CRE Logistics REIT

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For Immediate Release

Name of REIT Issuer:
CRE Logistics REIT, Inc.
2-10-1, Toranomon, Minato-ku, Tokyo, Japan
Takeshi Oka, Executive Director
(TSE Code: 3487)
Asset Manager
CRE REIT Advisers, Inc.
Takeshi Oka, President, Representative Director
Contact Person:
Ken Kondoh, Executive Officer, Head of Corporate Finance & Investor Relations, Head of General Affairs
Tel: +81-3-5575-3600

Notice Concerning Change in Sale Ratio of Partial Sale of Trust Beneficial Interest in Real Estate in Japan (LogiSquare Sayama Hidaka (Quasi-Co-Ownership Interest 40.0%))

CRE REIT Advisers, Inc. ("Asset Manager"), the asset management company of CRE Logistics REIT, Inc. ("CRE REIT"), announces that it has decided today to change the sale ratio of the trust beneficial interest in LogiSquare Sayama Hidaka (quasi-co-ownership interest 40.0%) ("Asset for Sale") announced on August 18, 2025, 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." Details are as follows.

1. Details of change in the sale ratio of the Asset for Sale (changes are underlined)

＜Before change＞

Payment date / Planned sale date	①June 30, 2026 (quasi-co-ownership interest 16.5%)	②December 25, 2026 (quasi-co-ownership interest 11.5%)	③June 30, 2027 (quasi-co-ownership interest 12.0%)
Anticipated sale price	7,600 million yen		
	① 3,135 million yen	② 2,185 million yen	③ 2,280 million yen
Anticipated book value	6,748 million yen		
	① 2,797 million yen	② 1,938 million yen	③ 2,012 million yen
Anticipated gain on sale	839 million yen		
	① 333 million yen	② 242 million yen	③ 264 million yen

＜After change＞

Payment date / Planned sale date	①June 30, 2026 (quasi-co-ownership interest 16.5%)	②December 25, 2026 (quasi-co-ownership interest 22.5%)	③June 30, 2027 (quasi-co-ownership interest 1.0%)
Anticipated sale price	7,600 million yen		
	① 3,135 million yen	② 4,275 million yen	③ 190 million yen
Anticipated book value	6,767 million yen		
	① 2,801 million yen	② 3,798 million yen	③ 167 million yen
Anticipated gain on sale	801 million yen		
	① 321 million yen	② 462 million yen	③ 17 million yen

2. Reasons for change

As CRE REIT has reached the stage of executing a sale and purchase agreement for the sale of the remaining 60.0% interest in LogiSquare Sayama Hidaka held by CRE REIT, CRE REIT decided to revise the sale ratio of the Asset for Sale after comprehensively considering the impact on its financial results for each fiscal period and other relevant factors.

The sale and purchase agreement for the Asset for Sale executed between CRE REIT and the buyer provides that the sale ratio and the anticipated sale price of the Asset for Sale may be changed upon mutual agreement between CRE REIT and the buyer. Following discussions with the buyer, CRE REIT decided today to make such changes and reached an agreement with the buyer on such changes.

3. Future outlook

The impact on the results forecasts for the fiscal period ending December 31, 2026 has been partially reflected in the results forecasts announced in the "Summary of Financial Results for the 20th Fiscal Period Ended June 30, 2026" dated August 18, 2026. In addition, as a result of examining the impact based on the information currently available, CRE REIT has determined that the impact does not meet the criteria for timely disclosure and therefore will not revise the results forecasts.

The results forecasts for the fiscal period ending June 30, 2027 are currently under review. CRE REIT plans to announce the results forecasts in its financial results announcement in February 2027, taking into account the latest operating conditions for the fiscal period as well as the impact of the sale announced in the "Notice Concerning Sale of Trust Beneficial Interest in Real Estate in Japan (LogiSquare Sayama Hidaka (Quasi-Co-Ownership Interest 60.0%))" dated today.

* CRE REIT's website: https://cre-reit.co.jp/en/