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For Immediate Release

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Notice Concerning Borrowing of Funds (Refinancing Including Green Loan)

CRE Logistics REIT, Inc. (“CRE REIT”) hereby announces its decision today to borrow funds (“the Borrowings”). Details are as follows. The Borrowings include green loan that is executed based on the Green Finance Framework established by CRE REIT.

1. Details of the Borrowings

Category (Note 2)	Lender	Loan amount (mn yen)	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Notes
Long-term loans payable (Note 3) (Note 4)	Sumitomo Mitsui Banking Corporation	800	Base rate (Note 5) +0.425%	July 31, 2025	Borrowing based on individual loan agreements to be concluded on July 29, 2025. with the lenders	July 31, 2030	Lump-sum repayment at maturity	Unsecur- ed Unguar- anteed
	Mizuho Bank, Ltd.	800						
	Development Bank of Japan Inc.	600						
	Sumitomo Mitsui Trust Bank, Limited	400						
	SBI Shinsei Bank, Limited	400						
	Aozora Bank, Ltd.	400						
	The Bank of Toyama, Ltd.	300						
Long-term loans payable	MUFG Bank, Ltd.	800	To be determined (Note 6)	July 31, 2025	July 31, 2030			
Long-term loans payable (Note 7) (Note 8)	Sumitomo Mitsui Banking Corporation	400	Base rate (Note 5) +0.375%	September 5, 2025		August 31, 2029		
	Mizuho Bank, Ltd.	200						
	Development Bank of Japan Inc.	200						

Long-term loans payable (Note 7)	Resona Bank, Limited	1,000	Base rate (Note 9) +0.375%	September 5, 2025	Borrowing based on individual loan agreements to be concluded on September 3, 2025. with the lender	August 31, 2029		
	Total	6,300	—	—	—	—	—	—

(Note 1) The Borrowings are subject to the completion of the decision by the lender's financial institution in the loan review process.

(Note 2) Long-term loans payable are loans with a borrowing period of more than a year, and short-term loans payable are loans with a borrowing period of a year or less. The same applies hereafter.

(Note 3) The borrowings will be used to fund the repayment of borrowings (including borrowings from subsequent refinancing) for acquiring LogiSquare Sayama Hidaka, LogiSquare Kawagoe II and LogiSquare Kobe Nishi, that meet the eligibility criteria based on the Green Finance Framework established by CRE REIT. For details of green financing (including green loans), please refer to the "Green Finance" page of the website of CRE REIT (<https://cre-reit.co.jp/en/esg/greenfinance.html>).

(Note 4) The loan syndicate is to consist of the following lenders: Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., Development Bank of Japan Inc., Sumitomo Mitsui Trust Bank, Limited, SBI Shinsei Bank, Limited, Aozora Bank, Ltd. and The Bank of Toyama, Ltd. The arranger is Sumitomo Mitsui Banking Corporation.

(Note 5) The base interest rate is the three-month Japanese yen TIBOR (quoted on a 365-day basis) published by the JBA TIBOR Administration for a period corresponding to the interest calculation period at 11:00 am, two business days prior to the immediately preceding interest payment date of each interest payment date (the first interest payment date is the drawdown date). However, if there is no rate corresponding to the relevant period, the base interest rate will be determined based on the method stipulated in the contract. Details on the JBA Japanese TIBOR can be checked via the administration's website (<https://www.jbatibor.or.jp/english/>). Note that commissions and fees paid to the above lenders are not included. In addition, the base interest rate will effectively be fixed by concluding an interest rate swap agreement.

(Note 6) The applicable interest rate is not yet determined as of today. Note that commissions and fees paid to the above lenders are not included.

(Note 7) The borrowings will be used to fund the repayment of borrowings (including borrowings from subsequent refinancing) for acquiring LogiSquare Kuki, LogiSquare Hanyu, LogiSquare Ageo and LogiSquare Miyoshi, that meet the eligibility criteria based on the Green Finance Framework established by CRE REIT. For details of green financing (including green loans), please refer to the "Green Finance" page of the website of CRE REIT (<https://cre-reit.co.jp/en/esg/greenfinance.html>).

(Note 8) The loan syndicate is to consist of the following lenders: Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd. and Development Bank of Japan Inc. The arranger is Sumitomo Mitsui Banking Corporation.

(Note 9) In case that the properties acquired through original financing of the borrowings meet the requirements defined in the applicable loan agreements, such as obtaining and maintaining certain green building certificates (the "Requirements"), the base interest rate refers to the loan rates defined by the "Principal Terms and Conditions of the Funds-Supplying Operations to Support Financing for Climate Change Responses" set forth by BOJ (the "BOJ's Base Interest Rate"). However, if the Requirements are no longer met, the base rate for the relevant period calculated based on the method set out in the contract will be applied. For details of the BOJ's Base Interest Rate, please see the BOJ's website "Funds-Supplying Operations to Support Financing for Climate Change Responses" (https://www.boj.or.jp/en/mopo/measures/mkt_ope/ope_x/index.htm). Note that commissions and fees paid to the above lenders are not included.

2. Reason for the Borrowings

The Borrowings are to repay the loans payable of 4,500 million yen that are to become due on July 31, 2025 and to redeem the investment corporation bond of 2,000 million yen that are to become due on September 8, 2025. The difference of 200 million yen will be repaid with own funds.

Category	Lender	Loan amount (mn yen)	Drawdown date	Repayment date
Long-term loans payable	Sumitomo Mitsui Banking Corporation	900	January 19, 2021	July 31, 2025
	Mizuho Bank, Ltd.	800		
	Development Bank of Japan Inc.	600		
	MUFG Bank, Ltd.	700		
	Sumitomo Mitsui Trust Bank, Limited	400		
	SBI Shinsei Bank, Limited	400		
	Aozora Bank, Ltd.	400		
	The Bank of Toyama, Ltd.	300		
Total		4,500	—	—

Name	Issue amount (mn yen)	Issue date	Redemption date
The first series of unsecured investment corporation bond from CRE Logistics REIT, Inc. (pari-passu conditions among specified investment corporation bond) (Green bond)	2,000	September 8, 2020	September 8, 2025

3. Amount, use and scheduled disbursement date of funds

Amount of funds to be procured	4,500 million yen	1,800 million yen
Specific use of funds to be procured	Funds to repay the existing loans payable	Funds to redeem the investment corporation bond
Scheduled disbursement date	July 31, 2025	September 8, 2025

4. Status of loans, etc. after the Borrowings

(million yen)

	Before the Borrowings	After the Borrowings	Increase or decrease
Short-term loans payable	—	—	—
Long-term loans payable (Note)	64,119	65,919	+ 1,800
Total loans payable	64,119	65,919	+ 1,800
Investment corporation bonds	6,000	4,000	- 2,000
Total interest-bearing debt	70,119	69,919	- 200

(Note) Long-term loans payable include the current portion of loans payable within one year from today.

5. Future outlook

The impact of the Borrowings is immaterial, and there is no change in the results forecasts for the fiscal period ending June 30, 2025 and the fiscal period ending December 31, 2025 announced on February 17, 2025 in the “Summary of Financial Results for the 17th Fiscal Period Ended December 31, 2024.”

6. Other matters necessary for investors to understand and assess this information properly

The risks related the Borrowings have not changed significantly from those stated in “Part 1: Information on the Fund, 1. Situation of the Fund, (3) Investment risk” of the securities report on March 25 2025.

* CRE Logistic REIT, Inc. website: <https://cre-reit.co.jp/en/>