Securities Code 3487

CRE Logistics REIT

Supplementary Material for the Sale of LogiSquare Sayama Hidaka

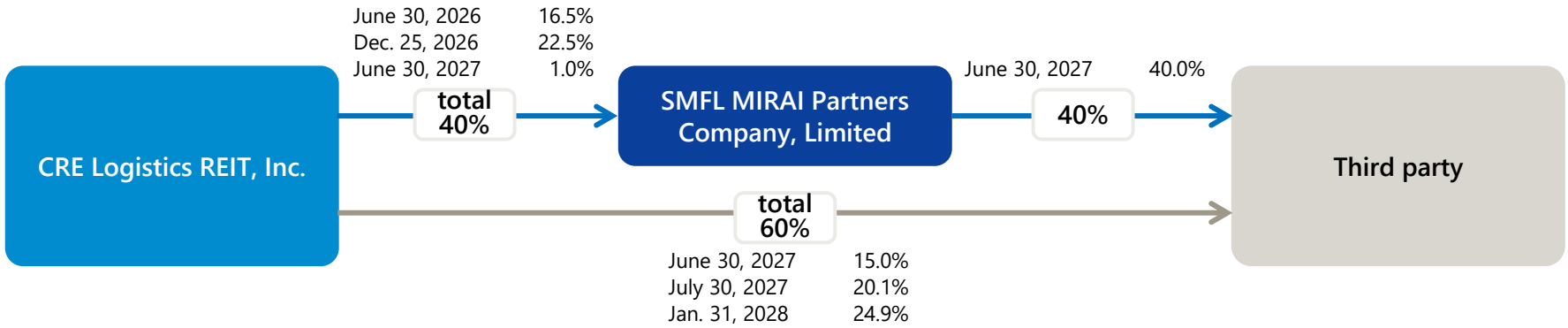


LogiSquare Sayama Hidaka

November 24, 2026
CRE REIT Advisers, Inc.

Maximize Value and Expand Sale Opportunities Through an Integrated Sale of the Entire Property

Combine the 40% interest being sold to SMFL MIRAI Partners Company, Limited and the 60% interest held by CRE REIT, with the Asset Manager arranging an integrated external sale of the entire property



Significance of the transaction

1. Collaboration with the SMFL Group

Leverage the SMFL Group's asset holding capabilities to structure a transaction for the external sale of the entire property, including the interest held by CRE REIT

2. Value maximization through the external sale of the entire property

Market CRE REIT's 60% interest together with the SMFL Group's 40% interest as an integrated sale of the entire property, expanding the pool of prospective buyers and optimizing sale terms

Approx. 3 bn yen in gains on sale expected over five fiscal periods

Fiscal period	Sale date	Sale ratio	Anticipated gain on sale (mn yen)
FP 2026/6	June 30, 2026	16.5%	321
FP 2026/12	Dec. 25, 2026	22.5%	462
FP 2027/6	June 30, 2027	16.0%	564
FP 2027/12	July 30, 2027	20.1%	735
FP 2028/6	Jan. 31, 2028	24.9%	941

1. In this material, monetary amounts are rounded down to the nearest indicated unit, and ratios are rounded off to the nearest indicated unit. The same applies hereinafter.

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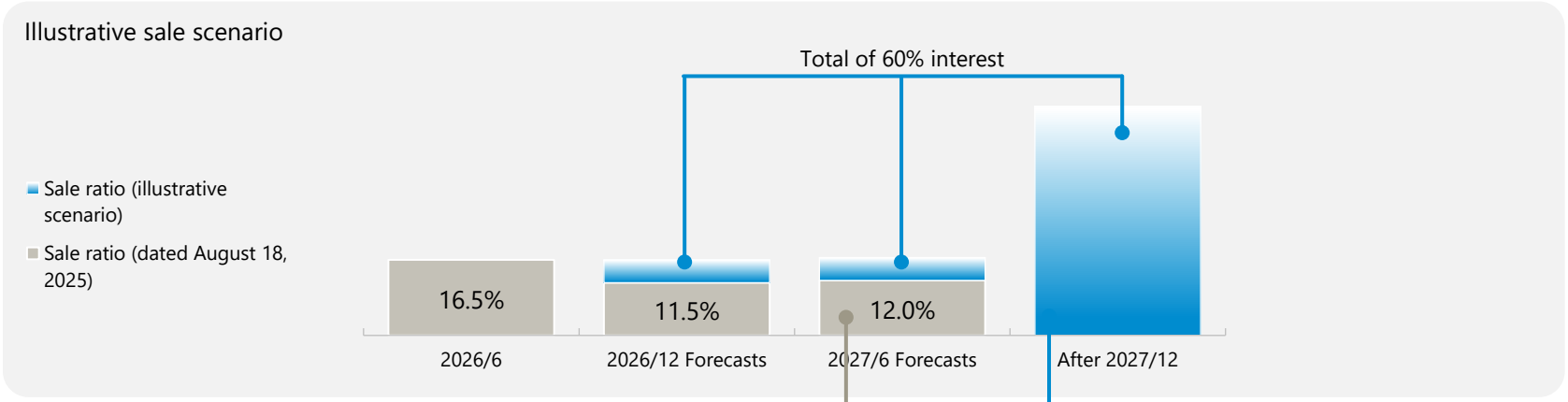
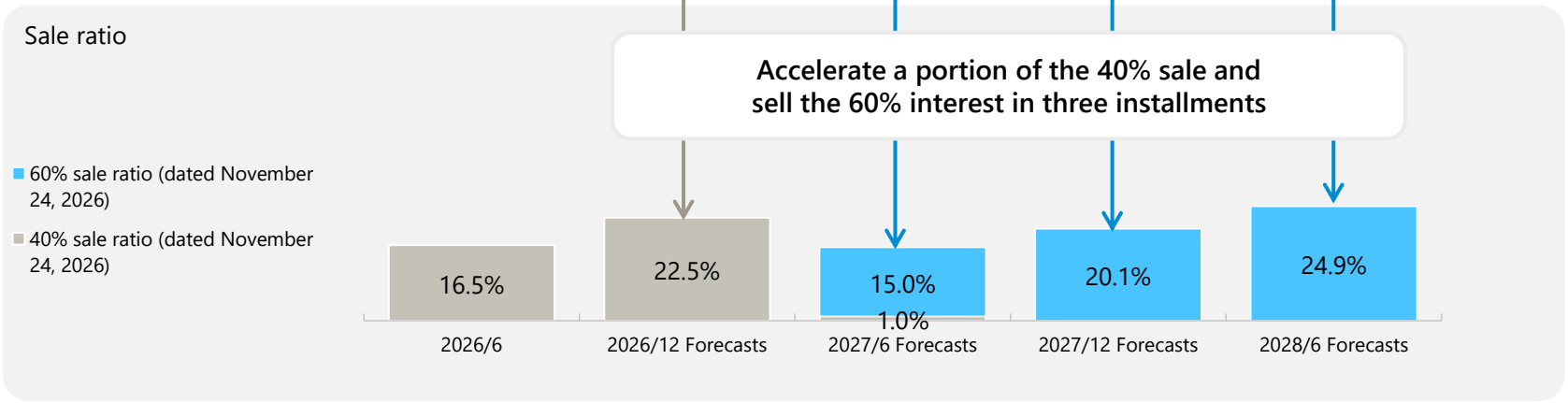
Reference: Changes from the Financial Results Briefing for the 20th Fiscal Period

Financial Results Briefing for the 20th Fiscal Period (dated August 18, 2026), p. 5



Announced today (November 24, 2026)



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