Sociability, Sustainability, and Individuality for Logistic Aspect

September 28, 2026

FOR IMMEDIATE RELEASE

Issuer of REIT securities
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Notice Concerning Determination of Matters Relating to Buy-back and Cancellation of Own Investment Units

SOSiLA Logistics REIT, Inc. (the "Investment Corporation") hereby announces that, at a meeting of its board of directors held on September 28, 2026, the Investment Corporation resolved to conduct a buy-back of its own investment units (the "Buy-back") pursuant to Article 80-2 of the Act on Investment Trusts and Investment Corporations, as applied mutatis mutandis pursuant to Article 80-5, Paragraph 2 of the same Act, and to cancel all own investment units to be acquired through the Buy-back pursuant to Article 80, Paragraphs 2 and 4 of the same Act (the "Cancellation"), as described below.

Details are as follows.

1. Rationale for the Buy-back

The Investment Corporation has realized sustainable external growth and stable portfolio management and sought to enhance unitholder value by leveraging the comprehensive strengths and network of the Sumitomo Corporation Group, with a focus on investments in advanced logistics facilities under the "SOSiLA" series and acquisitions through its proprietary sourcing channels. The Investment Corporation has also pursued internal growth through rent increases and other measures to enhance the value of its properties.

Consistent with this policy, the Investment Corporation has carefully considered capital allocation measures and the use of cash on hand that would further enhance unitholder value. After comprehensively taking into account factors such as the current level of the Investment Corporation's unit price, the appraisal values of its properties and its financial position, the Investment Corporation has determined that using a portion of its cash on hand for the Buy-back, while retaining sufficient funds for future property acquisition opportunities, represents an appropriate capital allocation measure that is expected to contribute to the enhancement of unitholder value at this time.

The Buy-back is expected to contribute to increases in net asset value per unit and distributions per unit. At the same time, the Investment Corporation will continue to pursue property acquisition opportunities by utilizing sponsor support and other measures, and will seek to maximize medium- to long-term unitholder value by maintaining an optimal balance between growth investments and measures to improve capital efficiency.

2. Overview of the Buy-back

(1) Maximum number of investment units to be purchased	12,000 units (maximum) (1.6% of the total number of investment units issued and outstanding, excluding own investment units)
(2) Maximum purchase amount	1,000 million yen (maximum)
(3) Method of Buy-back	Purchase on the Tokyo Stock Exchange under a discretionary transaction agreement with a securities broker for the Buy-back
(4) Period of Buy-back	September 29, 2026 to November 13, 2026

The Investment Corporation plans to complete the Buy-back when either the maximum number of investment units to be purchased (12,000 units) or the maximum purchase amount (1,000 million yen) is reached, or when the Buy-back period expires. The maximum purchase amount was determined after taking into consideration factors including the Investment Corporation's cash on hand, future funding needs, the level of its interest-bearing debt ratio following the Buy-back, and the Buy-back period determined in light of the time required to complete the Cancellation during the fiscal period ending November 2026 (14th fiscal period), among other factors.

(Note) The number and/or purchased amount of investment units purchased may not reach the maximum limits, or the Buy-back may not be conducted at all, if the Investment Corporation's unit price continues to exceed a certain level during the Buy-back period or due to factors such as capital market conditions.

3. Overview of the Cancellation

(1) Total number of investment units to be cancelled	All own investment units to be acquired through the Buy-back
(2) Scheduled date of cancellation	November 30, 2026

(Note) The number of investment units to be cancelled will be announced once the Buy-back is completed.

【Reference】 Status of own investment units held as of September 28, 2026

Total number of investment units issued and outstanding	727,500 units
Number of the Investment Corporation's own investment units	0 units

4. Others

The Investment Corporation will take the necessary reporting procedures in connection with this matter, such as notification of the above changes in accordance with the Financial Instruments and Exchange Act and other applicable laws and regulations.

End

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