LaSalle LOGIPORT REIT

Financial Results for the 20th Fiscal Period Ended February 28, 2026

April 23, 2026

Presentation

Jigami: Thank you very much for joining today's financial results briefing for the 20th fiscal period ended February 2026.

While the current capital market environment remains uncertain against the backdrop of persistent rising interest rates and heightened geopolitical risks, there is still a gap between the corporate value implied by our stock price and the portfolio value level implied by real estate values.

In this environment, the direction of our strategy remains unchanged, and we are working to accelerate earnings per unit growth by leveraging the pricing gap between the public capital markets and the real estate market through improved capital efficiency.

These financial results also come at a transitional stage in which multiple initiatives, such as property dispositions, share buybacks, and indirect investments, are progressing simultaneously. Although there may be short-term fluctuations due to one-off factors, we will continue to maintain the direction of our strategy.

Financial highlights

1 Key Performance Indicators

- Dividend-per-unit: 3,725yen (+4.9% vs. forecast)
- Adjusted DPU: 3,180yen (+0.5% vs. forecast)
- Forecast DPU:
  FP 26/8: 4,040 yen (+16.6% vs. previous forecast)
  FP 27/2: 3,210 yen
- Total payout on equity: 11.3% (recent 4-period average)

2 Portfolio Management & Internal Growth

- Ave. occupancy rate of 98.7% for FP26/2. Despite downtime at Higashi-Ogishima in FP26/8, 98.8% is expected for FP27/2.
- Ave. rent revision of 6.9% for FP26/2, outperforming historical 3-year average of 6.5%
- Relatively small fixed term lease renewal (15% of portfolio) in next 2 periods. Achieved rent increase in Higashi-Ogishima

3 Capital Allocation

- Completed additional disposition of Aisai LC and Kariya LC, following LP Kawagoe (70%) and Sayama Hidaka. JPY 48.9Bn of disposition in aggregate since FP24/2 (c. 13% of AUM)
- Distribute the entire JPY 8Bn of capital gains
- Share buyback program upsized (JPY 11.8Bn) and extended (Feb. 2027) from additional disposition. Aggregate volume of JPY 31.0Bn (c. 12% of outstanding units)

4 Value-add Investments

- Restructured three assets held by separate SPVs, and combined with a new acquisition of Sendai Ogimachi
- Completion of the 3rd development project (Sendai Izumi LC), expect development gain and new investment opportunities post-stabilization
- New investment in a cold storage development project in Kobe Maya

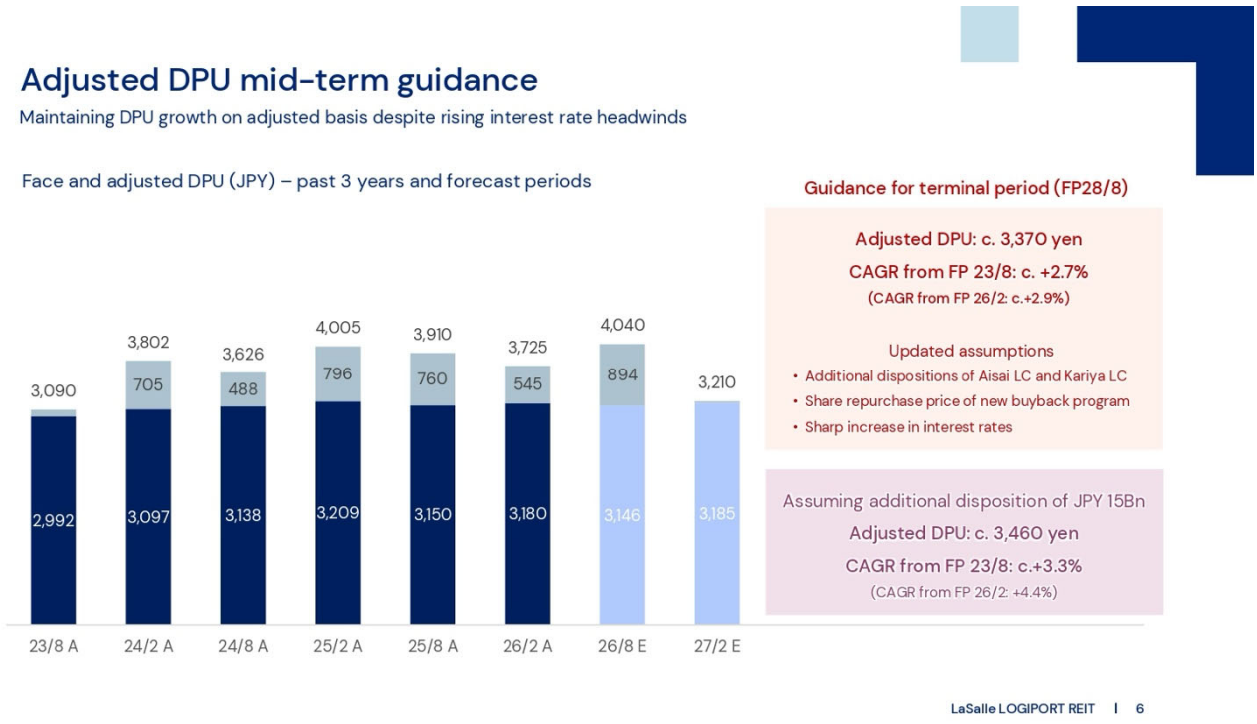
First, I would like to summarize the financial highlights on page five.

To explain the key performance indicators in the upper left, DPU for the fiscal period ended February 28, 2026, was JPY3,725, up 4.9% versus the forecast. The main factors were higher NOI due to a variance in budgeted repair expenses and upside in distributions from the SPVs we invested in.

Forecast DPU is JPY4,040 for the fiscal period ending August 31, 2026, reflecting property disposition gains and progress in share buybacks, and JPY3,210 for the fiscal period ending February 28, 2027, as no property dispositions are factored in. Total payout on equity, which measures the progress of the current strategy, has remained at a solid high level, averaging 11.3% over the past four fiscal periods, due to property disposition gains and progress in share buybacks.

As one supplementary point regarding the assumed average occupancy rate during the forecast period, we expect a temporary decline to 98.2% for the fiscal period ending August 31, 2026, due to temporary downtime

associated with tenant replacement at Higashi-Ogishima, but there is potential upside depending on the timing of move-in by a new tenant. I will explain the other financial highlights separately in each section of the presentation.



Please turn to page six. This is an update on the adjusted DPU mid-term guidance presented in our previous financial results announcement.

We resolved the disposition of two additional properties, Aisai Logistics Center and Kariya Logistics Center (completed in March), and to allocate the proceeds to share buybacks in February.

We have revised our assumptions for future borrowing rates due to the sharp rise in market interest rates since the beginning of this year, but our target adjusted DPU remains approximately JPY3,370, implying a CAGR of approximately 2.7% from the fiscal period ended August 31, 2023. In addition, under an upside scenario in which additional property dispositions are executed, adjusted DPU is expected to increase to approximately JPY3,460 and the CAGR to approximately 3.3%.

Breakdown of mid-term DPU growth guidance

Capital efficiency amplifies earnings growth in addition to mitigating impact of NOI decrease from disposition and interest rate hike

Adj. DPU growth rate over the 4.5 years period from FP23/8 to FP28/8 (terminal period) in the mid-term guidance: **+2.7% ~ +3.3% p.a.**

Internal growth: Ave. rent revision of +7%

Adj. DPU CAGR impact: **+3.2% ~ +3.6%** (*)

Asset disposition: 10~15% of AUM

Adj. DPU CAGR impact: **-1.8% ~ -2.3%** (*)

High return re-investments: c. JPY 10~15Bn

Adj. DPU CAGR impact: **+3.2% ~ +3.8%** (*)

Assets	Liabilities
	Equity

Debt : Impact of rising interest rates

Ave. debt cost: +80bps

(Short-term interest rate: 1.6%)
(5-yr interest hedge cost: 2.2%)

Adj. DPU CAGR impact: **-2.2% ~ -2.4%** (*)

Equity: Improved capital efficiency

Share buyback: **15%~19%** of outstanding units

(*) Non-linear effects apply, which accelerate earnings growth and mitigate cost increase

On page seven, we provide an overview of how each component of earnings in the plan I just discussed contributes to growth in earnings per unit or DPU.

First, with respect to internal growth, as mentioned earlier, we continue to assume an average rent increase of 7%, unchanged from the previous assumption, for lease renewals through the terminal period. This is expected to contribute approximately 3.2% to 3.6% per year to adjusted DPU growth.

The decline in earnings from property dispositions is expected to have an impact of negative 1.8% to negative 2.3% per year if dispositions are executed in the range of 10% to 15% of assets.

As for reinvestment of property disposition proceeds, we are pursuing investments that exceed our cost of capital, such as tokumei kumiai/silent partnership equity, preferred equity, and mezzanine investments, and expect these to contribute approximately 3.2% to 3.8% per year within a total investment range of approximately JPY10 billion to JPY15 billion.

As for the impact of rising interest rates, based on the increase in market interest rates and the future outlook, we have revised our assumptions so that short-term interest rates at the terminal period reach 1.6% and five-year fixed rates reach 2.2% at that point, and we expect a negative impact of 2.2% to 2.4% per year on DPU growth.

As before, the effect of improved capital efficiency contributes across all elements of this factor breakdown, and by reducing the total units outstanding by approximately 15% to 19% compared with the end of August 2023, it amplifies earnings growth and mitigates cost increases.

Breakdown of key line items in recent actual and forecast periods

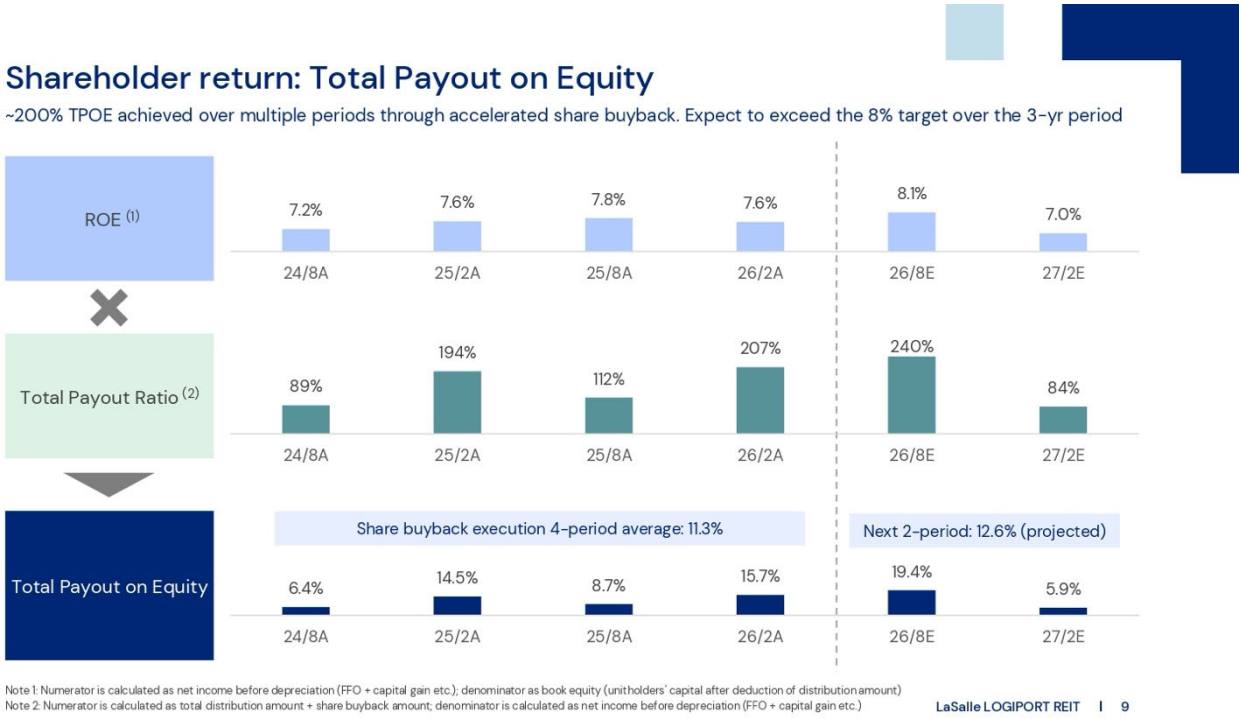
4 periods in the midst of capital allocation strategy as well as increase of both NOI and debt cost

Units: MM yen	FP25/8 Actual (a)	FP26/2 Actual	FP26/8 Forecast	FP27/2 Forecast (b)	Diff (b) - (a)	Annualized Change (%)	Key Factors
Rent revenues	11,427	11,217	10,742	10,787	-639	-3.8%	Decrease from 4 asset dispositions
Revenues from indirect investments[1]	242	233	188	288	+45	+12.2%	Nagoya/Kawasaki & LLHC contribution
NOI	9,103	8,988	8,404	8,461	-642	-4.8%	Decrease from 4 asset dispositions
NOI (Same store basis)[2]	8,311	8,345	8,337	8,408	+97	+0.8%	Below ave. turnover in forecast 2 FPs
Ave. occupancy rate	99.0%	98.7%	98.2%	98.8%	-0.2%	-	Downtime in Higashi-Ogishima
Operating expenses	1,970	1,833	1,998	1,469	-501	-17.8%	Decrease in one-off item linked costs
Debt cost	866	865	928	948	+82	+6.2%	Refinanced JPY 46Bn (27%) of loans
Net income	6,567	6,020	6,279	4,902	-1,665	-17.7%	Decrease in one-off items (FP 27/2)
Shares outstanding	1,795,786	1,736,805	1,660,347	1,660,347	-135,439	-7.5%[3]	Repurchased c.7.5% of total shares
EPU (yen)	3,657	3,467	3,782	2,952	-705	-13.3%	Buyback partially offset one-time gain
Adjusted EPU (yen)	2,897	2,922	2,888	2,927	+30	+0.7%	Buyback partially offset debt cost rise
Adjusted DPU (yen)	3,150	3,180	3,146	3,185	+35	+0.7%	Same as above

Note 1: Sum of interest income and dividends received from indirect investments
Note 2: Excludes disposed properties and non-recurring income (e.g. lease penalty income) ; leasing costs and repair costs are normalized
Note 3: Change vs. units outstanding as of FP23/8-end

On page eight, we narrow the focus within the mid-term business plan to a shorter period and show changes in key line items over the four periods covering the most recent actual results and the next two forecast periods.

As the content is quite detailed, I will omit the specifics, but it shows that, although face DPU fluctuates due to one-off factors such as property dispositions and timing differences in the allocation and execution of disposition proceeds, same-store NOI and adjusted earnings per unit are on an upward trend. Please keep in mind that these four periods represent a snapshot of the transitional stage of our current strategy.

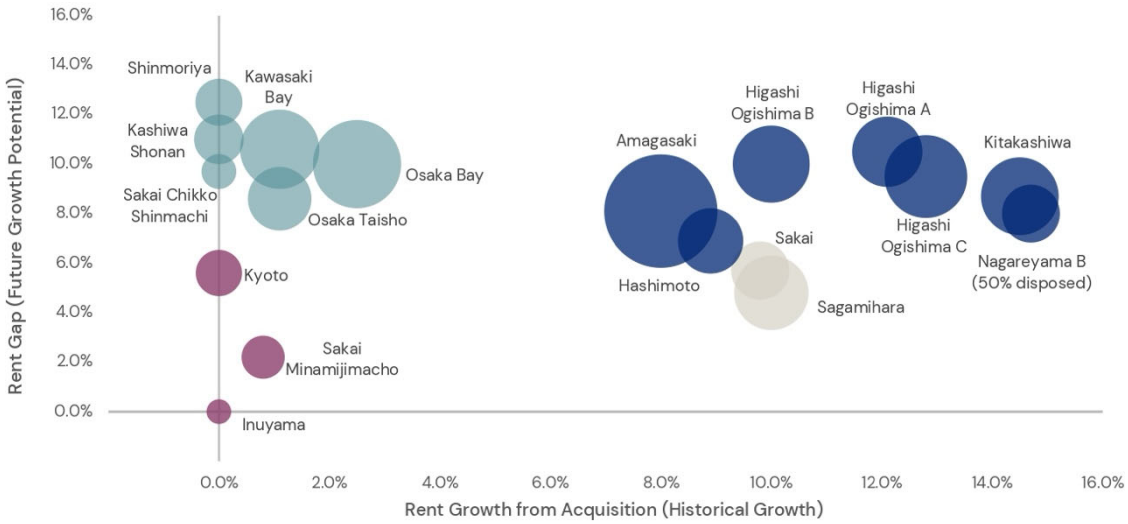


Page nine provides an update on the total payout on equity for each period.

This represents steady progress, significantly exceeding our 8% target. For the average of the next two forecast periods, although there is some unevenness due to the accelerated pace of share buybacks, we expect to maintain an average level of 12%.

Portfolio positioning by growth trajectory

Executing proactive disposition of assets with limited future rent growth potential



Note 1: Size of bubble represents the warehouse NLA. Rent gap reflects the gap between average rent and market rent (either from maximum rent in each property and/or asking rents in surrounding comparable properties). For Higashi-Ogishima, the rent gap represents only for the fixed-term lease areas.

Next, I will explain portfolio management in section two.

Page 11 is an update to the previous financial results presentation, and with the completion of the dispositions of the four properties, Kawagoe, Sayama Hidaka, Aisai, and Kariya, I believe the growth potential of the portfolio has increased.

The blue group of bubbles, which represents properties that have consistently driven growth over time, and the green group of bubbles, which represents properties with relatively long lease terms whose expirations have not yet arrived and therefore have widening rent gaps, will drive internal growth going forward. Both have rent gaps of around 10%.

One supplementary point is that the rent gaps for the three Higashi-Ogishima properties shown in this scatter plot exclude the traditional lease areas and reflect only the fixed-term lease areas. Therefore, if we can achieve rent increases in the traditional lease areas, where rent gaps are larger, that will provide additional internal growth.

Dispositions driving portfolio strength and per-unit earnings growth

JPY 48.9Bn dispositions to enhance internal growth and portfolio yield, while realizing capital gains over consecutive periods

	Disposition criteria	Disposition track record		
1	Mid-to-long term competitiveness given the building age and local supply	LP Nagareyama B (50%)	JPY 17.5Bn	Capital gain distributions for 4 consecutive periods
2	Attractive investment opportunities via asset trades	Remaining 50% in discussions for additional asset trade deals[1]		Equity and mezzanine investment opportunities
3	Long-term, stable cash flow Submarket supply-demand easing	LP Kawagoe LP Sayama Hidaka	JPY 20Bn	Strengthening internal growth potential
4	Improved portfolio profitability	Aisai Logistics Center Kariya Logistics Center	JPY 11.4Bn	Improving ROIC
	Potential future dispositions	c. JPY 15Bn of assets under consideration	+	Collaboration with Mitsubishi Estate Logistics REIT[2]

Note 1: MOU for further asset trade for the 50% of the co-ownership is executed on Apr. 15 2024, however, no asset specified and LLR is not obliged for any acquisition or disposition.
Note 2: MOU for collaboration with Mitsubishi Estate Logistics REIT is executed on Apr. 17, 2025.

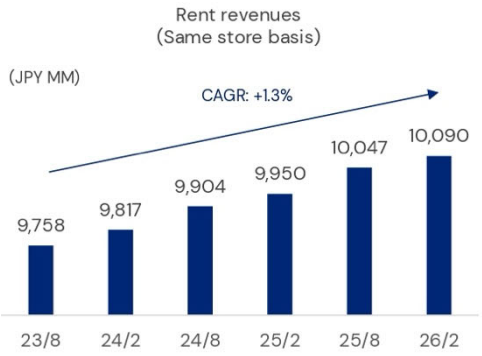
Page 12 summarizes the criteria for property dispositions and the track record to date.

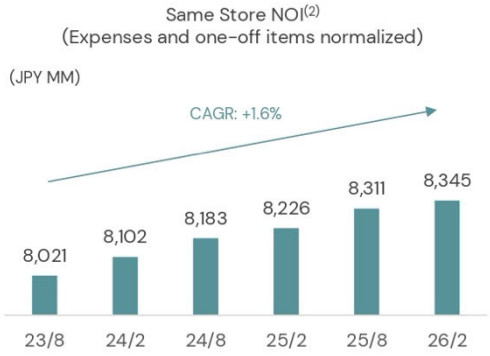
We have gradually fine-tuned our disposition criteria over the past two and a half years. The rationale for the disposition of Nagareyama B is somewhat different from that for the subsequent four properties, and more recently, we have shifted toward dispositions that place greater emphasis on enhancing internal growth potential and profitability.

Of course, discussions regarding the remaining 50% interest in Nagareyama B are still ongoing, and going forward, while we are considering approximately JPY15 billion of assets as candidates for additional dispositions, we are also continuing discussions on co-work securitization option with Mitsubishi Estate Logistics REIT. While monitoring trends in the real estate transaction market, we aim to maintain as many options as possible.

Same store NOI growth

Logistics portfolio offers operational leverage to net earnings from large fixed expense component





Operational leverage impact: 1.2~1.3x of rent growth at NOI (pre and post depreciation)

NOI: 1.2x	NOI post-depreciation: 1.3x
(c. 15% expense ratio, predominantly fixed expenses)	(Depreciation as fixed expense, however, slight increase observed from CAPEX)

Note 1: Excludes disposed assets, such as LP Nagareyama B (50%), LP Kawagoe, LP Sayama Hidaka, Aisai Logistics Center and Kariya Logistics Center. Excludes one-off income and expense items
Note 2: Figures for FY23/8 assume full-year contribution of income and expenses from LP Kyoto (expensing property taxes)

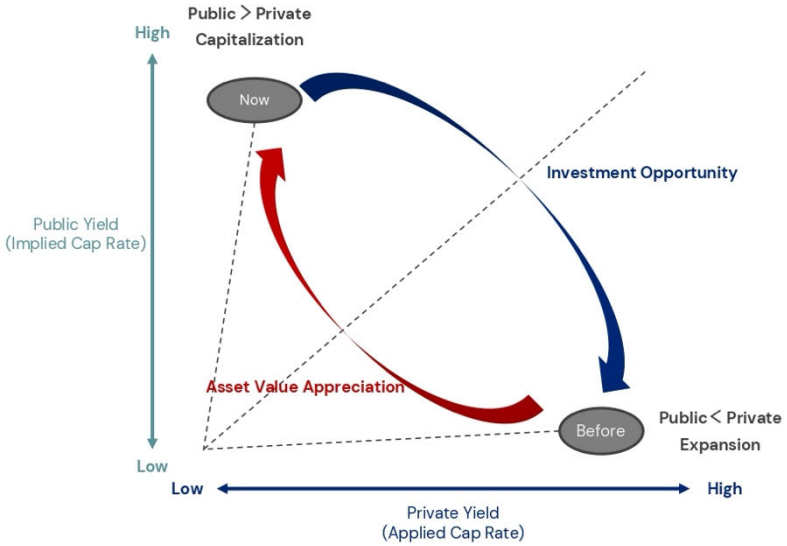
On page 13, we show trends in portfolio earnings excluding factors related to disposed properties.

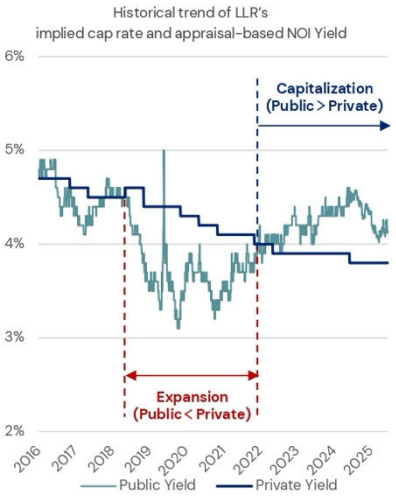
Since the fiscal period ended August 31, 2023, over three years or six fiscal periods, rent revenues have grown at a CAGR of 1.3%, and NOI adjusted for fluctuations in expenses such as repair costs has grown at a CAGR of 1.6%.

During that period, operating expenses, which account for approximately 15% of rent revenues, remained almost constant, and because they are largely fixed, NOI growth translates into approximately 1.2 to 1.3 times rent revenue growth, which means logistics real estate has an earnings structure that tends to benefit from so-called operational leverage.

Capital allocation backbone – Leveraging public-to-private arbitrage

Albeit slight compression in the negative yield gap, capital markets remain highly uncertain and volatile





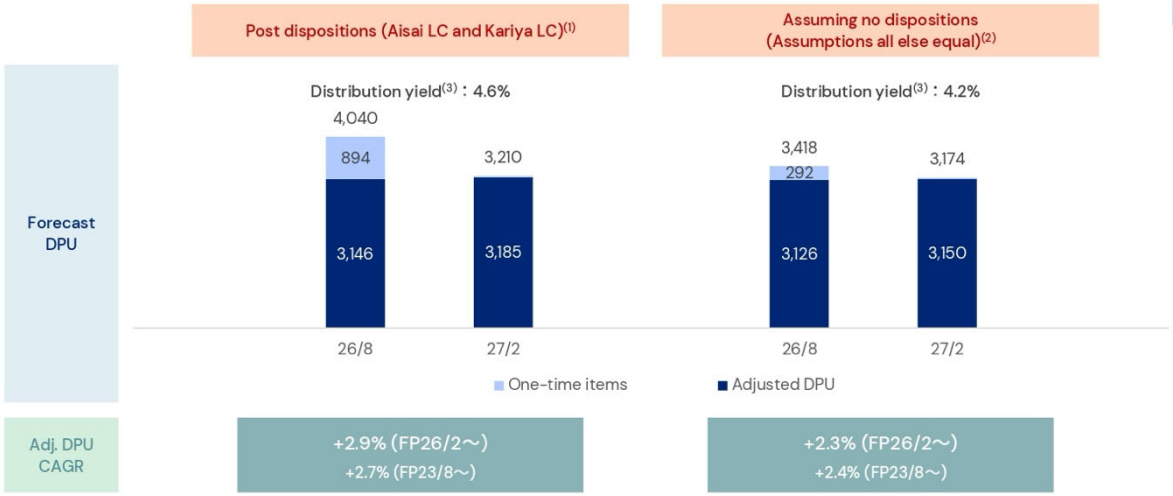
Next, I will explain capital allocation in section three.

On page 16, we again present the core concept underlying our strategy.

The yield gap between public and private markets shown on the left remains elevated on the public market side, and because the monetization phase for our assets has been prolonged, we currently believe we are still in a phase where we should continue property dispositions and improve capital efficiency, both of which contribute to higher earnings per unit.

Comparison analysis – DPU growth impact from recent asset dispositions

Dispositions of Aisai LC and Kariya LC enhanced ROIC and capital efficiency, led to increase in adjusted DPU growth



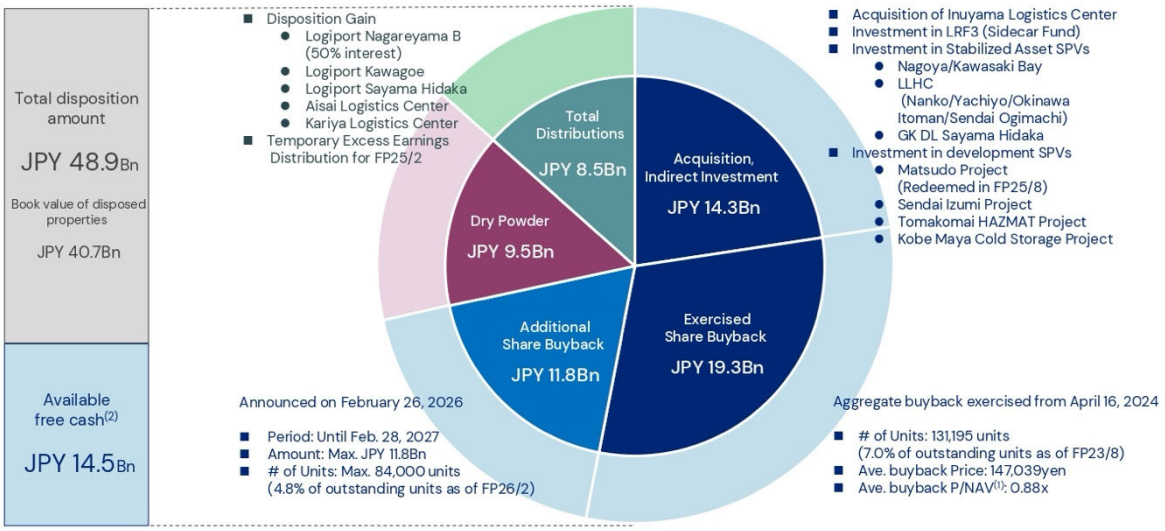
Note 1: Assumption: JPY 10.0bn disposition proceeds from Aisai LC/Kariya LC fully allocated to share buyback
Note 2: Assumption: Hold Aisai LC/ Kariya LC
Note 3: Based on closing share price as of April 21, 2026 (156,400 yen) and forecast DPU of the 2-periods

On page 17, we compare two scenarios to examine how property dispositions and share buybacks enhance unitholder value: the left scenario shows dispositions of the Aisai and Kariya announced in February, while the right scenario shows no execution.

We present our estimates of forecast DPU for the current and next fiscal periods, separated into one-off factors (e.g. disposition gains) and adjusted DPU excluding these one-off effects. In addition to upside in disposition gains, the effect of share buybacks funded by disposition proceeds is expected to increase adjusted DPU, and this more than offsets the decline in NOI resulting from the disposed properties.

In the medium term, improved capital efficiency has the effect of accelerating growth from the next period onward, and the resulting divergence in the growth curve is reflected in the 0.6 percentage point difference in CAGR in DPU from the end of the previous fiscal period.

Capital allocation update



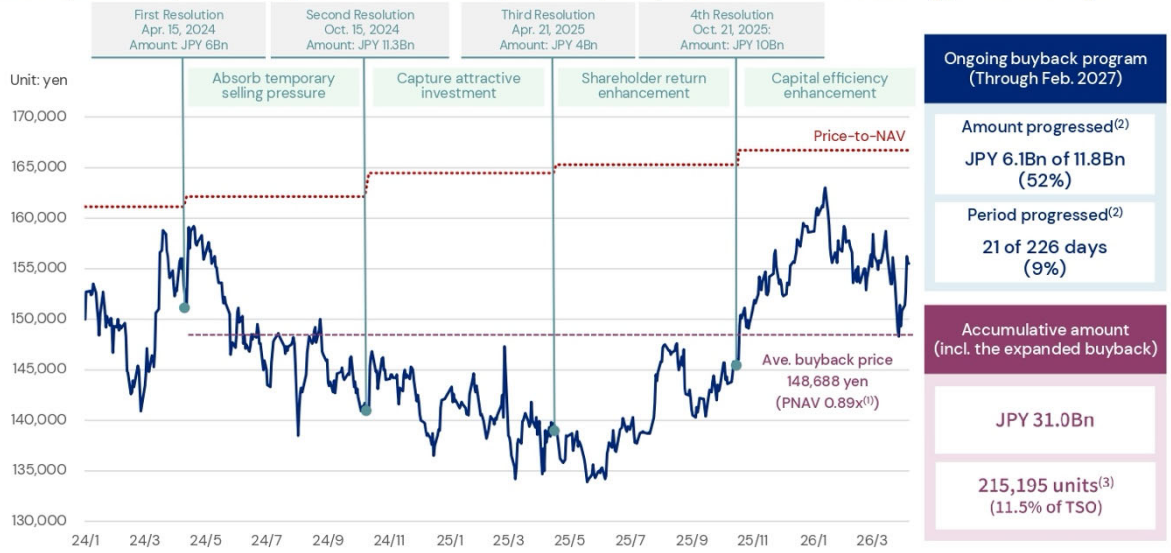
Note 1: Based on NAVPS as of February-end 2026
Note 2: Sum of free cash balance as of August-end 2023 and free cashflow during the periods from FP 24/2 through FP 26/8

Page 18 provides the capital allocation update that we present each period.

The total transaction value of property dispositions amounts to approximately JPY49 billion. Using approximately JPY55 billion in total, consisting of JPY40.7 billion of disposition proceeds and cash on hand, we have allocated about 80% of that amount to various investments at this point. We have JPY9.5 billion of dry powder remaining, which we intend to use to capture attractive new investment opportunities.

Share repurchase program continuing

Share repurchase objectives throughout environment changes. Current primary objective is to increase recurring per-share earnings



Note 1: Based on NAVPS as of February-end 2026 adjusted for dispositions of Logiport Sayama Hidaka, Aisai LC and Kariya LC (JPY 166,529)
Note 2: As of April 15, 2026
Note 3: Sum of accumulated shares repurchased and upper limit of the recent buyback program announced on February 26, 2026

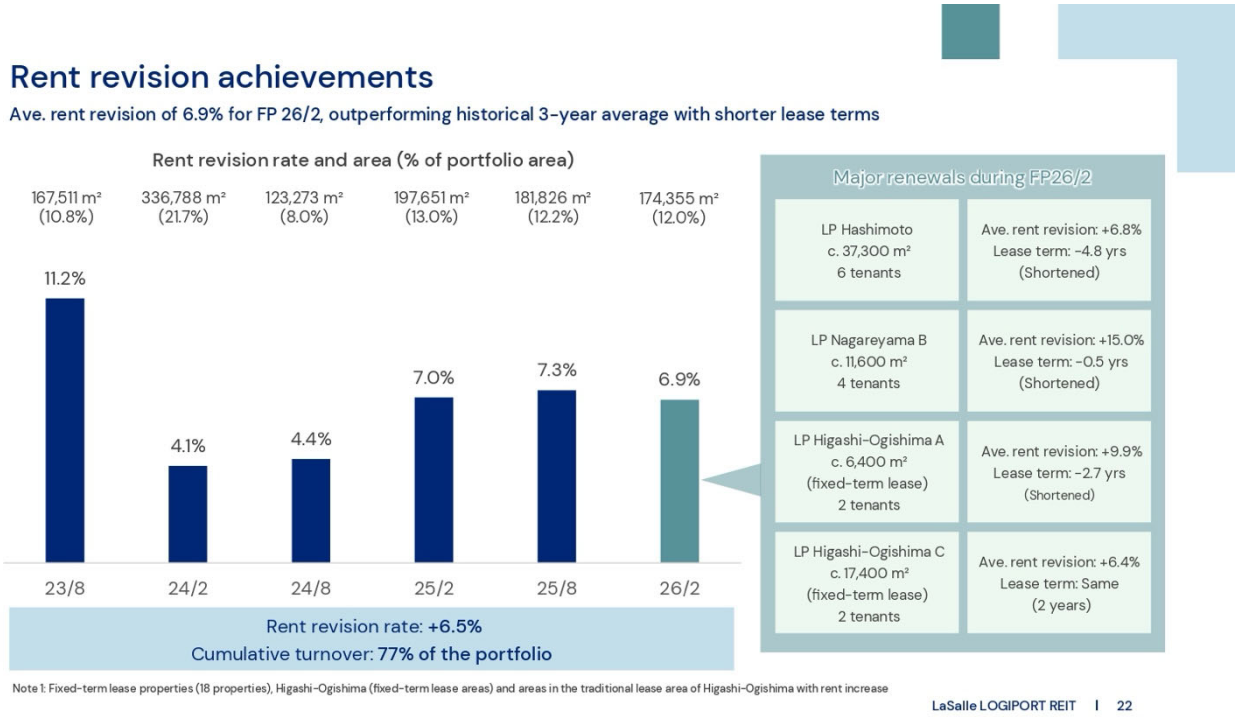
On page 19, we summarize the results of share buybacks, which account for the largest portion of our capital allocation.

Just as we have made minor adjustments to the criteria for property dispositions, we have also made minor adjustments to the way we conduct share buybacks in response to the environment since they began in April 2024.

Aside from unitholder returns and investment objectives, our primary focus at present is to improve capital efficiency as one of the key drivers of recurring DPU growth, and accordingly, we are increasing the scale and accelerating the pace of buybacks.

Although the current buyback program has been under way for only 21 business days, we have already executed JPY6.1 billion or 52% of the resolved amount, and depending on the share price, we expect the buyback to be completed during the fiscal period ending August 31, 2026. The faster the buyback progresses, the longer the period over which unitholders can benefit, so a faster pace of execution is advantageous for our unitholders.

The cumulative buyback amount is expected to reach JPY31 billion, probably the largest in J-REIT history, and the number of units to be repurchased is expected to amount to approximately 11% of the total units outstanding, which represents our distinctive capital strategy.

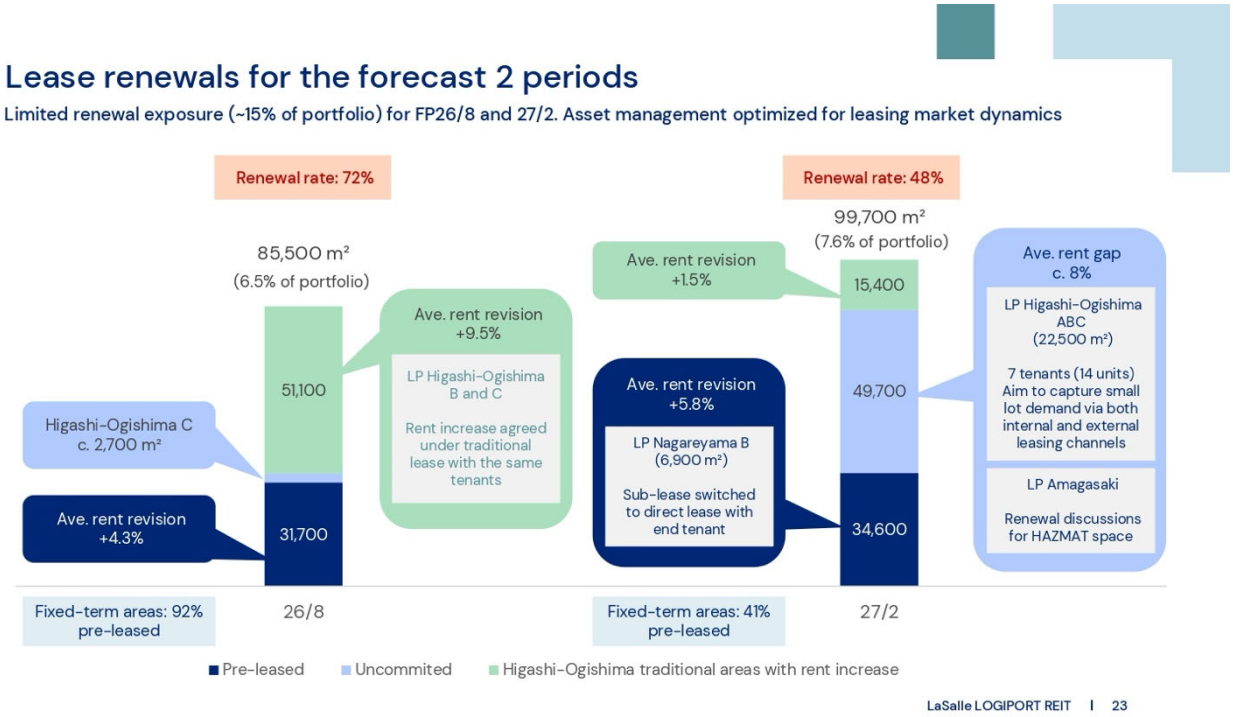


In section four, I will explain internal growth.

On page 22, I will show the track record of rent revisions.

The rent revision rate for the fiscal period ended February 28, 2026, was 6.9%, and over the past three years, we have achieved an average increase of 6.5%, despite some fluctuations from period to period, indicating that rent revision momentum has been sustained.

The major examples behind the 6.9% increase are summarized on the right, and at our core properties, we achieved solid rent increase agreements with multiple tenants while also shortening lease terms.



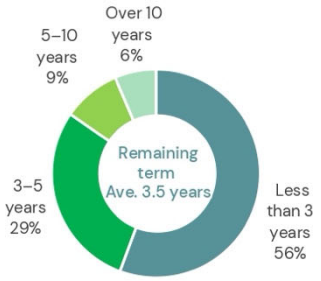
On page 23, we show the status of lease renewals during the forecast period.

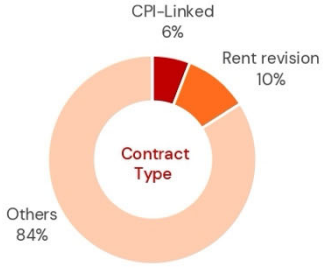
For the fiscal period ending August 31, 2026, the area subject to lease renewal is relatively small at approximately 34,000 m^2 to begin with. The pre-leasing rate for the fixed-term lease areas is 92%, leaving only two areas in Higashi-Ogishima C. A highlight for this period was that at both Higashi-Ogishima B and C, we achieved a 9.5% rent increase agreement for approximately 51,100 m^2 in the traditional lease areas through negotiations that leveraged the rent gap.

For the fiscal period ending February 28, 2027, approximately 84,000 m^2 of fixed-term lease areas are scheduled for renewal, and at present, we have achieved a pre-leasing rate of 40% with an average rent increase of 5.8%. The remaining 60% or 49,700 m^2 is under negotiation across eight properties, with an average rent gap of approximately 8%. Of that, approximately 22,500 m^2 is at the three Higashi-Ogishima properties, where we are currently working to capture detailed demand by utilizing both internal and external leasing channels. We are also in discussions regarding lease renewal for the HAZMAT warehouse in Amagasaki.

Lease term distribution and progress on CPI-linked & rent revision leases

Evenly distributed lease term, with ~56% expiring within three years. CPI-linked clauses are concentrated in long-term leases (10+ years)





Lease agreements of 10+ years
- Ave. remaining lease term: 8.5 years (Adjusted of CPI-linked revisions: 5.6 years)
- 11 tenants (incl. 3 single tenant properties)
- LP Kitakashiwa tenant also leases the cold storage extension space

Concentrated in short-term
- c. 30% of Higashi-Ogishima A/B/C have lease terms of less than 3 years (all remaining lease terms are within 3 years)
- Adjusted WALE for earliest CPI-linked revision timing: 3.0 years

Rent revision clauses applied mainly to long-term and traditional leases
- CPI-linked clauses implemented at LP Osaka Bay and LP Sakai (3 tenants)
- All short-term standard leases at Higashi-Ogishima A/B/C include rent revision clauses

Note 1: Lease terms and remaining lease terms as of the end of Feb. 2026. Excl. 3 disposed properties (LP Sayama Hidaka, Aisai LC and Kariya LC)

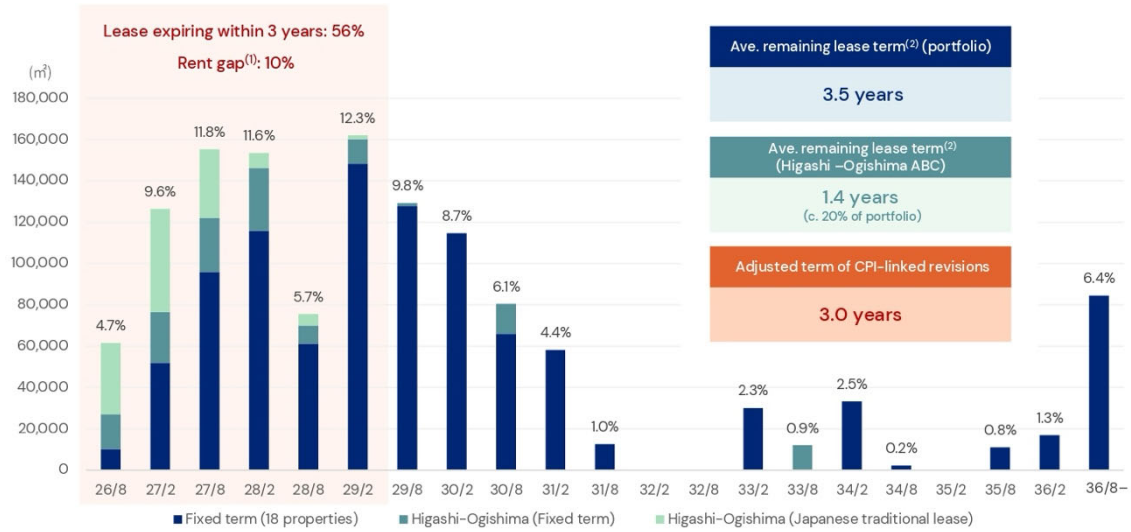
On page 24, we summarize the distribution of lease terms across the portfolio and the percentages of leases with CPI-linked clauses and rent revision clauses.

Lease terms are relatively well dispersed between long-term and short-term leases, with an average of 6.3 years, but in terms of remaining lease term, 56% is concentrated in leases with less than three years remaining. Contracts with terms of over 10 years account for approximately 20% of the portfolio, and while their average remaining lease term is 8.5 years, the adjusted remaining lease term is 5.6 years when the timing of the first rent revision under CPI-linked clauses is taken into account. CPI-linked clauses account for 6% of the portfolio, and rent revision clauses have been introduced in almost all short-term traditional leases, which have recently begun to contribute to rent increases, accounting for 10% of the portfolio.

The characteristics of our portfolio are its approximately 170 diversified tenants and relatively short lease term composition centered on the three Higashi-Ogishima properties, and we will continue to drive internal growth through granular leasing management.

Lease maturity ladder

Limited near-term expirations, with increased ahead. Rent growth driven by market improvement and rental gaps.



Note 1: Rent gap reflects the gap between average rent (25/8 period end) and market rent (either from maximum rent in each property)
Note 2: Remaining lease terms as of the end of Feb. 2026. Excl. 3 disposed properties (LP Sayama Hidaka, Aisai LC and Kariya LC)
Note3: Adjustment of initial CPI-linked revision timing to remaining lease term

On page 25, we show the distribution of lease maturity timing.

Although the lease expiry area in the current and next fiscal periods is below the average, 56% of the total area is scheduled to reach lease expiry within the next three years, and when taking into account the characteristic that short-term leases at the three Higashi-Ogishima properties will continue to roll, we are entering a period in which lease expiry will peak in the medium term.

The remaining lease term of the overall portfolio is 3.5 years, while that of the three Higashi-Ogishima properties averages 1.4 years, and it becomes 3 years when adjusted for the timing of the initial revision under CPI-linked clauses.

Off-balance sheet management

Diversified assets under management and limited exposure by LLR

Indirect investments: JPY 12.8Bn (c. 3.6% of total asset)

Sendai Izumi, Kobe Maya, and Tomakomai

Investments in cold storage and HAZMAT development projects

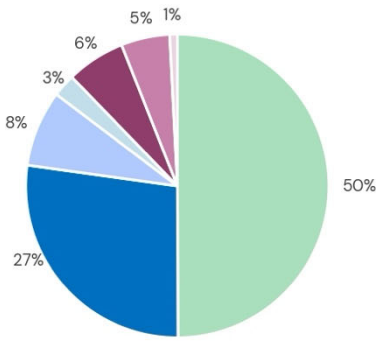
LLHC

Combined investments in equity and mezzanine

Additional acquisition of stabilized assets underway

Nagoya Kawasaki Properties

High-quality sponsor-developed properties (LP Nagoya and LP Kawasaki Bay)



LRF3 (Sidecar fund)

Portfolio repositioning by disposition

Matsudo Matsuhidai LC disposed in Mar. 2027 (capital gains distributed to fund investors)

Off-balance sheet AUM: JPY 290Bn

Section five describes the key points of the value-add strategy.

On page 27, we summarize the portfolio composition of our indirect investments, along with their investment objectives and recent developments.

At LRF3, the sidecar fund that accounts for the largest share, portfolio selection and concentration are being advanced in order to maximize fund returns, and in March, one property was disposed to a third party. As a result, although the amount is not large, we are enjoying a portion of that gain as an investor.

Nagoya Kawasaki Properties owns and operates high-quality sponsor-developed properties on a stabilized basis, while LLHC is generating returns from stabilized assets through a combination of equity and mezzanine investments.

As for investments pursuing higher returns, we also invest in the Sendai Izumi development project, cold storage expansion projects and HAZMAT development projects, thereby expanding our investments into high-value-added facilities beyond conventional dry warehouses.

Investment in a cold storage development: Kobe Maya Project

Planned conversion of unoccupied space to cold storage facility, with risks mitigated from occupied dry warehouse cashflow

Vehicle	Maya Development TMK
Location	Maya Pier, Nada Ward, Kobe City
GFA	c. 11,000 tsubo (existing building)
Floor / Structure	2F / Steel-frame structure
TPC	c. JPY 18Bn (incl. acquisition cost)
Construction Start	2027 2H (planned)
Completion	2029 1H (planned)

LLR's investment

Amount
Max. JPY 988MM

% of equity owned
18%

Target Return
IRR 10%

Track record of expansion and development of high-value-added logistics facilities

"Logiport Amagasaki" HAZMAT expansion (2021)

"Logiport Kitakashiwa" Cold storage expansion (2024)

"Tomakomai Project" HAZMAT development (2025)

On page 28, we outline the Kobe Maya cold storage expansion project, in which we announced an investment in March, as part of the diversification of our indirect investments.

This involves an investment by us in an SPV that will acquire a logistics facility located at Maya Pier in the Port of Kobe, with an equity stake of 18% and a maximum investment amount of JPY988 million. Currently, the dry warehouse area is fully occupied and generating stable cash flows. The vacant area on the site will be demolished and redeveloped into a cold storage warehouse. We consider cold storage to be an attractive investment target as high-value-added logistics facilities that can offer compelling development returns, and we are targeting an IRR of 10%, aiming for returns in excess of our cost of capital.

This marks the fifth development project in which we have invested and the fourth involving the development or expansion of cold storage or HAZMAT.

Financial strategy and debt profile

Maintain LTV at current level to address capital allocation strategy. Long-term debt at floating rate is optimal for risk management

LTV[1]	35.7% (44.4% book value basis)	Maintain current level (No intension for new property acquisition through debt capacity)
Fixed Rate Ratio	85.8%	Switch to floating rates upon refinancing (Address rapidly rising hedging costs)
Duration	7.2 years (3.6 years remaining in ave.)	Prioritize maturity ladder diversification (Debt duration shortened diversified maturity)
Debt Cost	0.89%	Long-term floating as optimal debt procurement (Optimize both refinancing risk and borrowing costs)

Note 1: Appraisal value based LTV; calculated by total debt divided by total assets plus unrealized gain calculated from appraisal value

Finally, in section six, we will discuss the balance sheet and financial strategy.

On page 30, we set out various financial indicators and our policy going forward.

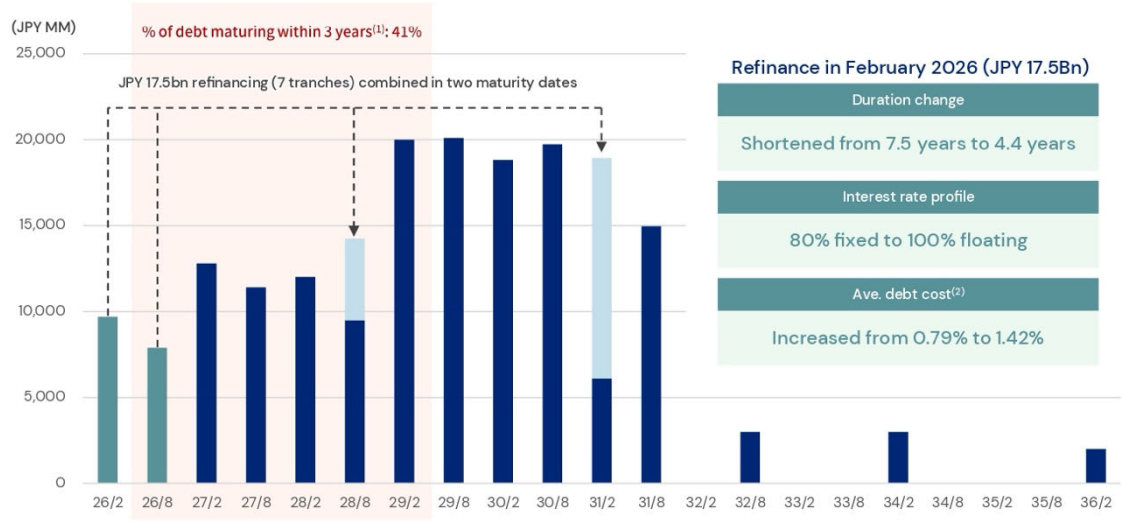
LTV is 35.7%, up 0.7 percentage points from the previous period, and this is a natural increase resulting from property dispositions and share buybacks. Based on the assumption that we will continue this capital allocation strategy for the time being, we are not considering property acquisitions using debt capacity.

In response to the recent sharp rise in market interest rates, we have made some revisions to our refinancing policy. In light of the current cost of fixing interest rates, and with the aim of both containing the rise in borrowing costs and maintaining financial stability, we shifted toward floating rates while prioritizing a diversified debt maturity ladder.

After the February refinancing, the fixed-rate ratio decreased to 85.8%, and since the next refinancing will not occur until February 2027, we believe there is room for a further shift toward floating rates. For the time being, we believe the optimal refinancing policy is to procure long-term debt at floating rates, with a five-year tenors as the core.

Refinance in February 2026 and debt maturity ladder

Consolidated refinancing of loans maturing in FY26/2 and FY26/8. No refinance is scheduled until February 2027



Note 1: Adjusted for refinance completed in Feb. 2026
Note 2: Assuming 3M TIBOR of 1.23% for both 2 tranches of floating rates pre-refinancing (JPY 3.54Bn) and refinanced loans for comparison purposes

Finally, page 31 presents the summary of the February refinancing and the maturity ladder of interest-bearing debt.

We refinanced JPY17.5 billion of borrowings across seven tranches with repayment dates spanning February to April 2026. In order to maintain an evenly-spread debt maturity ladder, we refinanced into two tranches with terms of 2.5 years and 5 years, targeting maturity periods with relatively small repayment volumes.

For this JPY17.5 billion refinancing, the average debt duration has shortened from 7.5 years to 4.4 years, and the 80% that had originally been fixed-rate has been switched entirely to floating rate. Based on current short-term interest rates, borrowing costs themselves rose from 79 basis points to 142 basis points, but the increase was entirely due to the rise in the base rate, and this was partially offset by approximately 20 basis points because of the shorter duration.

That concludes my presentation on the financial results. Thank you very much for your attention.