

January 15, 2021

To All Concerned Parties

Name of REIT Issuer:
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Notice Concerning Borrowing of Funds (Partial Cancellation and Reduction and Final Determination of Loan Amounts from Lenders)

CRE Logistics REIT, Inc. (hereinafter “CRE REIT”) announces that on January 15, 2021 it made the decision to cancel and reduce (hereinafter the “Cancellation and Reduction”) some of the borrowings (hereinafter the “Borrowings”) announced on January 4, 2021 in the “Notice Concerning Borrowing of Funds.” Details are as follows. CRE REIT also announces that some of the loan amounts of the lenders of the Borrowings, which were not yet determined, have been fixed.

1. Details of the Cancellation and Reduction

CRE REIT has decided to cancel the new borrowing of long-term loans payable of 500 million yen from Sumitomo Mitsui Banking Corporation, which are part of the Borrowings, taking into consideration the final determination of the funds amount to be raised by means of the issuance of new investment units announced on January 4, 2021 in the “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units.”

CRE REIT has also decided to reduce a loan payable of 750 million yen borrowed from Sumitomo Mitsui Banking Corporation to 500 million yen, a loan payable of 750 million yen borrowed from Mizuho Bank, Ltd. to 500 million yen, and a loan payable of 1,200 million yen borrowed from Sumitomo Mitsui Banking Corporation to 900 million yen.

2. Details of Final Determination of Breakdown of Loan Amounts by Lender

Of the Borrowings announced on January 4, 2021 in the “Notice Concerning Borrowing of Funds,” the amounts of the loans from lenders have been fixed for 4,500 million yen and 3,500 million yen.

3. Details of the Borrowings after the Cancellation and Reduction

Category	Lender	Loan amount (million yen)	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Notes
Long-term loans payable	Sumitomo Mitsui Banking Corporation	900	Base rate +0.425% (Note 1)	January 19, 2021	Borrowing based on individual loan agreements concluded on January 15, 2021	July 31, 2025	Lump-sum repayment at maturity	Unsecured Unguaranteed
	Mizuho Bank, Ltd.	800						
	Development Bank of Japan Inc.	600						
	MUFG Bank, Ltd.	700						
	Sumitomo Mitsui Trust Bank, Limited	400						
	Shinsei Bank, Limited	400						
	Aozora Bank, Ltd.	400						
	The Bank of Toyama, Ltd.	300						
	Sumitomo Mitsui Banking Corporation	900	Base rate +0.525% (Note 2)					
	Mizuho Bank, Ltd.	700						
	Development Bank of Japan Inc.	500						
	Sumitomo Mitsui Trust Bank, Limited	400						
	Shinsei Bank, Limited	400						
	Aozora Bank, Ltd.	600						
	Sumitomo Mitsui Banking Corporation	500	Base rate +0.300%			January 31, 2022		
	Mizuho Bank, Ltd.	500						
Sumitomo Mitsui Banking Corporation	900	Base rate +0.300%	January 31, 2022					
Total		9,900	—	—	—	—	—	—

(Note 1) The base interest rate is effectively fixed at 0.471% by concluding an interest rate swap agreement. For details of the interest rate swap agreement, please refer to the “Notice Concerning Conclusion of Interest Rate Swap Agreement” dated January 13, 2021.

(Note 2) The base interest rate is effectively fixed at 0.587% by concluding an interest rate swap agreement. For details of the interest rate swap agreement, please refer to the “Notice Concerning Conclusion of Interest Rate Swap Agreement” dated January 13, 2021.

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)	41,669	51,569	9,900
Total loans	41,669	51,569	9,900
Investment corporation bonds	2,000	2,000	—
Total interest-bearing debt	43,669	53,569	9,900

(Note) Long-term loans payable include the current portion of loans payable.

5. Future Outlook

The impact of this matter is immaterial, and there is no change in the results forecasts for the fiscal period ending June 30, 2021 and the fiscal period ending December 31, 2021 announced on January 4, 2021 in the “Notice Concerning Revision of Forecasts of Operating Results for the Period ending June 30, 2021 and Forecasts of Operating Results for the Period ending December 31, 2021.”

6. Other Matters Necessary for Investors to Understand and Assess This Information Properly

With respect to risks related to the Borrowings, no significant changes have been made to details described in “Part 2. Reference information, 2. Reference material: Supplement information, (3) Investment risk” of the securities registration statement on January 4, 2021 and “Part 1: Information on the Fund, 1. Situation of the Fund, (3) Investment risk” of the securities report on September 29, 2020.

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