

18th Fiscal Period Semi-Annual Report (Asset Management Report)

September 1, 2024 to February 28, 2025



Message to Unitholders

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On behalf of LaSalle LOGIPORT REIT (“LLR”), I would like to express sincere gratitude for your loyal patronage.

Thanks to the continued support of unitholders, LLR has successfully completed its 18th fiscal period (ended February 2025).

LLR posted net income of 6,337 million yen, with a distribution per unit of 4,005 yen for the 18th fiscal period.

Going forward, while fulfilling the social responsibility of leading logistics infrastructure, LLR is resolved to endeavor to continuously enhance unitholder value with a strategy that appropriately assesses the real estate market conditions and the capital market environment. To do so, LLR will keep leveraging the LaSalle Group’s global real estate investment knowledge as well as the investment management capabilities built on its extensive experience in developing and investing in logistics facilities in Japan.

Your continued support of LLR is deeply appreciated.

Operational Highlights

Distribution Per Unit 4,005 yen	Net Income 6,337 mn yen	Occupancy Rate 99.2 %
Total Assets Under Management 374.2 bn yen	Long-term Issuer Rating AA (Stable) (Japan Credit Rating Agency, Ltd.)	Third-Party Environmental Certification Acquisition Rate (CASBEE and BELS) 100 % (excluding leasehold land) (as of the end of February 2025)

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Balance Sheet

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
ASSETS				
Current assets				
Cash and deposits (Note 3)	¥	15,307,472	¥	20,008,210
Cash and deposits in trust (Note 3)		7,769,149		8,467,349
Operating accounts receivable		460,892		553,911
Prepaid expenses		274,333		252,590
Income taxes refund receivable		32,180		21,335
Other		34,208		34,701
Total current assets		23,878,236		29,338,099
Non-current assets				
Property and equipment (Note 6)				
Buildings in trust		139,219,129		140,019,777
Structures in trust		192,302		199,890
Machinery and equipment in trust		214,383		214,383
Tools, furniture and fixtures in trust		30,429		32,054
Land in trust		245,822,492		248,017,235
Less: accumulated depreciation		(18,495,091)		(17,226,121)
Total property and equipment		366,983,646		371,257,220
Investments and other assets				
Investment securities (Note 4)		6,487,348		5,316,771
Long-term prepaid expenses		642,764		637,205
Deferred tax assets (Note 13)		24		10
Lease and guarantee deposits		10,000		10,000
Lease and guarantee deposits in trust		10,137		10,137
Total investments and other assets		7,150,275		5,974,125
Total non-current assets		374,133,921		377,231,345
Deferred assets				
Investment unit issuance expenses		4,536		6,237
Investment corporation bond issuance costs		36,762		41,534
Total deferred assets		41,298		47,771
Total Assets	¥	398,053,456	¥	406,617,216

The accompanying notes are an integral part of these financial statements.

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
LIABILITIES				
Current liabilities				
Operating accounts payable	¥	290,622	¥	409,317
Current portion of long-term loans payable (Notes 4 and 11)		22,100,000		28,220,000
Accounts payable		2,188,657		2,083,202
Accrued expenses		12,545		9,158
Income taxes payable		759		668
Accrued consumption taxes		343,105		371,422
Advances received		1,991,006		2,025,961
Current portion of tenant leasehold and security deposits in trust		1,026,714		982,318
Other		4,214		10,089
Total current liabilities		27,957,624		34,112,139
Non-current liabilities				
Investment corporation bonds payable (Notes 4 and 12)		13,500,000		13,500,000
Long-term loans payable (Notes 4, 5 and 11)		135,420,000		129,300,000
Tenant leasehold and security deposits in trust		4,648,059		4,776,240
Total non-current liabilities		153,568,059		147,576,240
Total Liabilities		181,525,683		181,688,379
NET ASSETS (Note 10)				
Unitholders' equity				
Unitholders' capital, net		210,189,558		218,620,530
Units authorized:				
10,000,000 units as of February 28, 2025 and August 31, 2024				
Units issued and outstanding:				
1,810,620 units as of February 28, 2025 and 1,866,753 units as of August 31, 2024				
Surplus				
Retained earnings		6,338,214		6,308,306
Total unitholders' equity		216,527,772		224,928,836
Total Net Assets		216,527,772		224,928,836
Total Liabilities and Net Assets	¥	398,053,456	¥	406,617,216

The accompanying notes are an integral part of these financial statements.

Statement of Income

	Thousands of yen			
	For the periods ended			
	February 28, 2025		August 31, 2024	
Operating revenues (Note 17)				
Rental revenues (Note 8)	¥	10,595,258	¥	10,653,659
Other rental revenues (Note 8)		848,322		894,589
Gain on sale of real estate properties (Note 8)		1,143,087		1,138,714
Dividend income		52,321		24,933
Distributions of investments in silent partnerships		29,415		1,297
Interest income		89,260		68,843
Total operating revenue		12,757,666		12,782,039
Operating expenses				
Expenses related to leasing business (Note 8)		3,825,867		3,987,467
Asset management fee		1,697,264		1,651,252
Asset custody and administrative fee		42,175		41,964
Directors' compensations		5,400		5,400
Audit fee		14,000		14,000
Other operating expenses		109,235		94,602
Total operating expenses		5,693,943		5,794,686
Operating income		7,063,723		6,987,353
Non-operating revenues				
Interest income		12,046		2,337
Reversal of distributions payable		409		647
Interest on tax refund		5		273
Other		53		-
Total non-operating income		12,514		3,258
Non-operating expenses				
Interest expenses		538,609		512,478
Interest expenses on investment corporation bonds		38,646		39,688
Amortization of investment unit issuance expenses		1,701		3,362
Amortization of investment corporation bond issuance costs		4,772		4,772
Borrowing related expenses		147,356		121,729
Other		6,375		141
Total non-operating expenses		737,461		682,171
Ordinary income		6,338,776		6,308,440
Income before income taxes		6,338,776		6,308,440
Income taxes – current		1,124		818
Income taxes – deferred		(14)		0
Total income taxes		1,110		819
Net income		6,337,666		6,307,621
Retained earnings brought forward		548		685
Retained earnings at end of period	¥	6,338,214	¥	6,308,306

The accompanying notes are an integral part of these financial statements.

Statement of Changes in Net Assets

	Number of units	Thousands of yen			
		Unitholders' capital, net	Retained earnings	Treasury investment units	Total net assets
Balance as of February 29, 2024 (Note 10)	1,868,000	¥ 219,258,369	¥ 6,641,425	¥ -	¥ 225,899,794
Distributions in excess of retained earnings		(461,396)			(461,396)
Distributions of retained earnings			(6,640,740)		(6,640,740)
Net income			6,307,621		6,307,621
Purchase of treasury investment units				(176,442)	(176,442)
Cancellation of treasury investment units	(1,247)	(176,442)		176,442	-
Balance as of August 31, 2024 (Note 10)	1,866,753	¥ 218,620,530	¥ 6,308,306	¥ -	¥ 224,928,836
Distributions in excess of retained earnings		(461,087)			(461,087)
Distributions of retained earnings			(6,307,758)		(6,307,758)
Net income			6,337,666		6,337,666
Purchase of treasury investment units				(7,969,884)	(7,969,884)
Cancellation of treasury investment units	(56,133)	(7,969,884)		7,969,884	-
Balance as of February 28, 2025 (Note 10)	1,810,620	¥ 210,189,558	¥ 6,338,214	¥ -	¥ 216,527,772

The accompanying notes are an integral part of these financial statements.

Statement of Cash Distributions

Distributions related to the period but declared after the balance sheet date are summarized as follows:

Yen				
For the periods ended				
February 28, 2025		August 31, 2024		
	Total	Per unit	Total	Per unit
I Unappropriated retained earnings	¥ 6,338,214,888		¥ 6,308,306,859	
II Distributions in excess of retained earnings				
Deduction from unitholders' capital	914,363,100		461,087,991	
III Distributions				
Distributions of retained earnings	6,337,170,000	3,500	6,307,758,387	3,379
Distributions in excess of retained earnings	914,363,100	505	461,087,991	247
Total distributions	7,251,533,100	4,005	6,768,846,378	3,626
IV Retained earnings carried forward	¥ 1,044,888		¥ 548,472	

Pursuant to the “Distribution Policy” as defined in Article 36, Paragraph 1 of Article 2 of incorporation of LLR, the amount of distributions shall not exceed the amount of unappropriated retained earnings for the period but shall exceed 90% of the distributable earnings as defined in Article 67-15 of the Special Taxation Measures Act. Based on the policy, LLR declared the distribution amount of 6,337,170,000 yen and 6,307,758,387 yen for distributions related to the periods ended February 28, 2025 and August 31, 2024, respectively. These amounts were equivalent to the maximum integral multiples of numbers of investment units issued and outstanding as of each period end.

Based on the distribution policy as defined in Article 36, Paragraph 2 of incorporation, LLR shall make distributions in excess of retained earnings, as a refund of investment categorized as a distribution from unitholders' capital for tax purposes (capital-refund distribution under tax law), in each period on a continuous basis.

Based on this policy, for the distributions related to the period ended February 28, 2025, LLR decided to allocate 914,363,100 yen, which was the total of the following as distributions in excess of retained earnings (capital-refund distribution under tax law): (i) 456,276,240 yen, which was calculated as approximately 30% of depreciation expense of 1,524,979,304 yen for the period ended February 28, 2025 and (ii) 458,086,860 yen, which was equivalent to the amount intended to be returned to unitholders through purchase of treasury investment units.

For the distributions related to the period ended August 31, 2024, LLR decided to allocate 461,087,991 yen, which was calculated as approximately 30% of depreciation expense of 1,540,421,273 yen for the period ended August 31, 2024, as distributions in excess of retained earnings (capital-refund distribution under tax law).

Statement of Cash Flows

Thousands of yen			
For the periods ended			
February 28, 2025		August 31, 2024	
Cash flows from operating activities:			
Income before income taxes	¥ 6,338,776	¥ 6,308,440	
Depreciation	1,524,979	1,540,421	
Amortization of investment unit issuance expenses	1,701	3,362	
Amortization of investment corporation bond issuance costs	4,772	4,772	
Interest income	(12,046)	(2,337)	
Interest expenses	577,255	552,167	
Decrease (increase) in operating accounts receivable	93,512	(37,343)	
Decrease (increase) in income taxes refund receivable	(10,845)	79,842	
Decrease (increase) in prepaid expenses	(21,743)	26,880	
Decrease (increase) in long-term prepaid expenses	(5,558)	110,298	
Increase (decrease) in operating accounts payable	(118,695)	107,084	
Increase (decrease) in accounts payable	54,051	(179,999)	
Increase (decrease) in accrued consumption taxes	(28,316)	(315,783)	
Increase (decrease) in advances received	(34,955)	31,983	
Decrease in property and equipment in trust due to sale	3,231,613	3,236,002	
Other, net	(6,058)	(2,015)	
Subtotal	11,588,441	11,463,774	
Interest income received	12,046	2,337	
Interest expenses paid	(573,868)	(552,878)	
Income taxes paid	(1,033)	(823)	
Net cash provided by (used in) operating activities	11,025,585	10,912,410	
Cash flows from investing activities:			
Purchase of property and equipment in trust	(431,892)	(965,931)	
Purchase of investment securities	(1,201,044)	(2,263,988)	
Proceeds from redemption of investment securities	30,745	-	
Proceeds from tenant leasehold and security deposits in trust	28,493	123,249	
Repayments of tenant leasehold and security deposits in trust	(78,764)	(144,310)	
Net cash provided by (used in) investing activities	(1,652,462)	(3,250,981)	
Cash flows from financing activities:			
Repayments of short-term loans payable	-	(7,400,000)	
Proceeds from long-term loans payable	15,820,000	7,400,000	
Repayments of long-term loans payable	(15,820,000)	-	
Purchase of treasury investment units	(7,969,884)	(176,442)	
Payment of distributions of retained earnings	(6,307,587)	(6,640,049)	
Payment of distributions in excess of retained earnings	(461,076)	(461,370)	
Net cash provided by (used in) financing activities	(14,738,547)	(7,277,862)	
Net increase (decrease) in cash and cash equivalents	(5,365,424)	383,566	
Cash and cash equivalents at beginning of period	26,172,136	25,788,570	
Cash and cash equivalents at end of period (Note 3)	¥ 20,806,712	¥ 26,172,136	

The accompanying notes are an integral part of these financial statements.

Notes to Financial Statements

1. Organization and Basis of Presentation

a) Organization

With LaSalle REIT Advisors as the organizer, LaSalle LOGIPORT REIT (hereinafter referred to as “LLR”) was established with capital of 150 million yen (1,500 units) on October 9, 2015 pursuant to the Act on Investment Trusts and Investment Corporations (hereinafter referred to as “the Investment Trusts Act,” Act No. 198 of 1951, including subsequent amendments), and was listed on the J-REIT section of the Tokyo Stock Exchange (Securities Code: 3466) on February 17, 2016.

Since its listing, LLR has steadily expanded its portfolio. As of February 28, 2025, LLR owned 23 properties with a total acquisition price of 374,229 million yen and a total leasable floor area of 1,524,116 square meters. The occupancy rate for the entire portfolio was 99.2%.

b) Basis of Presentation

The accompanying financial statements have been prepared in accordance with the provisions set forth in the Act on Investment Trusts and Investment Corporations, the Financial Instruments and Exchange Act of Japan (hereinafter referred to as the “FIEAJ”) and their related accounting regulations. They are also in conformity with accounting principles generally accepted in Japan (hereinafter referred to as “Japanese GAAP”), which are different in certain aspects as to the application and disclosure requirements from the International Financial Reporting Standards.

The accompanying financial statements have been prepared, in a format which is more familiar to readers outside Japan, by reformatting, rephrasing and translating into English from the LLR’s financial statements prepared in accordance with Japanese GAAP, and filed with the appropriate Local Finance Bureau of the Ministry of Finance as required by the FIEAJ.

As permitted by the regulations under the FIEAJ, amounts of less than one thousand yen have been omitted. As a result, the totals shown in the accompanying financial statements do not necessarily agree with the sums of the individual amounts.

LLR’s fiscal period is a six-month period ending at the end of February and August of each year.

2. Summary of Significant Accounting Policies

a) Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand and cash in trust, floating deposits, deposits in trust and short-term investments that are very liquid and realizable with a maturity of three months or less when purchased, and that are subject to insignificant risks of changes in value.

b) Investment Securities

Available-for-sale securities

(i) Shares without market price

Stated at cost determined by the moving average method.

(ii) Equity interest in a silent partnership

Stated at the amount equivalent to the LLR’s interest in a silent partnership in net.

(iii) Securities other than shares without market price and equity interest in a silent partnership

Stated at market value (unrealized gains or losses are reported as a separate component of net assets, and the cost of securities sold is determined by the moving-average method).

c) Property and Equipment

Depreciation of property and equipment, including property and equipment in trust, is calculated by the straight-line method over the estimated useful lives as follows:

Buildings	2-79 years
Structures	10-45 years
Machinery and equipment	8-24 years
Tools, furniture and fixtures	4-15 years

d) Revenue Recognition

The details of major performance obligations concerning revenues generated from contracts between LLR and its customers and the normal point in time to satisfy performance obligations (normal point in time to recognize revenues) are as follows.

(i) Sale of real estate property

LLR recognizes a revenue from sale of real estate property when a purchaser, as a customer, obtains control of the real estate property. Also, LLR discloses “Gain on sale of real estate properties” or “Loss on sale of real estate properties” in the statement of income at the amount calculated by deducting the book value of properties sold and

other sales expenses from the sales proceeds.

(ii) Utility charge

LLR supplies utility services such as electricity, water, etc. to a lessee as a customer and recognizes those revenues based on the contract with the customer.

e) Taxes on Property and Equipment

With respect to the property-related taxes that include property taxes, city planning taxes and depreciable asset taxes, of the tax amount assessed and determined, the amount corresponding to the relevant fiscal period is accounted for as leasing expenses.

Of the amounts paid for the acquisition of real estate properties or trust beneficiary interests, the amount equivalent to the property-related taxes is capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses. The amount of the property-related taxes included in the acquisition costs of real estate, etc. was not applicable for the periods ended February 28, 2025 and August 31, 2024.

f) Investment Unit Issuance Expenses

Investment unit issuance expenses are amortized using the straight-line method over three years.

g) Investment Corporation Bond Issuance Costs

Investment corporation bond issuance costs are amortized using the straight-line method over the respective terms of the bonds.

h) Hedge Accounting

LLR enters into derivative transactions in order to hedge against risks defined in its Articles of Incorporation. In compliance with the general risk management policy, LLR uses interest rate swaps for the purpose of hedging its risk exposure associated with interest on floating rate loans payable. Where deferral accounting is generally adopted for hedge transactions, LLR applies deferred hedge accounting. However, special accounting treatment provided under Japanese GAAP is applied to those interest rate swaps that meet the criteria for special accounting treatment. Under the special accounting treatment, interest rate swaps are not measured at fair value, but the differential paid or received amount under the swap agreements is recognized and included in interest expenses or income, respectively.

Assessment of the hedge effectiveness has been omitted since all interest rate swaps meet the specific matching criteria under the special accounting treatment.

i) Trust Beneficiary Interests

As to trust beneficiary interests, all assets and liabilities for assets in trust, as well as the related income generated and expenses incurred, are recorded in the relevant balance sheet and statement of income.

The following material items of assets in trust recognized in the relevant account items are listed separately on the balance sheet.

(i) Cash and deposits in trust

(ii) Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust

(iii) Lease and guarantee deposits in trust

(iv) Current portion of tenant leasehold and security deposits in trust, tenant leasehold and security deposits in trust

j) Nondeductible Portion of Consumption Taxes

The nondeductible portion of consumption taxes imposed in connection with property and equipment are included in the acquisition cost of the respective assets.

k) Accounting Standard Issued but Not Yet Applied

“Accounting Standard for Leases” (ASBJ Statement No. 34, September 13, 2024)

“Implementation Guidance on Accounting Standard for Leases” (ASBJ Guidance No. 33, September 13, 2024)

(i) Overview

As part of efforts to align Japanese GAAP with international standards, the ASBJ has been discussing the development of an accounting standard for leases that would require lessees to recognize an asset and a liability for all leases, in line with international accounting standards. As a general policy, while IFRS 16’s single accounting model serves as a basis, the ASBJ has primarily adopted its major provisions, rather than all of its provisions. Accordingly, the new accounting standard was issued with the aim of being simple and practical, as well as compatible with the application of IFRS 16 provisions in non-consolidated financial statements without requiring adjustments.

As the accounting treatment for lessees, a single accounting model is applied to all leases in the same manner as

Notes to Financial Statements

IFRS 16, whereby depreciation on the right-of-use asset and interest expense on the lease liability are recognized, regardless of whether the lease is a finance lease or an operating lease.

(ii) Planned date of application
LLR plans to apply the new accounting standard and guidance from the beginning of the period ending February 29, 2028.

(iii) Effect of application
The impact on LLR’s financial statements from the application of the new accounting standard and guidance is under evaluation.

1) Notes to Changes in Presentation
None to report.

3. Cash and Cash Equivalents
The relationship between cash and cash equivalents in the statement of cash flows and the balance sheet is as follows:

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
Cash and deposits	¥	15,307,472	¥	20,008,210
Cash and deposits in trust		7,769,149		8,467,349
Restricted deposits in trust (Note)		(2,269,909)		(2,303,423)
Cash and cash equivalents	¥	20,806,712	¥	26,172,136

(Note) Restricted deposits in trust are reserved for the refund of leases and guarantee deposits received from tenants.

4. Financial Instruments

a) Detailed Information on Financial Instruments

(i) Policy on Financial Instruments
At the time of acquisition of new real estate properties, LLR raises funds through issuance of investment units, borrowings from financial institutions or issuing investment corporation bonds.
As a general policy, LLR invests surplus funds in deposits, prioritizing security and liquidity while taking market conditions and its own cash flow situation into due consideration.
In addition, LLR uses derivative transactions to hedge against interest rate fluctuation risks and other risks associated with loans and other funding sources, and does not engage in speculative transactions.

(ii) Financial Instruments, their Risks and Risk Management System
Deposits are made for investment of LLR’s surplus funds. They are exposed to credit risks such as the solvency of the deposit-taking financial institutions. However, LLR manages the risk by carefully limiting to the short-term deposits only, prioritizing security and liquidity while taking market conditions and its own cash flow situation into due consideration.
Loans payable and investment corporation bonds payable are used to raise funds for the acquisition of real estate properties, repayment of loans payable and redemption of investment corporation bonds payable. They are exposed to liquidity risks at the time of repayment. However, LLR mitigates liquidity risk by staggering repayment dates, diversifying its financing sources and securing liquidity, and manages the risk by preparing cash flow plans. In addition, some loans payable are floating rate borrowings, which are exposed to the risk of rising interest rates. LLR is striving to minimize the impact of higher interest payments on operations by maintaining a conservative ratio of interest-bearing borrowings and increasing the ratio of long-term fixed-rate borrowings.

(iii) Supplemental Explanation Regarding Fair Values of Financial Instruments
Since certain assumptions, etc. are used in measuring the fair value of financial instruments, the relevant values may vary when different assumptions, etc. are applied. In addition, the contract amounts of derivative transactions in “Derivative Transactions” below do not represent the market risks associated with the derivative transactions.

b) Estimated Fair Value of Financial Instruments
The book value, fair value and difference between the two as of February 28, 2025 and August 31, 2024 are shown below. Shares without market price are not included in the following table (see Note 2 below). The notes for “Cash

and deposits” and “Cash and deposits in trust” are omitted due to their short-term settlement. Additionally, the notes for “Tenant leasehold and security deposits in trust” and “Current portion of tenant leasehold and security deposits in trust” are omitted due to immateriality.

	Thousands of yen					
	As of February 28, 2025					
	Book value		Fair value		Difference	
(1) Current portion of long-term loans payable	¥	22,100,000	¥	22,065,156	¥	(34,843)
(2) Investment corporation bonds payable		13,500,000		12,863,700		(636,300)
(3) Long-term loans payable		135,420,000		134,061,199		(1,358,800)
Total liabilities	¥	171,020,000	¥	168,990,056	¥	(2,029,943)
(4) Derivative transactions	¥	-	¥	-	¥	-

	Thousands of yen					
	As of August 31, 2024					
	Book value		Fair value		Difference	
(1) Current portion of long-term loans payable	¥	28,220,000	¥	28,225,884	¥	5,884
(2) Investment corporation bonds payable		13,500,000		13,066,300		(433,700)
(3) Long-term loans payable		129,300,000		129,202,052		(97,947)
Total liabilities	¥	171,020,000	¥	170,494,236	¥	(525,763)
(4) Derivative transactions	¥	-	¥	-	¥	-

(Note 1) Methods to estimate fair values of financial instruments
(1) Current portion of long-term loans payable and (3) Long-term loans payable
The fair value of long-term loans payable is determined based on the present value of contractual cash flows which would be applicable to new loans payable under the same conditions and terms.
(2) Investment corporation bonds payable
The reference statistical prices disclosed by the Japan Securities Dealers Association are used as the fair value.
(4) Derivative transactions
Please refer to Note 5, “Derivative Transactions.”

(Note 2) Investment securities
As of February 28, 2025 and August 31, 2024, LLR’s investment securities consist of the following financial instruments: preferred securities, specified corporate bond and equity interest in a silent partnership.
The relevant detail disclosures for those financial instruments are omitted based on certain regulation and practical implementation guidance under Japanese GAAP:
The description and balances of those financial instruments included in investment securities are as follows:

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
Shares without market price:				
Preferred securities	¥	1,732,536	¥	1,510,336
Specified corporate bond		2,025,521		2,025,521
Equity interest in a silent partnership		2,729,290		1,780,913
Investment securities	¥	6,487,348	¥	5,316,771

Notes to Financial Statements

(Note 3) Repayment schedule for investment corporation bonds and long-term loans payable after February 28, 2025

Thousands of yen						
As of February 28, 2025						
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds payable	¥ -	¥2,000,000	¥6,500,000	¥ -	¥3,000,000	¥2,000,000
Long-term loans payable	22,100,000	18,680,000	16,920,000	29,500,000	35,920,000	34,400,000
Total	¥22,100,000	¥20,680,000	¥23,420,000	¥29,500,000	¥38,920,000	¥36,400,000

Repayment schedule for investment corporation bonds and long-term loans payable after August 31, 2024

Thousands of yen						
As of August 31, 2024						
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds payable	¥ -	¥ -	¥ 5,500,000	¥ 3,000,000	¥ -	¥ 5,000,000
Long-term loans payable	28,220,000	17,580,000	18,700,000	18,520,000	40,100,000	34,400,000
Total	¥28,220,000	¥17,580,000	¥24,200,000	¥21,520,000	¥40,100,000	¥39,400,000

5. Derivative Transactions

For the periods ended February 28, 2025 and August 31, 2024, LLR only utilized interest rate swaps, which qualified for hedge accounting and met the special matching criteria, as described below.

Thousands of yen						
As of February 28, 2025						
Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount		Fair value	Fair value measurement
			Total	Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fixed	Long-term loans payable	¥ 127,350,000	¥ 120,700,000	(Note)	(Note)

(Note) Interest rate swaps, designated as hedged items, under the special accounting treatment are accounted for as the integral part of long-term loans payable. Therefore, the fair value is included in long-term loans payable disclosed in the aforementioned Note 4, “Financial Instruments, b) Estimated Fair Value of Financial Instruments, (1) Current portion of long-term loans payable and (3) Long-term loans payable.”

Thousands of yen						
As of August 31, 2024						
Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount		Fair value	Fair value measurement
			Total	Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating / Pay fixed	Long-term loans payable	¥ 123,190,000	¥ 111,530,000	(Note)	(Note)

(Note) Interest rate swaps, designated as hedged items, under the special accounting treatment are accounted for as the integral part of long-term loans payable. Therefore, the fair value is included in long-term loans payable disclosed in the aforementioned Note 4, “Financial Instruments, b) Estimated Fair Value of

Financial Instruments, (1) Current portion of long-term loans payable and (3) Long-term loans payable.”

6. Property and Equipment

The following table summarizes the property and equipment as of February 28, 2025 and August 31, 2024.

Thousands of yen						
As of February 28, 2025						
	At cost				Accumulated depreciation	Book value
	Beginning balance	Increase	Decrease	Ending balance		
Buildings in trust	¥140,019,777	¥480,688	¥1,281,336	¥139,219,129	¥18,379,021	¥120,840,107
Structures in trust	199,890	2,330	9,918	192,302	63,495	128,807
Machinery and equipment in trust	214,383	-	-	214,383	41,026	173,356
Tools, furniture and fixtures in trust	32,054	-	1,624	30,429	11,547	18,882
Land in trust	248,017,235	-	2,194,743	245,822,492	-	245,822,492
Total	¥388,483,341	¥483,018	¥3,487,622	¥385,478,737	¥18,495,091	¥366,983,646

Thousands of yen						
As of August 31, 2024						
	At cost				Accumulated depreciation	Book value
	Beginning balance	Increase	Decrease	Ending balance		
Buildings in trust	¥140,196,207	¥ 1,092,664	¥ 1,269,093	¥140,019,777	¥17,119,920	¥122,899,857
Structures in trust	194,213	15,596	9,918	199,890	59,372	140,518
Machinery and equipment in trust	214,383	-	-	214,383	36,552	177,830
Tools, furniture and fixtures in trust	33,108	570	1,624	32,054	10,276	21,777
Land in trust	250,211,979	-	2,194,743	248,017,235	-	248,017,235
Construction in progress in trust	189,318	608,296	797,614	-	-	-
Total	¥391,039,210	¥ 1,717,126	¥ 4,272,994	¥388,483,341	¥17,226,121	¥371,257,220

Notes to Financial Statements

7. Investment and Rental Properties

LLR owns logistics properties mainly in the Tokyo and Osaka areas for the purpose of earning property-related revenues. The book value of the properties, changes of book value during the period and the fair value at the end of the period are as follows:

	Thousands of yen			
	For the periods ended			
	February 28, 2025		August 31, 2024	
Book value (Note 1)				
Balance at the beginning of the period	¥	371,257,220	¥	375,114,131
Changes during the period (Note 2)		(4,273,573)		(3,856,911)
Balance at the end of the period	¥	366,983,646	¥	371,257,220
Fair value at the end of the period (Note 3)	¥	456,992,500	¥	460,095,000

(Note 1) Book value is calculated by deducting accumulated depreciation from the acquisition cost.

(Note 2) For the period ended February 28, 2025, the decrease was due to the sale of LOGIPORT Nagareyama B (Joint co-ownership interest of 12.5%) in the amount of 3,231,613 thousand yen and depreciation expenses of 1,524,979 thousand yen.

For the period ended August 31, 2024, the increase was due to the acquisition of cold storage of LOGIPORT Kitakashiwa in the amount of 725,224 thousand yen, while the decrease was due to the sale of LOGIPORT Nagareyama B (Joint co-ownership interest of 12.5%) in the amount of 3,236,002 thousand yen and depreciation expenses of 1,540,421 thousand yen.

(Note 3) The fair value at the end of the period is based on the appraisal value obtained from an independent real estate appraiser.

8. Property-related Revenues and Expenses

The following table summarizes the revenues and expenses generated from property leasing activities for the periods ended February 28, 2025 and August 31, 2024.

	Thousands of yen			
	For the periods ended			
	February 28, 2025		August 31, 2024	
(1) Property-related revenues				
Rental revenues:				
Rental income	¥	9,781,991	¥	9,831,078
Common service fee		813,267		822,581
Rental revenues, total	¥	10,595,258	¥	10,653,659
Other rental revenues:				
Utility charge reimbursement	¥	571,600	¥	589,648
Parking revenue		188,089		186,945
Other revenues		88,632		117,995
Other rental revenues, total	¥	848,322	¥	894,589
Total property-related revenues	¥	11,443,581	¥	11,548,249
(2) Property-related expenses				
Expenses related to leasing business:				
Outsourcing costs	¥	457,802	¥	454,732
Utility expenses		509,125		537,199
Taxes and public dues		1,060,081		1,068,864
Insurance premiums		23,998		23,810
Repair and maintenance		113,962		164,413
Depreciation		1,524,979		1,540,421
Other expenses		135,917		198,026
Expenses related to leasing business, total	¥	3,825,867	¥	3,987,467
(3) Operating income from property leasing activities((1) - (2))	¥	7,617,714	¥	7,560,782

The following table summarizes the gain on sale of real estate properties for the periods ended February 28, 2025 and August 31, 2024.

	Thousands of yen			
	For the periods ended			
	February 28, 2025		August 31, 2024	
	LOGIPORT Nagareyama B (Joint co-ownership interest of 12.5%)		LOGIPORT Nagareyama B (Joint co-ownership interest of 12.5%)	
Sales proceed	¥	4,375,000	¥	4,375,000
Cost of properties sold		3,231,613		3,236,002
Other selling expenses		299		282
Gain on sale of real estate properties	¥	1,143,087	¥	1,138,714

Notes to Financial Statements

9. Leases

The future minimum rental revenues from tenants under non-cancelable operating leases of properties are as follows:

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
Due within one year	¥	17,448,024	¥	17,877,041
Due after one year		61,257,526		60,759,136
Total	¥	78,705,551	¥	78,636,178

10. Net Assets

a) Stated Capital

LLR issues non-par value units in accordance with the Investment Trusts Act, and all issue amounts of new units are designated as stated capital. LLR maintains at least 50,000 thousand yen as minimum net assets as required by Article 67, Paragraph 4 of the Investment Trusts Act.

b) Unitholders' Capital, net

Unitholders' capital, net as of February 28, 2025 and August 31, 2024 consists of the following items:

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
Unitholders' capital	¥	223,876,689	¥	223,876,689
Deduction from unitholders' capital:				
Accumulated distribution in excess of retained earnings		(13,687,130)		(5,256,158)
Unitholders' capital, net	¥	210,189,558	¥	218,620,530

11. Long-term Loans Payable

Long-term loans payable consist of bank borrowings under loan agreements. The following table summarizes the long-term loans payable as of February 28, 2025 and August 31, 2024.

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
0.89000% unsecured long-term loans due 2025	¥	-	¥	4,160,000
0.88680% unsecured long-term loans due 2025 (*)		-		4,910,000
0.98000% unsecured long-term loans due 2026		1,510,000		1,510,000
0.93127% unsecured long-term loans due 2026 (*)		2,250,000		2,250,000
0.51435% unsecured long-term loans due 2025 (*)		-		6,750,000
0.59950% unsecured long-term loans due 2026 (*)		5,880,000		5,880,000
0.34020% unsecured long-term loans due 2026 (*)		3,100,000		3,100,000
0.42105% unsecured long-term loans due 2027 (*)		5,100,000		5,100,000
0.30050% unsecured long-term loans due 2026 (*)		1,300,000		1,300,000
0.36250% unsecured long-term loans due 2027 (*)		5,700,000		5,700,000
0.40350% unsecured long-term loans due 2027 (*)		7,900,000		7,900,000
0.80395% unsecured long-term loans due 2025		5,000,000		5,000,000
0.44400% unsecured long-term loans due 2027 (*)		6,300,000		6,300,000
0.50950% unsecured long-term loans due 2028 (*)		20,000,000		20,000,000
0.80395% unsecured long-term loans due 2026		1,540,000		1,540,000
0.41000% unsecured long-term loans due 2028 (*)		4,300,000		4,300,000
0.51700% unsecured long-term loans due 2029 (*)		7,000,000		7,000,000
0.80395% unsecured long-term loans due 2026		2,000,000		2,000,000
0.40440% unsecured long-term loans due 2028 (*)		2,800,000		2,800,000
0.52360% unsecured long-term loans due 2029 (*)		13,100,000		13,100,000
0.75395% unsecured long-term loans due 2028		1,000,000		1,000,000
0.71150% unsecured long-term loans due 2030 (*)		3,850,000		3,850,000
0.80395% unsecured long-term loans due 2028		2,720,000		2,720,000
1.22285% unsecured long-term loans due 2030 (*)		10,890,000		10,890,000
0.86395% unsecured long-term loans due 2031		1,500,000		1,500,000
0.80395% unsecured long-term loans due 2028		1,400,000		1,400,000
1.10563% unsecured long-term loans due 2031		6,100,000		6,100,000
1.19500% unsecured long-term loans due 2031 (*)		9,060,000		9,060,000
1.31795% unsecured long-term loans due 2032 (*)		3,000,000		3,000,000
0.59631% unsecured long-term loans due 2025		7,400,000		7,400,000
1.45570% unsecured long-term loans due 2030 (*)		15,820,000		-
		157,520,000		157,520,000
Less: Current portion of long-term loans payable		(22,100,000)		(28,220,000)
Long-term loans payable	¥	135,420,000	¥	129,300,000

The stated interest rate is the weighted average interest rate during the period ended February 28, 2025. For certain loans (*) for which LLR uses interest rate swaps to hedge their interest rate risk exposure, the effective interest rate which includes the effect of the interest rate swap is stated.

The redemption schedule for long-term loans payable subsequent to February 28, 2025 is disclosed in Note 4, "Financial Instruments."

Notes to Financial Statements

LLR has commitment line agreements with two banks.

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
Total amount of committed line of credit	¥	4,000,000	¥	4,000,000
Borrowings drawn down		-		-
Balance of unused committed line of credit	¥	4,000,000	¥	4,000,000

12. Investment Corporation Bonds Payable

The investment corporation bonds payable will be redeemed on a lump-sum basis at their contractual maturity dates. The following table summarizes the investment corporation bonds payable as of February 28, 2025 and August 31, 2024.

	Issued date	Maturity date	Interest rate	Thousands of yen			
				As of			
				February 28, 2025		August 31, 2024	
2nd unsecured bond	February 15, 2017	February 15, 2027	0.580%	¥	2,000,000	¥	2,000,000
3rd unsecured bond	July 13, 2017	July 13, 2027	0.650%		3,500,000		3,500,000
5th unsecured bond	December 21, 2017	December 21, 2027	0.630%		1,000,000		1,000,000
6th unsecured bond (Green bond)	February 20, 2020	February 20, 2030	0.590%		3,000,000		3,000,000
7th unsecured bond (Green bond)	February 16, 2021	February 15, 2036	0.760%		2,000,000		2,000,000
8th unsecured bond (Green bond)	February 10, 2022	February 10, 2028	0.250%		2,000,000		2,000,000
Total				¥	13,500,000	¥	13,500,000

13. Income Taxes

LLR is subject to Japanese corporate income taxes on its taxable income. The tax effect of temporary differences that give rise to a significant portion of the deferred tax assets and liabilities as of February 28, 2025 and August 31, 2024 are as follows:

	Thousands of yen			
	As of			
	February 28, 2025		August 31, 2024	
Enterprise tax payable	¥	24	¥	10
Total deferred tax assets		24		10
Net deferred tax assets	¥	24	¥	10

Reconciliation of major items that caused differences between the statutory tax rate and effective tax rate with respect to pre-tax income reflected in the accompanying statement of income for the periods ended February 28, 2025 and August 31, 2024 are as follows:

	For the periods ended			
	February 28, 2025		August 31, 2024	
Statutory tax rate	31.46 %		31.46 %	
Adjustments:				
Tax-deductible distributions	(31.45 %)		(31.46 %)	
Other	0.01 %		0.01 %	
Actual effective income tax rate	0.02 %		0.01 %	

14. Per Unit Information

The following table summarizes per unit information for the periods ended February 28, 2025 and August 31, 2024.

	Yen			
	For the periods ended			
	February 28, 2025		August 31, 2024	
Net income per unit				
Basic net income per unit	¥	3,395	¥	3,376
Weighted average number of units outstanding (units)		1,866,443		1,867,986
	Yen			
	As of			
	February 28, 2025		August 31, 2024	
Net assets per unit	¥	119,587	¥	120,492

(Note) Net income per unit is calculated by dividing net income by the weighted average number of investment units for the period. Net income used as the basis for calculating net income per unit is 6,337,666 thousand yen and 6,307,621 thousand yen for the periods ended February 28, 2025 and August 31, 2024, respectively. The diluted net income per unit is not stated as there are no diluted investment units.

Notes to Financial Statements

15. Transactions with Related Parties

a) Transactions and Account Balances with the Parent Company and Major Unitholders

(For the period ended February 28, 2025)

None

(For the period ended August 31, 2024)

None

b) Transactions and Account Balances with Affiliates

(For the period ended February 28, 2025)

None

(For the period ended August 31, 2024)

None

c) Transactions and Account Balances with Companies under Common Control

(For the period ended February 28, 2025)

Classification	Name of the company	Address	Stated capital (thousands of yen)	Type of business	Percentage of voting rights owned	Relation		Transaction amount (thousands of yen) (Note 1)	Account	Ending Balance (thousands of yen) (Note 1)		
						Common board member	Business relationship					
Subsidiary of other affiliate	LaSalle REIT Advisors K.K.	Chiyoda-ku, Tokyo	¥164,500	Investment management business	-	-	Executive Director of LLR and President & CEO of the Asset Manager	Asset Manager	Payment of asset management fee (Note 3)	¥1,708,824	Accounts payable	¥1,866,990

(Note 1) The transaction amount does not include the consumption tax whereas the tax is included in the ending balance.

(Note 2) The terms and conditions of these transactions were determined based on market practices.

(Note 3) The asset management fee, attributable to acquisitions of asset-backed securities, was 11,560 thousand yen. The amount was capitalized as part of the relevant assets.

(For the period ended August 31, 2024)

Classification	Name of the company	Address	Stated capital (thousands of yen)	Type of business	Percentage of voting rights owned	Relation		Transaction amount (thousands of yen) (Note 1)	Account	Ending Balance (thousands of yen) (Note 1)		
						Common board member	Business relationship					
Subsidiary of other affiliate	LaSalle REIT Advisors K.K.	Chiyoda-ku, Tokyo	¥164,500	Investment management business	-	-	Executive Director of LLR and President & CEO of the Asset Manager	Asset Manager	Payment of asset management fee (Note 3)	¥ 1,673,532	Accounts payable	¥ 1,816,377

(Note 1) The transaction amount does not include the consumption tax whereas the tax is included in the ending balance.

(Note 2) The terms and conditions of these transactions were determined based on market practices.

(Note 3) The asset management fee, attributable to acquisitions of asset-backed securities, was 22,280 thousand yen. The amount was capitalized as part of the relevant assets.

16. Segment Information

Segment Information

Segment information has been omitted as LLR has only one segment, which is real estate leasing business.

Related Information

(For the periods ended February 28, 2025 and August 31, 2024)

a) Information by Products and Services

Information on products and services has been omitted because operating revenues from external customers for a single segment of product and service are in excess of 90% of the total operating revenues on the statement of income.

b) Information by Geographic Region

(i) Operating Revenues

Information on operating revenues has been omitted because operating revenues from external customers in Japan are in excess of 90% of the total operating revenues on the statement of income.

(ii) Property and Equipment

Information on property and equipment has been omitted because the amount of property and equipment located in Japan is in excess of 90% of the amount of property and equipment on the balance sheet.

c) Information by Major Customers

Information on major customers has been omitted because there is no single external customer accounting for 10% or more of total operating revenues on the statement of income.

17. Revenue Recognition

a) The breakdown information on revenues from contracts with customers for the periods ended February 28, 2025 and August 31, 2024 are as follows:

	Thousands of yen	
	For the period ended February 28, 2025	
	Revenues from contracts with customers (Note)	Sale to external customers
Sale of real estate properties	¥ 4,375,000	¥ 1,143,087
Utility charge reimbursement	571,600	571,600
Other	-	11,042,978
Total	¥ 4,946,600	¥ 12,757,666

	Thousands of yen	
	For the period ended August 31, 2024	
	Revenues from contracts with customers (Note)	Sale to external customers
Sale of real estate properties	¥ 4,375,000	¥ 1,138,714
Utility charge reimbursement	589,648	589,648
Other	-	11,053,675
Total	¥ 4,964,648	¥ 12,782,039

(Note) Rental revenues, etc. subject to the Accounting Standard for Lease Transactions (ASBJ Statement No.13) are excluded from the above amount as such revenues are out of the scope of the application of the Accounting Standard for Revenue Recognition (ASBJ Statement No. 29). Revenue from contracts with customers mainly represents proceeds from sale of real estate properties and utility charge reimbursement.

b) Information on the relationship between the satisfaction of performance obligations under contracts with customers and cash flows from those contracts, and amounts and timing of revenues expected to be recognized in subsequent periods from contracts with customers that exist at the end of the current period.

(For the period ended February 28, 2025)

Transaction price allocated to remaining performance obligations

As of February 28, 2025, transaction prices of 4,375,000 thousand yen and 13,000,000 thousand yen were allocated to remaining performance obligations related to the sale of real estate properties, for which the relevant purchase and sale agreements were concluded on April 15, 2024 and October 15, 2024, respectively.

Notes to Financial Statements

As to remaining performance obligations of 4,375,000 thousand yen, LLR completed the transfer of real estate properties on March 21, 2025, and thus satisfied the remaining performance obligation. Accordingly, LLR expects to recognize a revenue of 4,375,000 thousand yen in the subsequent period. Of 13,000,000 thousand yen of remaining performance obligations, LLR expects to complete the transfer of real estate properties amounting to 3,900,000 thousand yen on July 1, 2025 and 9,100,000 thousand yen on November 4, 2025. Please refer to [Additional Information] for details.

Regarding utility charge reimbursement, LLR has the right to receive from the customer the amount of consideration that directly corresponds to the value to the lessee, the customer, for the portion of performance obligations completed by the end of the period. LLR therefore recognizes revenues at the amount it is entitled to claim in accordance with Paragraph 19 of the Implementation Guidance on the Accounting Standard for Revenue Recognition. Accordingly, the provision of Paragraph 80-22(2) of the Accounting Standard for Revenue Recognition has been applied and the transaction price allocated to the remaining performance obligations has not been included in the notes.

(For the period ended August 31, 2024)

Transaction price allocated to remaining performance obligations

As of August 31, 2024, the total transaction price allocated to remaining performance obligations related to the sale of real estate properties, for which the purchase and sale agreement was concluded on October 16, 2023, was 4,375,000 thousand yen. LLR completed the transfer of the real estate properties on September 10, 2024 and thus satisfied the remaining performance obligation. Accordingly, LLR expects to recognize a revenue of 4,375,000 thousand yen in the subsequent period.

Regarding utility charge reimbursement, LLR has the right to receive from the customer the amount of consideration that directly corresponds to the value to the lessee, the customer, for the portion of performance obligations completed by the end of the period. LLR therefore recognizes revenues at the amount it is entitled to claim in accordance with Paragraph 19 of the Implementation Guidance on the Accounting Standard for Revenue Recognition. Accordingly, the provision of Paragraph 80-22(2) of the Accounting Standard for Revenue Recognition has been applied and the transaction price allocated to the remaining performance obligations has not been included in the notes.

18. Subsequent Events

Conclusion of a purchase and sale agreement for the disposition of an asset (trust beneficiary interest) and a silent partnership agreement for the acquisition of an asset (equity interest in a silent partnership)

On April 21, 2025, LLR entered into a purchase and sale agreement for an asset, which is scheduled to be sold on March 2, 2026. In addition, on April 21, 2025, LLR decided to acquire an equity interest in a silent partnership, which is scheduled to be acquired on February 26, 2026. The details of the asset and the equity interest in a silent partnership are shown below. LLR will treat the purchase and sale agreement for the disposition of the asset and the silent partnership agreement as forward commitments. Pursuant to the purchase and sale agreement, the scheduled disposition date may be amended subject to mutual agreement between LLR and the buyer.

Conclusion of a purchase and sale agreement for the disposition of an asset (trust beneficiary interest):

Area	Property number	Asset name	Location	Intended disposition price (million yen)	Buyer
Tokyo area	Tokyo-12	LOGIPORT Sayama Hidaka	Hidaka, Saitama	¥7,000	DL Sayama Hidaka GK

Conclusion of a silent partnership agreement for the acquisition of an asset (equity interest in a silent partnership):

Asset name	Intended acquisition price (million yen)	Acquiring entity	Subject property
TK Equity Interest of DL Sayama Hidaka GK	¥350	DL Sayama Hidaka GK	LOGIPORT Sayama Hidaka

[Additional Information]

a) Acquisition of an asset (equity interest in a silent partnership)

LLR acquired the following equity interest in a silent partnership on March 19, 2025.

Asset name	Acquisition price (million yen)	Acquiring entity	Subject property
TK equity interest B of LRF3 Properties GK	¥165	LRF3 Properties GK	Matsudo Matsuhidai Logistics Center Urayasu Logistics Center

b) Disposition of an asset (trust beneficiary interest)

LLR disposed the following trust beneficiary interest on March 21, 2025.

Area	Property number	Asset name	Location	Disposition price (million yen)	Buyer
Tokyo area	Tokyo-5	LOGIPORT Nagareyama B (Joint co-ownership interest of 12.5%)	Nagareyama, Chiba	¥4,375	Undisclosed

c) Decision to acquire an asset (equity interest in a silent partnership)

On April 21, 2025, LLR decided to acquire the following equity interest in a silent partnership and scheduled to acquire on June 30, 2025 (1st) and October 31, 2025 (2nd). The 2nd acquisition is subject to a forward commitment.

Asset name	Intended acquisition price (million yen)	Acquiring entity	Subject property
TK Equity Interest B of Nagoya Kawasaki Properties GK	¥3,700	Nagoya Kawasaki Properties GK	LOGIPORT Nagoya (Joint co-ownership interest of 49.0%) LOGIPORT Kawasaki Bay (Joint co-ownership interest of 15.0%)

Scheduled acquisition date:

1st	June 30, 2025	¥3,256 million	LOGIPORT Nagoya (Joint co-ownership interest of 49.0%) LOGIPORT Kawasaki Bay (Joint co-ownership interest of 4.5%)
2nd	October 31, 2025	¥444 million	LOGIPORT Kawasaki Bay (Joint co-ownership interest of 10.5%)

d) Change in disposition of an asset (trust beneficiary interest)

On April 21, 2025, LLR and the buyer agreed to make partial amendments to the purchase and sale agreement dated October 15, 2024. Accordingly, the following asset will be disposed and transferred to the buyer on July 1, 2025 and November 4, 2025. LLR will treat this purchase and sale agreement for the disposition of the asset as a forward commitment. Pursuant to the purchase and sale agreement, the scheduled disposition date may be amended subject to mutual agreement between LLR and the buyer. The amendments are underlined.

Area	Property number	Asset name	Location	Intended disposition price (million yen)	Buyer
Tokyo area	Tokyo-9	LOGIPORT Kawagoe	Kawagoe, Saitama	¥13,000	LJPF GK

Scheduled disposition date:

1st	<u>July 1, 2025</u>	<u>¥3,900</u> million	Joint co-ownership interest of <u>30.0%</u>
2nd	November 4, 2025	<u>¥9,100</u> million	Joint co-ownership interest of <u>70.0%</u>

e) Decision to purchase and cancel treasury investment units

On April 21, 2025, LLR decided to purchase treasury investment units based on the provisions of Article 80-2 of the Investment Trusts Act, which is applied by replacing the terms and phrases pursuant to the provisions of Article 80-5, Paragraph 2 of the said Act. LLR also decided to cancel its treasury investment units based on the provisions of Article 80, Paragraph 2 and Paragraph 4 of the Investment Trust Act.

Notes to Financial Statements

Purchase of own investment units

Total number of investment units to be purchased : 29,000 units (maximum)

Total amount of investment units to be purchased : ¥4,000 million (maximum)

Purchase method : Market purchase on the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company for the purchase of own investment units

Purchase period : From April 22, 2025 to October 14, 2025

(Note) The purchase period excludes the five business days ending on August 31, 2025, which is the end of the fiscal period.

Cancellation of own investment units

Based on the resolutions dated October 15, 2024 and April 21, 2025, LLR will purchase treasury investment units during the period ending August 31, 2025 and cancel all treasury investment units held as of August 29, 2025 on the same date.

Supplementary Schedules

1. Schedule of Securities
- a) Stocks
- None
- b) Securities other than stocks

		Thousands of yen						
		As of February 28, 2025						
Type	Issue	Face value		Book value	Fair value (Note 1)	Valuation gain or loss		Remarks
Preferred securities	Japan Logistics Development 1 TMK Preferred Securities	¥	-	¥ 408,180	¥ 408,180	¥	-	(Note 2)
Preferred securities	Japan Logistics Development 2 TMK Preferred Securities		-	578,895	578,895		-	(Note 3)
Preferred securities	NY Properties TMK Preferred Securities		-	745,460	745,460		-	(Note 4)
Specified corporate bonds	NY Properties TMK Specified corporate bonds		-	2,025,521	2,025,521		-	(Note 4)
Equity interest in a silent partnership	LRF3 Properties GK Equity interest in a silent partnership		-	2,200,286	2,200,286		-	(Note 5)
Equity interest in a silent partnership	Okinawa Itoman Properties GK Equity interest in a silent partnership		-	529,003	529,003		-	(Note 6)
Total		¥	-	¥6,487,348	¥6,487,348	¥	-	

(Note 1) The book value is used as its fair value.

(Note 2) The underlying asset is a trust beneficiary interest in Matsudo Matsuhidai Logistics Center.

(Note 3) The underlying asset is a trust beneficiary interest in Sendai Project.

(Note 4) The underlying asset is a trust beneficiary interest in Nanko Logistics Center and Yachiyo Logistics Center.

(Note 5) The underlying asset is a trust beneficiary interest in LOGIPORT Kazo, Osaka Suminoe Logistics Center, Konosu Project, Iruma Project, Urawa Misono Project, Iwanuma Project, Amagasaki Project and LOGIPORT Nagoya.

(Note 6) The underlying asset is a trust beneficiary interest in Okinawa Itoman Logistics Center.

2. Schedule of Contract Amounts and Fair Value of Derivative Transactions and Forward Exchange Transactions

		Thousands of yen		
		As of February 28, 2025		
Classification	Type of derivative transaction	Contract amounts (Note 1)		Fair value (Note 2)
		Total	Due after one year	
OTC transaction	Interest rate swaps Receive floating / Pay fixed	¥127,350,000	¥120,700,000	¥ 3,226,064

(Note 1) The contract amounts of interest rate swaps are presented based on their notional amounts.

(Note 2) The fair value is determined based on the price quoted by the counterparty financial institution.

(Note 3) The transactions are not valued at fair value because the special accounting treatment for interest rate swaps under Japanese GAAP is applied.

Supplementary Schedules

3. Schedule of Property and Equipment

The schedule is shown in the aforementioned Note 6, “Property and Equipment”

4. Schedule of Other Specified Assets

The trust beneficiary interests are included in the aforementioned schedule in Note 6, “Property and Equipment.

5. Schedule of Investment Corporation Bonds Payable

				Thousands of yen				
				As of February 28, 2025				
	Issued date	Maturity date	Interest rate	Beginning balance	Increase (Decrease)	Ending balance	Use	Collateral
2nd unsecured bond	February 15, 2017	February 15, 2027	0.580%	¥ 2,000,000	¥ -	¥ 2,000,000	Repayment of existing borrowings	Unsecured/ unguaranteed
3rd unsecured bond	July 13, 2017	July 13, 2027	0.650%	3,500,000	-	3,500,000		
5th unsecured bond	December 21, 2017	December 21, 2027	0.630%	1,000,000	-	1,000,000		
6th unsecured bond (Green bond)	February 20, 2020	February 20, 2030	0.590%	3,000,000	-	3,000,000		
7th unsecured bond (Green bond)	February 16, 2021	February 15, 2036	0.760%	2,000,000	-	2,000,000		
8th unsecured bond (Green bond)	February 10, 2022	February 10, 2028	0.250%	2,000,000	-	2,000,000	Redemption of 1st unsecured bond	
Total				¥13,500,000	¥ -	¥13,500,000		

(Note) The schedule of redemption for investment corporation bonds payable within five years after February 28, 2025 is as follows:

Thousands of yen					
As of February 28, 2025					
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years
Investment corporation bonds payable	¥ -	¥ 2,000,000	¥ 6,500,000	¥ -	¥ 3,000,000

6. Schedule of Long-term Loans Payable

Lender	Thousands of yen				Average interest rate (Note 1)	Repayment date	Use	Remarks
	As of February 28, 2025			Ending balance				
	Beginning balance	Increase	Decrease					
Long-term loans payable								
MUFG Bank, Ltd.	¥ 4,160,000	¥ -	¥ 4,160,000	¥ -	0.89000%	February 17, 2025	(Note 2)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	2,080,000	-	2,080,000	-				
Sumitomo Mitsui Banking Corporation	2,080,000	-	2,080,000	-	0.88680%	February 17, 2025	(Note 2)	Unsecured/ unguaranteed
Sumitomo Mitsui Trust Bank, Limited	750,000	-	750,000	-				
MUFG Bank, Ltd.	1,510,000	-	-	1,510,000	0.98000%	February 17, 2026 (Note 8)	(Note 2)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	900,000	-	-	900,000				
Sumitomo Mitsui Banking Corporation	900,000	-	-	900,000	0.93127%	February 17, 2026 (Note 8)	(Note 2)	Unsecured/ unguaranteed
Sumitomo Mitsui Trust Bank, Limited	450,000	-	-	450,000				
MUFG Bank, Ltd.	310,000	-	310,000	-				
Mizuho Bank, Ltd.	410,000	-	410,000	-				
Sumitomo Mitsui Banking Corporation	410,000	-	410,000	-				
Sumitomo Mitsui Trust Bank, Limited	370,000	-	370,000	-				
Development Bank of Japan Inc.	800,000	-	800,000	-	0.51435%	March 5, 2025 (Note 9)	(Note 2)	Unsecured/ unguaranteed
Resona Bank, Limited	1,250,000	-	1,250,000	-				
The Bank of Fukuoka, Ltd.	1,150,000	-	1,150,000	-				
SBI Shinsei Bank, Limited	850,000	-	850,000	-				
The 77 Bank, Ltd.	300,000	-	300,000	-				
The Nomura Trust and Banking Co., Ltd.	500,000	-	500,000	-				
The Chugoku Bank, Limited	400,000	-	400,000	-				
MUFG Bank, Ltd.	1,850,000	-	-	1,850,000				
Mizuho Bank, Ltd.	1,450,000	-	-	1,450,000				
Sumitomo Mitsui Banking Corporation	1,450,000	-	-	1,450,000	0.59950%	March 5, 2026	(Note 2)	Unsecured/ unguaranteed
Sumitomo Mitsui Trust Bank, Limited	1,130,000	-	-	1,130,000				
Resona Bank, Limited	550,000	-	-	550,000				
The Bank of Fukuoka, Ltd.	550,000	-	-	550,000				
SBI Shinsei Bank, Limited	700,000	-	-	700,000				
The 77 Bank, Ltd.	400,000	-	-	400,000	0.34020%	February 17, 2026 (Note 8)	(Note 2)	Unsecured/ unguaranteed
The Nomura Trust and Banking Co., Ltd.	450,000	-	-	450,000				
The Chugoku Bank, Limited	450,000	-	-	450,000				
MUFG Bank, Ltd.	1,600,000	-	-	1,600,000				
Mizuho Bank, Ltd.	1,200,000	-	-	1,200,000				
Sumitomo Mitsui Banking Corporation	800,000	-	-	800,000	0.42105%	February 15, 2027	(Note 2)	Unsecured/ unguaranteed
Sumitomo Mitsui Trust Bank, Limited	800,000	-	-	800,000				
Development Bank of Japan Inc.	700,000	-	-	700,000				

Supplementary Schedules

Lender	Thousands of yen				Average interest rate (Note 1)	Repayment date	Use	Remarks
	As of February 28, 2025							
	Beginning balance	Increase	Decrease	Ending balance				
The Bank of Fukuoka, Ltd.	93,000	-	-	93,000	0.30050%	February 17, 2026 (Note 8)	(Note 2)	Unsecured/ unguaranteed
SBI Shinsei Bank, Limited	743,000	-	-	743,000				
The 77 Bank, Ltd.	232,000	-	-	232,000				
The Nomura Trust and Banking Co., Ltd.	232,000	-	-	232,000				
SBI Shinsei Bank, Limited	1,500,000	-	-	1,500,000	0.36250%	February 15, 2027	(Note 2)	Unsecured/ unguaranteed
Resona Bank, Limited	1,300,000	-	-	1,300,000				
THE NISHI-NIPPON CITY BANK, LTD.	1,000,000	-	-	1,000,000				
The Nomura Trust and Banking Co., Ltd.	900,000	-	-	900,000				
The Chugoku Bank, Limited	500,000	-	-	500,000				
The Bank of Fukuoka, Ltd.	500,000	-	-	500,000				
MUFG Bank, Ltd.	2,300,000	-	-	2,300,000	0.40350%	July 13, 2027	(Note 2)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	2,200,000	-	-	2,200,000				
Sumitomo Mitsui Banking Corporation	1,800,000	-	-	1,800,000				
Development Bank of Japan Inc.	1,600,000	-	-	1,600,000				
Sumitomo Mitsui Trust Bank, Limited	5,000,000	-	-	5,000,000	0.80395%	August 29, 2025 (Note 8)	(Note 2)	Unsecured/ unguaranteed
Development Bank of Japan Inc.	1,500,000	-	-	1,500,000	0.44400%	December 21, 2027	(Note 2)	Unsecured/ unguaranteed
Resona Bank, Limited	1,300,000	-	-	1,300,000				
The Bank of Fukuoka, Ltd.	1,000,000	-	-	1,000,000				
SBI Shinsei Bank, Limited	1,000,000	-	-	1,000,000				
The Chugoku Bank, Limited	500,000	-	-	500,000				
THE NISHI-NIPPON CITY BANK, LTD.	1,000,000	-	-	1,000,000				
MUFG Bank, Ltd.	7,900,000	-	-	7,900,000	0.50950%	December 20, 2028	(Note 2)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	6,300,000	-	-	6,300,000				
Sumitomo Mitsui Banking Corporation	5,800,000	-	-	5,800,000				
Sumitomo Mitsui Trust Bank, Limited	1,540,000	-	-	1,540,000	0.80395%	February 17, 2026 (Note 8)	(Note 3)	Unsecured/ unguaranteed
Resona Bank, Limited	950,000	-	-	950,000	0.41000%	June 30, 2028	(Note 3)	Unsecured/ unguaranteed
The Bank of Fukuoka, Ltd.	1,350,000	-	-	1,350,000				
SBI Shinsei Bank, Limited	900,000	-	-	900,000				
The Chugoku Bank, Limited	100,000	-	-	100,000				
THE NISHI-NIPPON CITY BANK, LTD.	1,000,000	-	-	1,000,000				
MUFG Bank, Ltd.	1,640,000	-	-	1,640,000	0.51700%	June 29, 2029	(Note 3)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	1,640,000	-	-	1,640,000				
Sumitomo Mitsui Banking Corporation	1,640,000	-	-	1,640,000				
Development Bank of Japan Inc.	2,080,000	-	-	2,080,000				
Sumitomo Mitsui Trust Bank, Limited	2,000,000	-	-	2,000,000	0. 80395%	April 30, 2026	(Note 2)	Unsecured/ unguaranteed
SBI Shinsei Bank, Limited	1,000,000	-	-	1,000,000	0.40440%	June 30, 2028	(Note 2)	Unsecured/ unguaranteed
Aozora Bank, Ltd.	1,000,000	-	-	1,000,000				
Resona Bank, Limited	800,000	-	-	800,000				

Lender	Thousands of yen				Average interest rate (Note 1)	Repayment date	Use	Remarks
	As of February 28, 2025							
	Beginning balance	Increase	Decrease	Ending balance				
MUFG Bank, Ltd.	4,200,000	-	-	4,200,000	0.52360%	June 29, 2029	(Note 2)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	3,800,000	-	-	3,800,000				
Sumitomo Mitsui Banking Corporation	3,600,000	-	-	3,600,000				
Development Bank of Japan Inc.	1,500,000	-	-	1,500,000				
Aozora Bank, Ltd.	1,000,000	-	-	1,000,000	0.75395%	June 30, 2028	(Note 4)	Unsecured/ unguaranteed
MUFG Bank, Ltd.	2,550,000	-	-	2,550,000	0.71150%	June 28, 2030	(Note 5)	Unsecured/ unguaranteed
Development Bank of Japan Inc.	500,000	-	-	500,000				
Resona Bank, Limited	400,000	-	-	400,000				
The Bank of Fukuoka, Ltd.	400,000	-	-	400,000				
Sumitomo Mitsui Trust Bank, Limited	2,720,000	-	-	2,720,000	0.80395%	February 29, 2028	(Note 6)	Unsecured/ unguaranteed
MUFG Bank, Ltd.	2,850,000	-	-	2,850,000	1.22285%	June 28, 2030	(Note 6)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	2,800,000	-	-	2,800,000				
Sumitomo Mitsui Banking Corporation	2,800,000	-	-	2,800,000				
Development Bank of Japan Inc.	2,440,000	-	-	2,440,000				
Mitsubishi UFJ Trust and Banking Corporation (Trust account)	1,500,000	-	-	1,500,000	0.86395%	June 30, 2031	(Note 6)	Unsecured/ unguaranteed
Sumitomo Mitsui Trust Bank, Limited	1,400,000	-	-	1,400,000	0.80395%	August 31, 2028	(Note 6)	Unsecured/ unguaranteed
MUFG Bank, Ltd.	2,300,000	-	-	2,300,000	1.10563%	February 28, 2031	(Note 6)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	1,900,000	-	-	1,900,000				
Sumitomo Mitsui Banking Corporation	1,900,000	-	-	1,900,000				
MUFG Bank, Ltd.	2,870,000	-	-	2,870,000				
Mizuho Bank, Ltd.	2,530,000	-	-	2,530,000	1.19500%	August 29, 2031	(Note 3)	Unsecured/ unguaranteed
Sumitomo Mitsui Banking Corporation	2,530,000	-	-	2,530,000				
Sumitomo Mitsui Trust Bank, Limited	1,130,000	-	-	1,130,000				
Mitsubishi UFJ Trust and Banking Corporation	3,000,000	-	-	3,000,000				
MUFG Bank, Ltd.	3,800,000	-	-	3,800,000	0.59631%	June 30, 2025 (Note 8)	(Note 7)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	3,600,000	-	-	3,600,000				

Supplementary Schedules

Lender	Thousands of yen				Average interest rate (Note 1)	Repayment date	Use	Remarks
	As of February 28, 2025							
	Beginning balance	Increase	Decrease	Ending balance				
MUFG Bank, Ltd.	-	4,470,000	-	4,470,000	1.45570%	February 28, 2030	(Note 6)	Unsecured/ unguaranteed
Mizuho Bank, Ltd.	-	2,490,000	-	2,490,000				
Sumitomo Mitsui Banking Corporation	-	2,490,000	-	2,490,000				
Sumitomo Mitsui Trust Bank, Limited	-	1,120,000	-	1,120,000				
Development Bank of Japan Inc.	-	800,000	-	800,000				
Resona Bank, Limited.	-	1,250,000	-	1,250,000				
The Bank of Fukuoka, Ltd.	-	1,150,000	-	1,150,000				
SBI Shinsei Bank, Limited	-	850,000	-	850,000				
The 77 Bank, Ltd.	-	300,000	-	300,000				
The Nomura Trust and Banking Co., Ltd.	-	500,000	-	500,000				
The Chugoku Bank, Limited	-	400,000	-	400,000				
Total long-term loans payable	¥157,520,000	¥ 15,820,000	¥ 15,820,000	¥157,520,000				

- (Note 1) Average interest rate represents the weighted average interest rate during the period and is rounded to the 5th decimal place.
For loans payable where interest-rate swaps have been entered to hedge interest rate risk, the average interest rate represents the weighted average interest rate, taking into account the effects of interest rate swaps.
- (Note 2) The funds were used for acquisition of trust beneficiary interest in properties and payment of related costs.
- (Note 3) The funds were used for repayment of short-term and long-term loans payable.
- (Note 4) The funds were used for redemption of investment corporation bonds payable.
- (Note 5) The funds were used for repayment of long-term loans payable and redemption of investment corporation bonds payable.
- (Note 6) The funds were used for repayment of long-term loans payable.
- (Note 7) The funds were used for repayment of short-term loans payable.
- (Note 8) Current portion of long-term loans payable is included in the balance of long-term loans payable in this table.
- (Note 9) On February 17, 2025, LLR repaid the outstanding loan balance before its contractual repayment date.
- (Note 10) The repayment schedule for long-term loans payable within five years after February 28, 2025 is as follows:

	Thousands of yen				
	As of February 28, 2025				
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years
Long-term loans payable	¥22,100,000	¥18,680,000	¥16,920,000	¥29,500,000	¥35,920,000

Independent Auditor’s Report



Independent Auditor’s Report

To the Board of Directors of LaSalle LOGIPORT REIT

THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of LaSalle LOGIPORT REIT (the Company), which comprise the balance sheet as at February 28, 2025, and the statement of income, statement of changes in net assets, statement of cash distributions and statement of cash flows for the six months period then ended, and notes to financial statements and supplementary schedules.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at February 28, 2025, and its financial performance and its cash flows for the six months period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the *Auditor’s Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to 18.Subsequent Events to the financial statements, which states the Conclusion of a purchase and sale agreement for the disposition of an asset (trust beneficiary interest) and a silent partnership agreement for the acquisition of an asset (equity interest in a silent partnership). Our opinion is not modified in respect of this matter.

Other Information

The other information comprises the information included in the semi-annual report, but does not include the financial statements and our auditor’s report thereon. Management is responsible for the other information. In addition, those charged with governance are responsible for overseeing the Company’s reporting process of the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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Independent Auditor’s Report



If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company’s ability to continue as a going concern and disclosing, as applicable, matters related to going concern.

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in Japan will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, while the purpose of the financial statement audit is not to express an opinion on the effectiveness of the Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate whether the presentation and disclosures of the financial statements are in accordance with accounting principles generally accepted in Japan, the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide management with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

FEE-RELATED INFORMATION

In connection with our audit of the financial statements for the six months period ended February 28, 2025, the amounts of fees for the audit and the other services charged to the Company by PricewaterhouseCoopers Japan LLC and other PwC Network firms are ¥14.00 million and ¥4.50 million, respectively.

Interest required to be disclosed by the Certified Public Accountants Act of Japan

Our firm and its designated engagement partners do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

Mitsuo Tsuruta

Designated Engagement Partner
Certified Public Accountant

May 29, 2025

Takashi Sato

Designated Engagement Partner
Certified Public Accountant

Sustainable Finance Disclosure Regulation

ANNEX IV

Template periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: LaSalle LOGIPORT REIT.

Legal entity identifier: 353800II3DI1RPKBB314.

Environmental and/or social characteristics

Sustainable investment means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

The **EU Taxonomy** is a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities**. That Regulation does not include a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.

Did this financial product have a sustainable investment objective?	
Yes	No
It made sustainable investments with an environmental objective: ____% in economic activities that qualify as environmentally sustainable under the EU Taxonomy in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy	It promoted Environmental/Social (E/S) characteristics and while it did not have as its objective a sustainable investment, it had a proportion of ____% of sustainable investments with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy with a social objective
It made sustainable investments with a social objective: ____%	It promoted E/S characteristics, but did not make any sustainable investments



To what extent were the environmental and/or social characteristics promoted by this financial product met?

LaSalle LOGIPORT REIT (hereafter referred to as “LLR” or the “Fund”) is an investment corporation that was incorporated on October 9, 2015 under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951 as amended, the “Investment Trust Act”). LLR was listed on the Real Estate Investment Trust (“REIT”) Section of the Tokyo Stock Exchange on February 17, 2016 (securities code: 3466). Asset management is conducted by LaSalle REIT Advisors K.K. (hereafter referred to as “LRA”), in accordance with the Investment Trust Act, and the investment targets and policies set forth in LLR’s Articles of Incorporation.

LLR has no employees in accordance with the prohibition on having employees under the Act on Investment Trusts and Investment Corporations of Japan, and relies on LRA, to manage and operate the properties in its portfolio. LLR and LRA are hereinafter referred to collectively as “we,” “us” or “our.” References to “fiscal period” or “FP” are to the six-month periods ending February and August of each year, unless noted otherwise.

The current financial period is for the ending February 2025 (from 1 September 2024 to 28 February 2025), but because the “Additional climate and other environment-related indicators” for “Assessment of Principal Adverse Impacts” are calculated on an annual basis and the data for 2024 is currently under review for third party assurance, we report on the latest data from 1 January to 31 December 2023. The data for 2024 will be included in the next Annex IV.

LLR specifically promotes environmental characteristics as follows:

- **Energy & Carbon:** reduction of greenhouse gas (“GHG”) emissions and the efficient use of energy.
- **Climate Adaptation:** contribution to the process of adjustment towards a low carbon economy and to the reduction of the adverse physical effects of climate change (such as floods) through adaptation measures.

For the purpose of this Annex IV, the Fund does not promote any social characteristics. The Fund Manager undertakes reasonable commercial endeavours to procure that not less than 60% of the portfolio of the Fund (calculated as a proportion of total gross asset value (“GAV”) of the Fund excluding liquid assets from such calculation aligns with the environmental characteristics promoted by the Fund, as assessed by the sustainability due diligence.

As of 28 February 2025, the Fund's GAV, excluding liquid assets was 374,976 million yen, so 97.9% is aligned with the environmental characteristics promoted by the Fund. As of 31 August 31, 2024, the Fund's GAV, excluding liquid assets was 378,141 million yen, so 98.2% of the Fund's GAV was aligned with the environmental characteristics promoted by the Fund.

● **How did the sustainability indicators perform?**

Indicators used to measure the attainment of these environmental characteristics include:

- **Energy & Carbon:**
 - GHG emissions (Scope 1, Scope 2, Scope 3 and Total) (PAI 18 Table 2);
 - Energy consumption intensity (PAI 19 Table 2);

Sustainability indicators measure how the environmental or social characteristics promoted by the financial product are attained.

Sustainable Finance Disclosure Regulation

- Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) for real estate certification and Building-Housing Energy-Efficiency Labeling System (“BELS”) certification.
- **Climate Adaptation:**
 - When acquiring new assets, the Investment Committee conducts a review of sustainability risks such as ‘flood risk’, ‘climate change risk’ and ‘compliance with energy conservation laws and regulations’, etc., as part of the due diligence process and evaluates the identified risks before making an investment decision.
 - In our ongoing management, we manage and monitor sustainability-related risks (flood risks and climate change risks, etc.). As a result, climate change risk and resilience improvement measures are developed as necessary each year in the ‘Sustainability Management Plan’, with progress regularly reported to the ESG Committee, and additional measures considered as appropriate.

To assess these indicators, management systems are established and third-party assurance is performed annually for environmental data, including GHG emissions and energy consumption.

The specifics of each of our targets and the corresponding metrics are as follows:

- With regard to electricity consumption in the portfolio, we aim to obtain electricity consumption data for all properties by 2030 (target set in 2022), and monitor monthly electricity consumption per unit of production on a gross floor area basis as a KPI. In addition to the KPI mentioned above, we also monitor GHG emissions per unit on a gross floor area basis. We will aim to reduce emissions per unit by 50% by 2030 compared to 2019 emission levels.

In order to enhance transparency and reliability of the environmental performance of the properties we manage, we have been promoting the acquisition of environmental certifications by setting a target to achieve a 100% acquisition rate of environmental certifications by the end of 2025.

The performance of the sustainability indicators is detailed below:

- **Energy & Carbon:**
 - GHG emissions: As of the end of 2023, GHG emissions decreased by 34.7% compared to the base year of 2019 in terms of total intensity, and were approaching the target of a 50% reduction.
 - Energy consumption decreased by 15.8% for electricity and 38.7% for gas compared to the base year of 2019.
 - As of 28 February 2025, 100% of our properties (based on total floor area) have obtained environmental certification (CASBEE for real estate certification or BELS.)
- **Climate Adaptation:**
 - The sustainability-related risks of assets are assessed as low, and no changes in sustainability-related risks have been identified, so there has been no progress in adapting to climate change in 2024.

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...and compared to previous periods?

- **Energy & Carbon:**
 - GHG emissions: There is no progress as we are using the same data as the end of the previous period.
 - The percentage of properties with environmental certifications increased from 99.5% as of the end of the previous fiscal period (31 August 2024) to 100%. This increase is due to the Inuyama Logistics Center, which was acquired in February 2024, obtaining both CASBEE for real estate certification and BELS during this period.
- **Climate Adaptation:**
 - There is no progress as the properties held have not changed since the end of the previous period, and no new climate change risks have been identified.

What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?

Not applicable. LRA promotes environmental characteristics, but does not have a sustainable investment objective and does not make sustainable investments.

How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?

Not applicable.

How were the indicators for adverse impacts on sustainability factors taken into account?

Not applicable.

Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:

Not applicable.

Principal adverse impacts are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption, and anti-bribery matters.



How did this financial product consider principal adverse impacts on sustainability factors?

LRA takes account of both mandatory and some non-mandatory adverse impacts applicable to investment in real estate assets as a part of each Sustainability Due Diligence and annual review.

LRA endeavors to collect the information and data required to support disclosure of the principal adverse impacts listed below. If the relevant data is not available in respect of a particular real estate investment (or targeted real estate investment), the Advisor uses appropriate proxy data to

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provide estimated energy consumption and GHG data, and will disclose the portion of actual and estimated data used in reporting.

LRA discloses information with respect to the principal adverse impacts in accordance with the requirements set out in the Regulatory Technical Standards (RTS) to the Disclosure Regulation. For the purpose of such disclosures, it is noted that in those cases where data relating to a sustainability indicator used is not readily available, details of the best efforts used to obtain the information is also provided (these may include carrying out additional research, utilizing third party data providers or external experts or making reasonable assumptions).

Data Period and Target

GHG emission data and Energy consumption data (non-mandatory PAIs) have been provided for 2023, as this data is the latest to have received a third-party assurance review. This applies to the properties or areas for which the Investment Corporation has the authority to manage. In addition, this report covers properties owned during each calculation period and does not take into account ownership interests in the joint co-ownership properties. The figures are the amounts consumed and discharged by the entire building. Leasehold land is not included.

Limitations to Methodologies and Data

The primary limitation to the methodology or data source is the necessity of our reliance on the tenants and property management companies for raw data at the property level. Data at the portfolio level are compiled internally by the Asset Manager. To ensure the accuracy of compiled data at the portfolio level, we have engaged an independent third-party accounting firm which has provided an assurance report regarding the accuracy and quality of compiled data at the portfolio level, but the assurance report does not provide independent verification of accuracy of raw data at the property level and the challenges associated with our reliance on the tenant and property management companies for raw data at the property level remain.

Limitations to the methodology and data are not expected to affect the attainment of the environmental characteristics promoted by LLR in any material way.

Assessment of Principal Adverse Impacts

Adverse Sustainability Indicator	Metric	Impact 2023	Explanation	Actions taken, and actions planned and targets set for the next reference period
Mandatory Climate and other environment-related indicators: Indicators applicable to investments in real estate assets				
17. Exposure to fossil fuels through real estate assets	Share of investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels	0%	The portfolio did not include real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels.	No action planned.
18. Exposure to energy-inefficient real estate assets	Share of investments in energy-inefficient real estate assets	N/a	The European EPC standard is not used as a means of measuring the energy efficiency of the portfolio, but BELS is used instead.	No action planned.
Non-Mandatory Additional climate and other environment-related indicators: Indicators applicable to investments in real estate assets				
18. GHG emissions	Scope 1 GHG emissions generated by real estate assets	126 t-CO2 (0.3652 kg-CO2/m ²)	GHG emissions decreased in both total amounts and intensity due to net zero carbon initiatives.	Operational changes: We will continue to optimize our operations as recommended by energy audits. Energy efficiency: Lighting is a significant source of energy consumption at our properties. We are focused on switching to LED lighting, which can significantly reduce energy consumption compared to conventional lighting. On-site renewables: Solar energy will play an important role in reducing our carbon footprint. Under a feed-in tariff ("FIT") scheme, we have been focusing on the selling of solar energy to energy companies through our rooftop lease agreements. Going forward, we intend to shift on-site generated solar energy to reduce baseline carbon emissions to capture carbon offset value.
	Scope 2 GHG emissions generated by real estate assets	4,618 t-CO2 (25.365 kg-CO2/m ²)		
	Scope 3 GHG emissions generated by real estate assets (for the purpose of this Annex IV, Scope 3 emissions shall comprise tenant purchased energy where such information is available)	19,766 t-CO2 (10.446 kg-CO2/m ²)		
	Total GHG emissions generated by real estate assets	24,509 t-CO2 (11.816 kg-CO2/m ²)		
19. Energy consumption	Electricity consumption	64,157,909 kWh (30.93 kWh /m ²)	Energy consumption decreased in both total amount and intensity due to net zero carbon initiatives.	
	Gas consumption	696,189 kWh (2.03 kWh /m ²)		

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What were the top investments of this financial product?

The fair value of the top properties (50% of the total) as of 28 February 2025 is as follows:

Largest Investments	Sector	% Assets (% of Total Property Appraisal Value)	Country
LOGIPORT Amagasaki	Logistics	14.2	Japan
LOGIPORT Osaka Bay	Logistics	10.1	Japan
LOGIPORT Kawasaki Bay	Logistics	8.1	Japan
LOGIPORT Kitakashiwa	Logistics	7.8	Japan
LOGIPORT Sagamihara	Logistics	6.6	Japan
LOGIPORT Higashi Ogishima C	Logistics	6.2	Japan

The list includes the investments constituting the **greatest proportion of investments** of the financial product during the reference period which is: 1 September 2024 to 28 February 2025.

What was the proportion of sustainability-related investments?

The Fund did not make any sustainable investments within the meaning of the EU SFDR.

What was the asset allocation?

The investments of the Fund aligned with the environmental characteristics promoted by the Fund in category #1 for the period 1 September 2024 to 28 February 2025 was 97.9% of the GAV of the Fund.

During this period, the remaining 2.1% of the Fund's GAV was categorized as #2 Other, comprising investments that do not align with the environmental characteristics promoted by the Fund as assessed by the Sustainability Screening Tool.

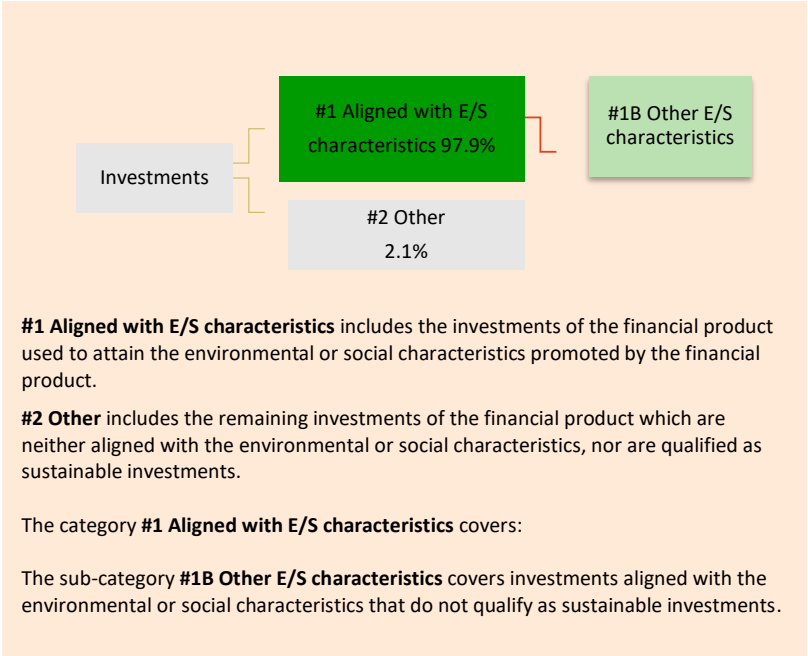


Asset allocation describes the share of investments in specific assets.

To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to fully renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

Enabling activities directly enable other activities to make a substantial contribution to an environmental objective.

Transitional activities are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.



#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product.

#2 Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

The category **#1 Aligned with E/S characteristics** covers:

The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

In which economic sectors were the investments made?

The Fund invests in real estate assets that target logistics facilities.

To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?

Not applicable.

Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy¹?

☐ Yes:
☐ In fossil gas ☐ In nuclear energy
☒ No

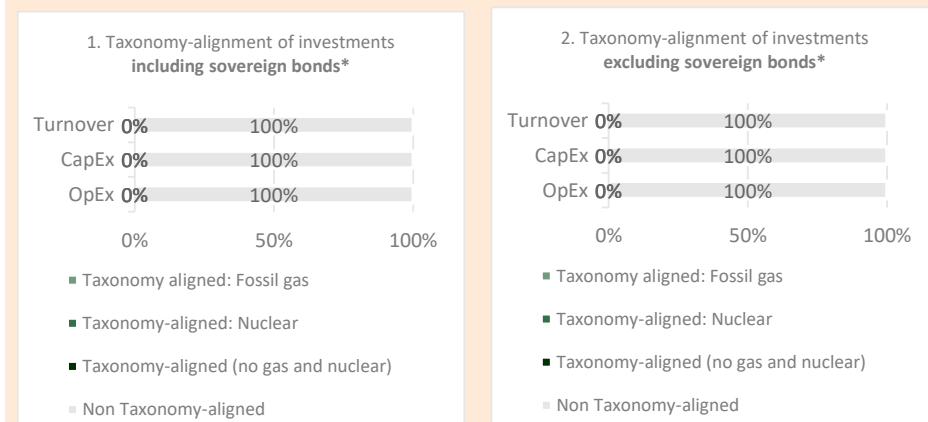
¹ Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change ("climate change mitigation") and do not significantly harm any EU Taxonomy objective - see explanatory note in the left hand margin. The full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.

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Taxonomy-aligned activities are expressed as a share of:

- **turnover** reflecting the share of revenue from green activities of investee companies.
- **capital expenditure** (CapEx) showing the green investments made by investee companies, e.g., for a transition to a green economy.
- **operational expenditure** (OpEx) reflecting green operational activities of investee companies.

The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate methodology to determine the taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.



* For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.

- **What was the share of investments made in transitional and enabling activities?**
Not applicable.
- **How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?**
Not applicable.

are sustainable investments with an environmental objective that do not take into account the criteria for environmentally sustainable economic activities under Regulation (EU) 2020/852.

- **What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?**
Not applicable.
- **What was the share of socially sustainable investments?**
Not applicable.
- **What investments were included under “other”, what was their purpose and were there any minimum environmental or social safeguards?**

The 2.1% of GAV, excluding liquid assets included in the other category, are investments and other assets and deferred assets, which do not match the environmental characteristics promoted

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by the fund. The main components of investments and other assets are investment securities and long-term prepaid expenses, while the main components of deferred assets are investment unit issuance expenses and investment corporation bond issuance costs.

There are no plans to remediate these categorization.



What actions have been taken to meet the environmental and/or social characteristics during the reference period?

The Fund has introduced LED lighting integrated control system that allows LED lighting with motion sensors to be operated with a tablet. By checking floor usage, managing brightness, turning lights on /off, and checking power consumption on a tablet, we are working to reduce electricity consumption.

The Fund is also making progress in converting to LED lighting and upgrading to energy-saving air conditioning systems.



How did this financial product perform compared to the reference benchmark?

LRA does not designate a reference benchmark.

- **How does the reference benchmark differ from a broad market index?**
Not applicable.
- **How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?**
Not applicable.
- **How did this financial product perform compared with the reference benchmark?**
Not applicable.
- **How did this financial product perform compared with the broad market index?**
Not applicable.

Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.

Investor Information

Schedule of Annual IR-Related Events

- Feb.** Closing of the fiscal period ending February
- Apr.** Results announcement of the fiscal period ending February
- May** Start of distribution payment for the period ending February
Delivery of asset management report for the fiscal period ending February
- Aug.** Closing of the fiscal period ending August
- Oct.** Results announcement of the fiscal period ending August
- Nov.** Start of distribution payment for the period ending August
Delivery of asset management report for the fiscal period ending August

LLR’s Website

LLR has prepared various contents for prompt and accurate information disclosure through its website. LLR will continue to provide information in a timely manner.

<https://lasalle-logiport.com/english/>

