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September 18, 2026

To All Concerned Parties

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Notice regarding disposition of domestic real estate trust beneficiary interest

LaSalle REIT Advisors K.K. (“**LRA**”), to which LaSalle LOGIPORT REIT (“**LLR**”) has entrusted the management of its assets, announces that LRA has decided to dispose of properties (the “**Disposition**”) as described below.

1. Overview of the Disposition

Assets to be disposed	Location	Disposition Price (million yen) (Note 2)	Book Value (million yen) (Note 4)	Gain/Loss on Disposition (million yen) (Note 5)	Appraisal Value (million yen) (Note 6)	Disposition Date (Note 7)
LOGIPORT Kashiwa Shonan	Kashiwa-city, Chiba	11,020	8,891	2,123	11,000	Dec. 18, 2026
Inuyama Logistics Center	Inuyama-city, Aichi	18,570 (Note 3)	15,040	3,522	18,570	Sep. 30, 2026
LOGIPORT Sakai Minamijimacho	Sakai-city, Osaka					May 31, 2027
LOGIPORT Sakai Chikko Shinmachi	Sakai-city, Osaka					Sep. 30, 2027

- (1) Sale & Purchase Agreement date : September 18, 2026
- (2) Buyer : LOGIPORT Kashiwa Shonan Undisclosed (Note 8)
 : Inuyama Logistics Center, Undisclosed (Note 9)
 LOGIPORT Sakai Minamijimacho,
 LOGIPORT Sakai Chikko Shinmachi

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|--------------------------|--|
| (3) Disposition proceeds | : The proceeds will be used for unitholder returns, repurchase of own investment units and indirect investment, etc. |
| (4) Settlement method | : To be paid in a lump sum on each intended disposition date |
| (5) Broker involved | : Not applicable |

Notes:

1. The properties listed above shall be referred to individually or collectively as “the Properties,” and the disposition of the Properties shall be referred to individually or collectively as “the Disposition.”
2. The “Disposition Price” reflects the total transaction price of the trust beneficiary interests under sale & purchase agreement for trust beneficiary interests entered into with each buyer (excluding consumption tax, local consumption tax, and various fees such as transaction fees; and is rounded down to the nearest million yen.)
3. The Disposition of “Inuyama Logistics Center,” “LOGIPORT Sakai Minamijimacho” and “LOGIPORT Sakai Chikko Shinmachi” is intended to be conducted as a single transaction for the three-asset disposition of under a single sale & purchase agreement for trust beneficiary interest with the same buyer. Given this background and the fact that consent for disclosure has not been obtained from the buyer, the “Disposition Price” for each individual asset is not disclosed, and only the total amount is shown. Accordingly, the “Gain/Loss on Disposition,” “Book value” and “Appraisal Value” for each individual asset is also not disclosed and only the total amount is shown.
4. “Book Value” is the assumed book value of the assets to be disposed of as of each disposition date.
5. “Gain/Loss on Disposition” represents the difference between the disposition price, the book value, and the expected settlement amount. Please note that the “Gain/Loss on Disposition” is an assumed figure, and is subject to change.
6. “Appraisal value” is the appraisal values stated in the relevant appraisal reports for the assets to be disposed, with a valuation date of February 28, 2026.
7. “Disposition date” represents the scheduled date of disposition stated in the sale & purchase agreement for trust beneficiary interest for the assets to be disposed. In accordance with the terms of the agreement, the date may be changed to another day mutually agreed upon by the buyer and the seller.
8. The buyer is not disclosed as an approval has not been obtained from the buyer.
9. The buyer is not disclosed as an approval has not been obtained from the buyer.

2. Reasons for the Disposition and policy on the use of proceeds from the Disposition

We actively pursue portfolio management initiatives aimed at building a portfolio with strong internal growth potential, weighing each property’s profitability, growth outlook, and risk profile.

The four properties to be disposed have contributed to the stability of the portfolio through consistent cash flow generation since acquisition. However, we have decided to proceed with the disposition. In the case of LOGIPORT Kashiwa Shonan, the transaction is intended to mitigate the risk from future income loss associated with a single-tenant vacancy^(Note). For the other three properties, we considered their relative internal growth potential within the overall portfolio as well as the fact that the transaction constitutes a portfolio sale at an aggregate disposition price substantially exceeding the aggregate book value and equivalent to the aggregate appraised value of the properties. We also determined that optimizing the closing timing through this portfolio sale would enhance unitholder value. Based on these considerations, we resolved to proceed with the Disposition.

Furthermore, amid the continued inversion of capital costs between the real estate and capital markets, the disposition capitalizes on the highly liquid transaction market. Through staggered closing and realization of unrealized gains over three fiscal periods, the disposition enables continued distribution of disposition gains to unitholders. As a result, we expect to extend our track record of distributing disposition gains from six fiscal periods to nine fiscal periods, with the objective of maximizing return on invested capital.

In addition, we will continue our capital strategy aimed at enhancing capital efficiency by utilizing the proceeds from the disposition for the repurchase of own investment units at attractive price levels and high-return investment opportunities. For details regarding the repurchase of own investment units using a portion of the disposition proceeds expected to be received in the fiscal period ending February 2027 (approximately 12.1 billion yen), please refer to the press release entitled “Notice regarding determination of repurchase and cancellation of own investment units” announced today.

Note: For details, please refer to the press release entitled “Notice regarding change of tenant in LOGIPORT Kashiwa Shonan” dated June 15, 2026.

3. Description of assets to be disposed

(1) Overview of assets to be disposed

Tables (2) through (3) below provide an overview of the assets to be disposed (the “**Individual Property Tables**” in 3). When referring to the Individual Property Tables, please refer to the following explanation for terms used.

In principle, unless otherwise noted, all information included in the tables is as of the date of this press release.

a. Explanation on “Overview of specified asset”

- “Use” column indicates the primary building’s type of use stated in the property registry.
- “Location” represents the displayed address of the property. If there is no displayed address, the building address in the property registry is shown (If there are multiple addresses shown on the property registry, then one address will be chosen).
- “Type of master lease” represents, in accordance with the terms and conditions of the master lease agreement, “pass-through type” for the pass-through type master lease in which rent received by the lessor is in principle the same amount as the rent received by the master lessee from end-tenants, and “sub-lease type” for the sub-lease type master lease in which rent received by the lessor is fixed even if the rent received by the master lessee from end-tenants change.
- “Lease” is based on the lease agreements for the intended disposition assets. The information in “Lease” is as of August 31, 2026.
- “Number of tenants” is based on the number of buildings described in the lease agreements for the trust property. Should master lease agreements be entered into or are going to be entered into, this figure represents the total number of end-tenants. However, tenants who have entered into multiple lease agreements are counted as one tenant. The information in “Number of tenants” is as of August 31, 2026.

b. Explanation of the “Outline of the appraisal report”

- “Outline of the appraisal report” describes the summary of the appraisal report for the intended disposition assets prepared by the appraiser upon LLR’s request. Such appraisal reports represent a judgement and an opinion of the appraiser as an evaluator at a certain point in time, and any adequacy, accuracy of the report or feasibility of a transaction at such appraisal value are not guaranteed. In this item, figures are rounded down to the nearest unit and ratios are rounded to the first decimal place.

(2) Overview of specified assets

LOGIPORT Kashiwa Shonan

Asset name		LOGIPORT Kashiwa Shonan
Use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Location		2-17-1 Oshimata, Kashiwa-city, Chiba
Form of ownership	Land	Ownership
	Building	Ownership
Type of master lease		-
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	40,773 m ²
	Net Rentable area	40,773 m ²
	Occupancy rate	100.0%

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

Inuyama Logistics Center

Asset name		Inuyama Logistics Center
Use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Location		1-6 Kita-Hiratsuka, Inuyama-city, Aichi
Form of ownership	Land	Ownership
	Building	Ownership
Type of master lease		-
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	10,363 m ²
	Net Rentable area	10,363 m ²
	Occupancy rate	100.0%

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

LOGIPORT Sakai Minamijimacho

Asset name		LOGIPORT Sakai Minamijimacho
Use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Location		5-162 Minamijimacho, Sakai-ku, Sakai-city, Osaka
Form of ownership	Land	Ownership
	Building	Ownership
Type of master lease		-
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	30,690 m ²
	Net Rentable area	30,690 m ²
	Occupancy rate	100.0%

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

LOGIPORT Sakai Chikko Shinmachi

Asset name		LOGIPORT Sakai Chikko Shinmachi
Use		Warehouse
Type of specified asset		Trust beneficiary interest in real property
Location		2-7-13 Chikko Shinmachi, Nishi-ku, Sakai-city, Osaka
Form of ownership	Land	Ownership
	Building	Ownership
Type of master lease		-
Lease	Number of tenants	1
	Annual rent	Undisclosed (Note)
	Security deposit	Undisclosed (Note)
	Leased area	20,427 m ²
	Net Rentable area	20,427 m ²
	Occupancy rate	100.0%

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

(3) Outline of appraisal report

LOGIPORT Kashiwa Shonan

Appraisal value		11,000 million yen
Appraiser		Tanizawa Sogo Appraisal Co., Ltd.
Appraisal date		February 28, 2026
Item	Details (million yen)	Outline
Income approach value	11,000	Assessed based on a discounted cash flow method and verified against a direct capitalization method.
Direct capitalization method	11,200	
Operating revenues	Undisclosed (Note)	
Total potential revenue	Undisclosed (Note)	
Loss such as vacancy	Undisclosed (Note)	
Operating expenses	Undisclosed (Note)	
Maintenance costs	Undisclosed (Note)	
Utility costs	Undisclosed (Note)	
Repair costs	Undisclosed (Note)	
Property management fees	Undisclosed (Note)	
Tenant solicitation expenses	Undisclosed (Note)	
Property taxes	Undisclosed (Note)	
Non-life insurance premiums	Undisclosed (Note)	
Other expenses	Undisclosed (Note)	
Net operating income	456	
One-time investment gains	Undisclosed (Note)	
Capital expenditure	Undisclosed (Note)	
Net income	446	
Capitalization rate	4.0%	Estimated based on capitalization rates derived from comparable transactions, with due consideration given to the property's marketability and trends in the real estate investment market
Discounted cash flow method	10,900	
Discount rate (up to the 1st fiscal year)	4.0%	Estimated based on financial asset yields, adjusted for the subject property's specific characteristics.
Discount rate (from the 2nd fiscal year to the 10th fiscal year)	4.1%	Estimated based on financial asset yields, adjusted for the subject property's specific characteristics.
Terminal capitalization rate	4.2%	Estimated based on capitalization rates, adjusted for future uncertainties.
Cost method value	11,300	
Proportion of land	56.6%	
Proportion of building	43.4%	
Other points to be noted for the determination of appraisal value		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

Inuyama Logistics Center

Appraisal value		3,470 million yen
Appraiser		Tanizawa Sogo Appraisal Co., Ltd.
Appraisal date		February 28, 2026
Item	Details (million yen)	Outline
Income approach value	3,470	Assessed based on a discounted cash flow method and verified against a direct capitalization method.
Direct capitalization method	3,530	
Operating revenues	Undisclosed (Note)	
Total potential revenue	Undisclosed (Note)	
Loss such as vacancy	Undisclosed (Note)	
Operating expenses	Undisclosed (Note)	
Maintenance costs	Undisclosed (Note)	
Utility costs	Undisclosed (Note)	
Repair costs	Undisclosed (Note)	
Property management fees	Undisclosed (Note)	
Tenant solicitation expenses	Undisclosed (Note)	
Property taxes	Undisclosed (Note)	
Non-life insurance premiums	Undisclosed (Note)	
Other expenses	Undisclosed (Note)	
Net operating income	135	
One-time investment gains	Undisclosed (Note)	
Capital expenditure	Undisclosed (Note)	
Net income	134	
Capitalization rate	3.8%	Estimated based on capitalization rates derived from comparable transactions, with due consideration given to the property's marketability and trends in the real estate investment market
Discounted cash flow method	3,450	
Discount rate (up to the 2nd fiscal year)	3.7%	Estimated based on financial asset yields, adjusted for the subject property's specific characteristics.
Discount rate (from the 3rd fiscal year to the 11th fiscal year)	3.9%	Estimated based on financial asset yields, adjusted for the subject property's specific characteristics.
Terminal capitalization rate	4.0%	Estimated based on capitalization rates, adjusted for future uncertainties.
Cost method value	3,020	
Proportion of land	52.8%	
Proportion of building	47.2%	
Other points to be noted for the determination of appraisal value		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

LOGIPORT Sakai Minamijimacho

Appraisal value		9,880 million yen
Appraiser		Japan Real Estate Institute
Appraisal date		February 28, 2026
Item	Details (million yen)	Outline
Income approach value	9,880	Estimated by correlating the income approach values derived from the Direct Capitalization Method and the DCF Method
Direct capitalization method	9,940	
Operating revenues	Undisclosed (Note)	
Total potential revenue	Undisclosed (Note)	
Loss such as vacancy	Undisclosed (Note)	
Operating expenses	Undisclosed (Note)	
Maintenance costs	Undisclosed (Note)	
Utility costs	Undisclosed (Note)	
Repair costs	Undisclosed (Note)	
Property management fees	Undisclosed (Note)	
Tenant solicitation expenses	Undisclosed (Note)	
Property taxes	Undisclosed (Note)	
Non-life insurance premiums	Undisclosed (Note)	
Other expenses	Undisclosed (Note)	
Net operating income	388	
One-time investment gains	Undisclosed (Note)	
Capital expenditure	Undisclosed (Note)	
Net income	387	
Capitalization rate	3.9%	Estimated based on benchmark capitalization rates for each submarket, adjusted for the subject property's location, building and lease characteristics, and taking into account future uncertainties and comparable transaction yields.
Discounted cash flow method	9,810	
Discount rate (from the 1st fiscal year to the 2nd fiscal year)	3.5%	Estimated based on transaction yields of comparable properties, taking into account the subject property's specific characteristics.
Terminal capitalization rate	4.0%	Estimated based on transaction yields of comparable properties, taking into account future trends in investment yields, the risk characteristics of the subject property as an investment asset, general forecasts for economic growth, and expected trends in property values and rents.
Cost method value	6,600	
Proportion of land	44.1%	
Proportion of building	55.9%	
Other points to be noted for the determination of appraisal value		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

LOGIPORT Sakai Chikko Shinmachi

Appraisal value		5,220 million yen
Appraiser		Tanizawa Sogo Appraisal Co., Ltd.
Appraisal date		February 28, 2026
Item	Details (million yen)	Outline
Income approach value	5,220	Assessed based on a discounted cash flow method and verified against a direct capitalization method.
Direct capitalization method	5,290	
Operating revenues	Undisclosed (Note)	
Total potential revenue	Undisclosed (Note)	
Loss such as vacancy	Undisclosed (Note)	
Operating expenses	Undisclosed (Note)	
Maintenance costs	Undisclosed (Note)	
Utility costs	Undisclosed (Note)	
Repair costs	Undisclosed (Note)	
Property management fees	Undisclosed (Note)	
Tenant solicitation expenses	Undisclosed (Note)	
Property taxes	Undisclosed (Note)	
Non-life insurance premiums	Undisclosed (Note)	
Other expenses	Undisclosed (Note)	
Net operating income	227	
One-time investment gains	Undisclosed (Note)	
Capital expenditure	Undisclosed (Note)	
Net income	222	
Capitalization rate	4.2%	Estimated based on capitalization rates derived from comparable transactions, with due consideration given to the property's marketability and trends in the real estate investment market
Discounted cash flow method	5,190	
Discount rate (up to the 2nd fiscal year)	4.1%	Estimated based on financial asset yields, adjusted for the subject property's specific characteristics.
Discount rate (from the 3rd fiscal year to the 11th fiscal year)	4.3%	Estimated based on financial asset yields, adjusted for the subject property's specific characteristics.
Terminal capitalization rate	4.4%	Estimated based on capitalization rates, adjusted for future uncertainties.
Cost method value	5,490	
Proportion of land	52.1%	
Proportion of building	47.9%	
Other points to be noted for the determination of appraisal value		None

Note: Not disclosed because approval has not been obtained from the tenant or other unavoidable circumstances.

4. Summary about the Buyer

- LOGIPORT Kashiwa Shonan

Not disclosed because approval has not been obtained from the buyer.

Relationship with LLR and LRA	
Capital ties	No capital ties to be noted for disclosure.
Personal relations	No personal ties to be noted for disclosure.
Business relationship	No business ties to be noted for disclosure.
Applicable situation to related parties	Although the buyer is not a related party of LLR or LRA, as it has concluded an asset management agreement with the Sponsor, it is a related party under LRA's Related Party Transaction Rules.

- Inuyama Logistics Center, LOGIPORT Sakai Minamijimacho and LOGIPORT Sakai Chikko Shinmachi

Not disclosed because approval has not been obtained from the buyer.

Relationship with LLR and LRA	
Capital ties	No capital ties to be noted for disclosure.
Personal relations	No personal ties to be noted for disclosure.
Business relationship	No business ties to be noted for disclosure.
Applicable situation to related parties	Not a related party to either LLR or LRA.

5. Transactions with Related Parties

- LOGIPORT Kashiwa Shonan

Since the buyer falls under the category of the related party under the Related Party Transaction Rules of LRA, all rules and regulations applicable toward obtaining necessary deliberations and resolutions were conducted.

- Inuyama Logistics Center, LOGIPORT Sakai Minamijimacho and LOGIPORT Sakai Chikko Shinmachi

Not applicable.

6. Summary about brokers

Not applicable.

7. Financial impacts on LLR in the event of failure to fulfill forward commitment

- LOGIPORT Kashiwa Shonan

LLR shall treat the Disposition as falling under the category of forward commitment, etc. (Note). In accordance with the terms and conditions of the purchase and sale agreement for trust beneficiary interests, if the buyer fails to pay the purchase price by the agreed date, LLR may require the buyer to cure such breach within a reasonable period of not less than five business days. If the breach is not cured within such period, LLR may terminate the purchase and sale agreement for trust beneficiary interests and claim liquidated damages equal to 10% of the purchase price (excluding consumption tax and local consumption tax). As LLR is the seller of the Property, it does not bear any financing risk associated with the buyer's payment obligation.

Accordingly, LLR believes that even if the forward commitment, etc. is not performed, the impact on its financial condition and results of operations would be limited.

- Inuyama Logistics Center, LOGIPORT Sakai Minamijimacho and LOGIPORT Sakai Chikko Shinmachi

LLR shall treat the disposition of LOGIPORT Sakai Minamijimacho and LOGIPORT Sakai Chikko Shinmachi as falling under the category of forward commitment, etc. (Note). In accordance with the terms and conditions of the purchase and sale agreement for trust beneficiary interests, if the buyer fails to pay the purchase price by the agreed date, LLR may require the buyer to cure such breach within a reasonable period of not less than five business days. If the breach is not cured within such period, LLR may terminate the purchase and sale agreement for trust beneficiary interests (or, if such event occurs with respect to only a portion of the trust beneficiary interests subject to the agreement, the relevant portion thereof only) and claim liquidated damages equal to 20% of the purchase price (excluding consumption tax and local consumption tax). As LLR is the seller of the Property, it does not bear any financing risk associated with the buyer's payment obligation.

Accordingly, LLR believes that even if the forward commitment, etc. is not performed, the impact on its financial condition and results of operations would be limited.

Note: Forward commitment, etc. refers to a future purchase/sale that promises settlement and delivery more than one month after the date of the execution of a contract.

8. Future Outlook

For further details on future projections, please refer to the "Notice regarding revision (upward revision) to forecasts of management status and DPU for the fiscal period ending February 28, 2027" released today.

* LLR's website: <https://lasalle-logiport.com/english/>

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