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For Immediate Release

Name of REIT Issuer:

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(TSE Code: 3487)

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Notice Concerning Borrowing of Funds (Refinancing by Green Loan and Borrowing)

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 1)	Lender	Loan amount (mn yen)	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Notes
Long-term loans payable (Note 2) (Note 3)	Sumitomo Mitsui Banking Corporation	800	Base rate (Note 4) +0.425%	January 30, 2026	Borrowing based on individual loan agreements to be concluded on January 28, 2026	January 31, 2031	Lump-sum repayment at maturity	Unsecu red Unguar anteed
	Mizuho Bank, Ltd.	700						
	The Nishi-Nippon City Bank, Ltd.	500						
	Development Bank of Japan Inc.	450						
	The Bank of Fukuoka, Ltd.	350						
	Resona Bank, Limited	300						
	Sumitomo Mitsui Trust Bank, Limited	300						
Short-term loans payable	Sumitomo Mitsui Banking Corporation	2,600	Base rate (Note 5) +0.300%	January 9, 2026	Borrowing based on individual loan agreements to be concluded on January 7, 2026	June 30, 2026	—	—
Total		6,000	—	—	—	—	—	—

(Note 1) 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 2) The borrowings will be used to fund the repayment of borrowings (including borrowings from subsequent refinancing) for acquiring LogiSquare Soka, LogiSquare Yashio, LogiSquare Mizuho A and LogiSquare Mizuho B, 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 3) The loan syndicate is to consist of the following lenders: Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., The Nishi-Nippon City Bank, Ltd., Development Bank of Japan Inc., The Bank of Fukuoka, Ltd., Resona Bank, Limited and Sumitomo Mitsui Trust Bank, Limited. The arranger is Sumitomo Mitsui Banking Corporation.

(Note 4) The base interest rate is the six-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 5) The base interest rate is the one-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/>).

2. Reason for the Borrowings

The Borrowings are to repay the following loans payable of 3,400 million yen that are to become due on January 30, 2026 and to use as acquisition funds and for incidental expenses for the asset to be acquired stated in the “Notice Concerning Partial Sale (LogiSquare Sayama Hidaka) and Acquisition (Atsugi Iiyama Minami Factory (Land with Leasehold Interest)) of Trust Beneficiary Right to Real Estate in Japan” released on August 18, 2025. The short-term loans payable are scheduled to be repaid on June 30, 2026 by using the proceeds from the sale of LogiSquare Sayama Hidaka (quasi-co-ownership interest 16.5%).

Category	Lender	Loan amount (mn yen)	Drawdown date	Repayment date
Long-term loans payable	Sumitomo Mitsui Banking Corporation	800	February 3, 2020	January 30, 2026
	Mizuho Bank, Ltd.	700		
	The Nishi-Nippon City Bank, Ltd.	500		
	Development Bank of Japan Inc.	450		
	The Bank of Fukuoka, Ltd.	350		
	Resona Bank, Limited	300		
	Sumitomo Mitsui Trust Bank, Limited	300		
Total		3,400	—	—

3. Amount, use and scheduled disbursement date of funds

Amount of funds to be procured	3,400 million yen	2,600 million yen
Specific use of funds to be procured	Funds to repay the existing loans payable	Acquisition funds and incidental expenses for the assets to be acquired
Scheduled disbursement date	January 30, 2026	January 9, 2026

4. Status of loans, etc. after the Borrowings

(million yen)

	Before the Borrowings	After the Borrowings	Increase or decrease
Short-term loans payable	—	2,600	+ 2,600
Long-term loans payable (Note)	65,919	65,919	—
Total loans payable	65,919	68,519	+ 2,600
Investment corporation bonds	4,000	4,000	—
Total interest-bearing debt	69,919	72,519	+ 2,600

(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 December 31, 2025 and the fiscal period ending June 30, 2026 announced on August 18, 2025 in the "Summary of Financial Results for the 18th Fiscal Period Ended June 30, 2025."

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

The risks related to 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 September 24, 2025.

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