

November 22, 2023

For Immediate Release

Real Estate Investment Trust

Japan Logistics Fund, Inc. (Security Code: 8967)

Representative: Seiichi Suzuki, Executive Director

Asset Management Company

Mitsui & Co., Logistics Partners Ltd.

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Notice Concerning Borrowing Capital

Japan Logistics Fund Inc. (hereafter referred to as “JLF”) announced that it has decided to raise funds through a bank loan as detailed below.

1. Use of Proceeds

Proceeds will be used to repay existing loan due November 30, 2023 (Please refer to “3. The Bank Loan to be Repaid”).

2. Details of the New Loan

Lender	Amount of loan	Interest rate	Term of loan	Borrowing date	Repayment date
Sumitomo Mitsui Trust Bank, Limited	2,000 million yen	3- month JPY TIBOR by Japanese Bankers Association (Note 1, Note 2) + 0.23%	7.0 years	November 30, 2023	November 30, 2030 (Note 3)

(Note 1) Please refer to Japanese Bankers Association TIBOR administration’s website

(<http://www.jbatibor.or.jp/english/rate/>) for more information regarding JPY TIBOR of Japanese Bankers Association.

(Note 2) Applicable debt cost of the loan will be substantially fixed by an interest rate swap agreement.

(Note 3) If the repayment date is not a business day, it will be the next business day. If such date falls in the next month, it will be the business day immediately before the repayment date.

(Note 4) Unsecured/non-guaranteed, lump-sum payment on the repayment day.

3. The Bank Loan to be Repaid

Lender	Amount of loan	Interest rate	Term of loan	Borrowing date	Repayment date
Sumitomo Mitsui Trust Bank, Limited	2,000 million yen	0.48075%	8.0 years	December 4, 2015	November 30, 2023

(Note) For further details of the bank loan, please refer to (Press Release for Reference).

4. Balance of the interest-bearing debt after borrowing and repayment

(Millions of yen)

		Before the new loan	After the new loan	Increase/ decrease
	Short-term loans	-	-	-
	Long-term loans	106,000	106,000	±0
	(Current portion of the above long-term loans)	14,500	12,500	-2,000
	Total loans	106,000	106,000	±0
	Investment corporation bonds	13,700	13,700	±0
	(Current portion of the above bonds)	-	-	-
	Total interest-bearing debt	119,700	119,700	±0
	(Green Loans)	9,500	9,500	±0
	(Green Bonds)	2,000	2,000	±0

5. Other

Regarding risks related to borrowing and repayment of the loans, there is no change from the description of “Investment Risks” described on a Securities Registration Statement (Japanese) submitted on October 30, 2023.

(End)

(Press Release for Reference)

- Notice Concerning Borrowing Capital on August 24, 2017

*JLF's website: <https://8967.jp/en/>

This notice is the English translation of the announcement in Japanese on our website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.