February 17, 2025

CRE Logistics REIT, Inc.
Summary of Financial Results (Unaudited)
For the 17th Fiscal Period Ended December 31, 2024
(For the Reporting Period from July 1, 2024 to December 31, 2024)
(Translated from the Japanese original)

Corporate Information
Code: 3487 Listing: Tokyo Stock Exchange
(URL: https://cre-reit.co.jp/en/)
Representative: Tsuyoshi Ito, Executive Director

Asset management company: CRE REIT Advisers, Inc.
Representative: Tsuyoshi Ito, President, Representative Director
Person of Contact: Hirohisa Toda, Director, Executive Officer, Head of General Affairs
Tel: +81-3-5575-3600

Scheduled date to file securities report: March 25, 2025
Scheduled date to commence payment of distributions: March 19, 2025
Preparation of supplementary material on financial results: Yes
Financial report presentation meeting: Yes (for institutional investors and analysts)

(Amounts truncated to the nearest million yen, except for the basic earnings per unit)

1. 17th Fiscal Period ended December 31, 2024 (July 1, 2024-December 31, 2024)

(1) Operating results (Percentages represent changes from corresponding period of previous period)

	Operating revenues		Operating income		Ordinary income		Net income	
Fiscal period ended	Million yen	%	Million yen	%	Million yen	%	Million yen	%
December 31, 2024	4,679	4.8	2,548	6.9	2,210	6.9	2,210	6.9
June 30, 2024	4,466	(1.3)	2,383	(4.2)	2,068	(4.8)	2,067	(4.8)

	Net income per unit	Return on unitholders' equity	Ordinary income to total assets	Ordinary income on operating revenues
Fiscal period ended	Yen	%	%	%
December 31, 2024	3,526	2.6	1.4	47.3
June 30, 2024	3,294	2.4	1.3	46.3

(Note) CRE REIT cancelled 3,560 own investment units on December 27, 2024. Net income per unit for the fiscal period ended December 31, 2024 is calculated by dividing net income by the weighted average number of investment units (626,671 units) based on the number of days during the period.

(2) Distributions

	Distributions per unit (excluding surplus distributions)	Total distributions (excluding surplus distributions)	Surplus distributions per unit	Total surplus distributions	Distributions per unit (including surplus distributions)	Total distributions (including surplus distributions)	Payout ratio	Distributions to net assets ratio
Fiscal period ended	Yen	Million yen	Yen	Million yen	Yen	Million yen	%	%
December 31, 2024	3,541	2,210	245	152	3,786	2,362	100.0	2.6
June 30, 2024	3,294	2,067	360	225	3,654	2,293	100.0	2.4

(Note 1) The entire amount of total surplus distributions is the return of contributions that falls under the distribution associated with the investment decrease for tax purposes.
(Note 2) The percentage of decreased surplus as a result of surplus distributions (the return of contributions that falls under the distribution associated with the investment decrease for tax purposes) in the fiscal period ended June 30, 2024 and the fiscal period ended December 31, 2024 was 0.003 and 0.002, respectively. The calculation of the percentage of decreased surplus is based on Article 23, Paragraph 1, Item 4 of the Order for Enforcement of the Corporation Tax Act.
(Note 3) The payout ratio in the fiscal period ended December 31, 2024 is calculated based on the following formula because CRE REIT cancelled own investment units during the period.
Payout ratio = Total amount of distributions (excluding surplus distributions) ÷ Net income × 100

(3) Financial position

	Total assets	Net assets	Unitholders' equity ratio	Net assets per unit
As of	Million yen	Million yen	%	Yen
December 31, 2024	159,658	84,159	52.7	134,840
June 30, 2024	160,064	84,742	52.9	135,004

(4) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of the fiscal period
Fiscal period ended	Million yen	Million yen	Million yen	Million yen
December 31, 2024	3,622	(108)	(2,793)	4,347
June 30, 2024	2,450	104	(2,608)	3,627

2. Forecast for the 18th Fiscal Period ending June 2025 (January 1, 2025-June 30, 2025) and the 19th Fiscal Period ending December 2025 (July 1, 2025-December 31, 2025) (Percentages represent changes from corresponding period of previous period)

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (including surplus distributions)	Distributions per unit (excluding surplus distributions)	Surplus distributions per unit
Fiscal period ending	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	Yen	Yen
June 30, 2025	4,703	0.5	2,585	1.5	2,209	(0.1)	2,208	(0.1)	3,782	3,538	244
December 31, 2025	4,736	0.7	2,638	2.0	2,209	0.0	2,208	0.0	3,782	3,538	244

(Reference) Forecast net income per unit (Forecast net income/ Forecast number of investment units at the end of the fiscal period) for the 18th Fiscal Period ending June 2025 is 3,537 yen and forecast net income per unit for the 19th Fiscal Period ending December 2025 is 3,538 yen.

* Other

(1) Changes in accounting policies, changes in accounting estimates and retrospective restatements

1. Changes in accounting policies associated with revision of accounting standards, etc.: None
2. Changes in accounting policies associated with other than 1: None
3. Changes in accounting estimates: None
4. Restatements: None

(2) Total number of investment units issued and outstanding

1. Total number of investment units issued and outstanding at the end of the fiscal period (including treasury investment units)	As of December 31, 2024	624,140 units	As of June 30, 2024	627,700 units
2. Total number of treasury investment units at the end of the fiscal period	As of December 31, 2024	0 units	As of June 30, 2024	0 units

* Summary of financial results is not inside the scope of audit procedure by certified public accountants or audit corporations.

* Remarks on appropriate use of forecasts of performance and other special notes

Forward-looking statements presented in these financial results, including forecasts of performance, are based on information currently available to CRE REIT and on certain assumptions CRE REIT deems to be reasonable. As such, actual operating and other results may differ materially from these forecasts as a consequence of various factors. Moreover, the forecasts set forth herein should not be construed as a guarantee of distribution amounts.

Refer to the section on “Assumptions for Operating Forecasts for the 18th Fiscal Period ending June 2025 (January 1, 2025-June 30, 2025) and the 19th Fiscal Period ending December 2025 (July 1, 2025-December 31, 2025)” for details on the underlying assumptions for the forecasts above.

Assumptions for Operating Forecasts for the 18th Fiscal Period ending June 2025 (January 1, 2025-June 30, 2025) and the 19th Fiscal Period ending December 2025 (July 1, 2025-December 31, 2025)

Item	Assumptions
Calculation period	- 18th Fiscal Period (Ending June 30, 2025): January 1, 2025-June 30, 2025 (181 days) - 19th Fiscal Period (Ending December 31, 2025): July 1, 2025-December 31, 2025 (184 days)
Assets under management	- CRE REIT possesses the real estate trust beneficiary rights in the total of 21 properties as of December 31, 2024. Thereafter, it is assumed that there will be no changes (acquisition of new properties or the disposition of properties held, etc.) in the 21 properties under management through December 31, 2025, except for the following. - It is assumed that 35% of the quasi-co-ownership interest in LogiSquare Kuki II (the "Asset for Sale") was sold on January 31, 2025 and 35% of the quasi co-ownership interest in the Asset for Sale will be sold on July 1, 2025. - However, there may be changes due to acquisition of new properties or sale of properties held.
Operating revenues	- Real estate leasing business revenues are calculated based on lease contracts that are in effect as of the date of submission of these financial results, historical results, tenant and market trends, and the competitiveness of the property. - The calculations assume that there will be no delinquencies or defaults on rent payments on the part of tenants. - As a result of the sale of the Asset for Sale, gain on the property sale are expected to be 202 million yen for the fiscal period ending June 30, 2025 and 207 million yen for the fiscal period ending December 31, 2025.
Operating expenses	- Regarding real estate leasing expenses, which are the main operating expenses, expenses other than depreciation are calculated by taking into consideration variable factors such as expenses assumed to be incurred (taxes and public dues, entrusted property management, property insurance, repairs, etc.) based on the historical results. - Property taxes, city planning taxes and other charges are expected to be 438 million yen at the fiscal period ending June 30, 2025 and 436 million yen at the fiscal period ending December 31, 2025. - Depreciation is calculated using the straight line method, and it is expected to be 761 million yen in the fiscal period ending June 30, 2025 and 762 million yen in the fiscal period ending December 31, 2025. - Entrusted property management fees are expected to be 255 million yen for the fiscal period ending June 30, 2025 and 224 million yen for the fiscal period ending December 31, 2025.
Non-operating expenses	- Non-operating expenses for the fiscal period ending June 30, 2025 are expected to be 377 million yen. This amount will include the payment of 365 million yen for interest and other financing-related expenses and 4 million yen for the amortization of investment unit issuance costs. - Non-operating expenses for the fiscal period ending December 31, 2025 are expected to be 429 million yen. This amount will include the payment of 417 million yen for interest and other financing-related expenses and 4 million yen for the amortization of investment unit issuance costs.
Interest-bearing debt	- It is assumed that total interest-bearing debt will be 70,119 million yen at the end of the fiscal period ending June 30, 2025 and 70,119 million yen at the end of the fiscal period ending December 31, 2025. - In the fiscal period ending June 30, 2025, while long-term borrowings of 5,600 million yen became due on January 31, 2025, of which 700 million yen was repaid by using cash in hand and the remaining 4,900 million yen was refinanced. - In the fiscal period ending December 31, 2025, long-term borrowings of 4,500 million yen which will become due on July 31, 2025 and bond of 2,000 million yen which will become due on September 8, 2025, it is assumed that the same amount will be refinanced. - The loan-to-value (LTV) ratio is expected to be around 44.2% at the end of the fiscal period ending June 30, 2025 and around 44.2% at the end of the fiscal period ending December 31, 2025. The following formula is used to calculate the LTV ratio, with numbers rounded off to the first decimal place. LTV ratio = Total interest-bearing debt ÷ Total assets × 100

Item	Assumptions
Investment units	- The assumptions for these forecasts are based on a total number of investment units issued of 624,140, as of the date of submission of these financial results. The forecasts do not factor in any assumption of a change in the number of investment units through December 31, 2025 due to factors such as the issuance of new investment units. The impact of acquisition of own investment units is not included as it has not been finalized as of the date of submission of these financial results. - The distributions per unit (excluding surplus distributions) and the surplus distributions per unit are calculated based on a total number of investment units issued of 624,140 for the fiscal period ending June 30, 2025 and the fiscal period ending December 31, 2025.
Distributions per unit (excluding surplus distributions)	- Distributions per unit (excluding surplus distributions) are calculated in accordance with CRE REIT's policy on the distribution of cash as stipulated in its Articles of Incorporation. - Distributions per unit (excluding surplus distributions) may change for a variety of reasons, including changes in CRE REIT's investment assets, changes in leasing revenues due to tenant movements, etc., and/or the occurrence of unforeseen repairs and maintenance, etc.
Surplus distributions per unit	- Surplus distributions per unit are calculated in accordance with the policies stipulated in CRE REIT's Articles of Incorporation as well as the asset management guidelines provided in the asset management company's internal rules. - It is assumed that there will be no specific possibility of significant deterioration in the economic environment, the real estate market conditions or CRE REIT's financial condition. - While CRE REIT has a policy of continuously implementing surplus distribution for each fiscal period, in principle, with an amount equivalent to 30% of depreciation as a benchmark, CRE REIT has decided to implement this policy flexibly to level distributions within the range equivalent to 30% of depreciation. In the fiscal period ending June 30, 2025 and the fiscal period ending December 31, 2025, it is assumed that surplus distributions will be made in an amount equivalent to 20% of depreciation, taking into account the level of earnings including gain on the property sale. - In addition, in cases where distributions per unit are expected to decline temporarily to a certain extent due to the dilution of the investment unit value or a significant financial burden as a result of the procurement of funds through the issuance of new investment units or for other reasons, CRE REIT may implement temporary surplus distributions, in addition to the continuous surplus distributions, with a view to standardizing the amount of distributions per unit. However, the total amount of continuous surplus distributions and temporary surplus distributions shall not exceed the amount equivalent to 60% of depreciation for the relevant fiscal period. - The amount of surplus distributions (return of contributions) may change due to factors such as the economic environment, trends in the real estate market, the situation surrounding owned assets, and financial conditions, and the surplus distribution (return of contributions) may not be implemented as a result.
Other	- It is assumed that there will be no change in legislation, taxation, accounting standards, listing regulations imposed by the Tokyo Stock Exchange, rules and requirements imposed by The Investment Trusts Association, Japan, etc., that will impact the above forecasts. - It is assumed that there will be no unforeseen material changes in general economic trends, real estate market conditions, etc.

3. Financial Statements
(1) Balance Sheet

(Thousands of yen)

	As of June 30, 2024	As of December 31, 2024
Assets		
Current assets		
Cash and deposits	1,356,978	1,737,930
Cash and deposits in trust	3,742,341	4,078,695
Operating accounts receivable	164,334	197,745
Prepaid expenses	136,088	132,371
Total current assets	5,399,742	6,146,742
Non-current assets		
Property, plant and equipment		
Buildings in trust	79,183,305	78,998,978
Accumulated depreciation	(6,698,385)	(7,376,517)
Buildings in trust, net	72,484,920	71,622,461
Structures in trust	3,470,377	3,456,488
Accumulated depreciation	(247,856)	(272,009)
Structures in trust, net	3,222,521	3,184,479
Tools, furniture and fixtures in trust	24,585	27,057
Accumulated depreciation	(6,677)	(9,109)
Tools, furniture and fixtures in trust, net	17,907	17,948
Land in trust	78,626,947	78,419,090
Total property, plant and equipment	154,352,296	153,243,979
Intangible assets		
Other	1,144	942
Total intangible assets	1,144	942
Investments and other assets		
Investment securities	10,500	10,500
Long-term prepaid expenses	248,713	213,192
Deferred tax assets	15	13
Leasehold and guarantee deposits	10,000	10,000
Total investments and other assets	269,228	233,705
Total non-current assets	154,622,669	153,478,628
Deferred assets		
Investment unit issuance expenses	15,348	10,255
Investment corporation bond issuance costs	26,903	23,306
Total deferred assets	42,252	33,561
Total assets	160,064,664	159,658,932

(Thousands of yen)

	As of June 30, 2024	As of December 31, 2024
Liabilities		
Current liabilities		
Operating accounts payable	304,988	304,728
Short-term borrowings	350,000	－
Current portion of investment corporation bonds	－	2,000,000
Current portion of long-term borrowings	8,705,000	10,100,000
Accrued expenses	370,521	405,687
Income taxes payable	917	819
Consumption taxes payable	109,613	145,484
Advances received	755,086	803,137
Other	7,063	33,252
Total current liabilities	10,603,190	13,793,109
Non-current liabilities		
Investment corporation bonds	6,000,000	4,000,000
Long-term borrowings	55,764,000	54,719,000
Leasehold and guarantee deposits received in trust	2,943,888	2,938,315
Other	11,115	49,466
Total non-current liabilities	64,719,004	61,706,782
Total liabilities	75,322,195	75,499,891
Net assets		
Unitholders' equity		
Unitholders' capital	84,318,685	84,318,685
Deduction from unitholders' capital	(1,644,075)	(2,369,961)
Unitholders' capital, net	82,674,610	81,948,723
Surplus		
Unappropriated retained earnings (undisposed loss)	2,067,859	2,210,317
Total surplus	2,067,859	2,210,317
Total unitholders' equity	84,742,469	84,159,041
Total net assets	84,742,469	84,159,041
Total liabilities and net assets	160,064,664	159,658,932

(2) Statement of Income

(Thousands of yen)

	Fiscal period ended June 30, 2024	Fiscal period ended December 31, 2024
Operating revenue		
Leasing business revenue	4,326,886	4,342,812
Other leasing business revenue	140,028	165,018
Gain on sales of real estate properties	－	171,481
Total operating revenue	4,466,915	4,679,312
Operating expenses		
Expenses related to leasing business	1,630,799	1,647,062
Asset management fees	389,660	415,460
Asset custody fees	2,665	2,650
Administrative service fees	19,324	20,895
Remuneration for directors (and other officers)	4,500	4,500
Other operating expenses	36,475	39,879
Total operating expenses	2,083,425	2,130,448
Operating income	2,383,490	2,548,864
Non-operating income		
Interest income	24	468
Reversal of distributions payable	280	197
Miscellaneous income	－	177
Total non-operating income	304	843
Non-operating expenses		
Interest expenses	204,010	233,062
Interest expenses on investment corporation bonds	20,390	20,390
Borrowing related expenses	76,418	73,601
Amortization of investment unit issuance expenses	7,075	5,093
Amortization of investment corporation bond issuance costs	3,597	3,597
Other	3,681	2,969
Total non-operating expenses	315,172	338,714
Ordinary income	2,068,622	2,210,993
Income before income taxes	2,068,622	2,210,993
Income taxes - current	920	890
Income taxes - deferred	(8)	1
Total income taxes	912	892
Net income	2,067,710	2,210,101
Retained earnings brought forward	149	215
Unappropriated retained earnings (undisposed loss)	2,067,859	2,210,317

(3) Statement of Unitholders' Equity

Fiscal period ended June 30, 2024

(Thousands of yen)

	Unitholders' equity						Total net assets
	Unitholders' capital			Surplus		Total unitholders' equity	
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus		
Balance at beginning of period	84,318,685	(1,418,730)	82,899,954	2,172,618	2,172,618	85,072,573	85,072,573
Changes during period							
Distributions in excess of earnings		(225,344)	(225,344)			(225,344)	(225,344)
Dividends of surplus				(2,172,469)	(2,172,469)	(2,172,469)	(2,172,469)
Net income				2,067,710	2,067,710	2,067,710	2,067,710
Total changes during period	–	(225,344)	(225,344)	(104,759)	(104,759)	(330,103)	(330,103)
Balance at end of period	84,318,685	(1,644,075)	82,674,610	2,067,859	2,067,859	84,742,469	84,742,469

Fiscal period ended December 31, 2024

	Unitholders' equity				
	Unitholders' capital			Surplus	
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total surplus
Balance at beginning of period	84,318,685	(1,644,075)	82,674,610	2,067,859	2,067,859
Changes during period					
Distributions in excess of earnings		(225,972)	(225,972)		
Dividends of surplus				(2,067,643)	(2,067,643)
Net income				2,210,101	2,210,101
Acquisition of own investment units					
Cancellation of own investment units		(499,914)	(499,914)		
Total changes during period	–	(725,886)	(725,886)	142,457	142,457
Balance at end of period	84,318,685	(2,369,961)	81,948,723	2,210,317	2,210,317

(Thousands of yen)

	Unitholders' equity		Total net assets
	Own investment units	Total unitholders' equity	
Balance at beginning of period	–	84,742,469	84,742,469
Changes during period			
Distributions in excess of earnings		(225,972)	(225,972)
Dividends of surplus		(2,067,643)	(2,067,643)
Net income		2,210,101	2,210,101
Acquisition of own investment units	(499,914)	(499,914)	(499,914)
Cancellation of own investment units	499,914	–	–
Total changes during period	–	(583,428)	(583,428)
Balance at end of period	–	84,159,041	84,159,041

(4) Statement of Cash Flows

(Thousands of yen)

	Fiscal period ended June 30, 2024	Fiscal period ended December 31, 2024
Cash flows from operating activities		
Income before income taxes	2,068,622	2,210,993
Depreciation	754,116	764,985
Amortization of investment unit issuance expenses	7,075	5,093
Amortization of investment corporation bond issuance costs	3,597	3,597
Interest income	(24)	(468)
Interest expenses	224,400	253,452
Decrease (increase) in operating accounts receivable	(89,167)	(33,410)
Decrease (increase) in prepaid expenses	(21,856)	3,716
Increase (decrease) in operating accounts payable	67,040	(64,968)
Increase (decrease) in accrued expenses	(20,945)	27,678
Increase (decrease) in consumption taxes payable	(215,003)	41,792
Increase (decrease) in advances received	(54,581)	48,050
Decrease (increase) in long-term prepaid expenses	(48,449)	35,521
Decrease in property, plant and equipment in trust due to sale	－	573,314
Other, net	(3,116)	(801)
Subtotal	2,671,707	3,868,546
Interest received	24	468
Interest paid	(220,592)	(245,964)
Income taxes paid	(649)	(988)
Net cash provided by (used in) operating activities	2,450,490	3,622,060
Cash flows from investing activities		
Acquisition of property, plant and equipment in trust	(28,971)	(105,852)
Repayments from leasehold and guarantee deposits received in trust	(214,186)	(168,943)
Proceeds from leasehold and guarantee deposits received in trust	39,934	163,370
Proceeds from restricted deposits	403,752	84,471
Payments into restricted deposits	(95,742)	(81,685)
Net cash provided by (used in) investing activities	104,786	(108,638)
Cash flows from financing activities		
Proceeds from short-term borrowings	350,000	－
Repayments of short-term borrowings	(210,000)	(350,000)
Proceeds from long-term borrowings	3,330,000	3,455,000
Repayments of long-term borrowings	(3,680,000)	(3,105,000)
Payments of acquisition of own investment units	－	(500,039)
Distributions paid	(2,398,092)	(2,293,290)
Net cash provided by (used in) financing activities	(2,608,092)	(2,793,329)
Net increase (decrease) in cash and cash equivalents	(52,814)	720,092
Cash and cash equivalents at beginning of period	3,680,190	3,627,375
Cash and cash equivalents at end of period	3,627,375	4,347,467