

December 22, 2023

**For Immediate Release**

**Real Estate Investment Trust**

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

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**Asset Management Company**

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**Notice Concerning Borrowing Capital (Refinancing with green loans and others)**

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

Of the loans, the loans from Sumitomo Mitsui Trust Bank, Limited and Nippon Life Insurance Company are the loans that will be executed based on the Green Finance Framework established by JLF (hereafter referred to as “Green Loan”).

Through dialogue with lenders and institutional investors who are interested in ESG, JLF will further promote ESG initiatives by grasping the expected level of ESG and reflecting the content in its asset management.

1. Use of Proceeds

Proceeds will be used to repay existing loan due December 27, 2023 (Please refer to “3. The Bank Loan to be Repaid”).

2. Details of the New Loans

Lenders	Amount of loans	Interest rate	Term of loans	Borrowing date	Repayment date (Note 4)	Assets to be appropriated (Note 5)
Sumitomo Mitsui Banking Corporation	3,000 million yen	Fixed (Note 1)	4.5 years	December 27, 2023	June 27, 2028	-
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	1,500 million yen	3- month JPY TIBOR by Japanese Bankers Association (Note 2, Note 3) + 0.33%	6.5 years		June 30, 2030	Shin-Koyasu Logistics Center
The Bank of Fukuoka, Ltd.	1,000 million yen	Fixed (Note 1)	10.0 years		December 27, 2033	-
Nippon Life Insurance Company (Green Loan)	500 million yen	Fixed (Note 1)	9.5 years		June 30, 2033	Shin-Koyasu Logistics Center

(Note 1) The applicable interest rate will be announced once decided. (Date of determination of interest rate: The day two business days prior to the borrowing date)

(Note 2) Please refer to Japanese Bankers Association TIBOR administration's website

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

However, if the calculation period of interest exceeds 3 months, the interest rate will be the rate obtained by linearly prorating(interpolation) the interest rate indicated for the period shorter than the interest calculation period and closest to the interest calculation period, and the interest rate indicated for the period longer than the interest calculation period and closest to the interest calculation period, instead of the 3- month JPY TIBOR.

(Note 3) Applicable debt cost of the loan will be substantially fixed by an interest rate swap agreement.

(Note 4) 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 5) Please refer to the (Press Release for Reference) at the end of this release for details of the targets for the appropriation of funds. For details on green finance (including green loans), please refer to the "Green Finance" page of JLF's website ([https://8967.jp/en/esg/green\\_finance.html](https://8967.jp/en/esg/green_finance.html)).

(Note 6) 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
Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation and Sumitomo Mitsui Trust Bank, Limited (Note 1)	6,000 million yen	1.37625%	10.0 years	December 27, 2013	December 27, 2023

(Note 1) The syndicate of lenders consists of Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc. and Nippon Life Insurance Company.

(Note 2) 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 loans	After the new loans	Increase/decrease
Short-term loans	-	-	-
Long-term loans	106,000	106,000	±0
(Current portion of the above long-term loans)	12,500	6,500	-6,000
Total loans	106,000	106,000	±0
Investment corporation bonds	13,700	13,700	±0
(Current portion of the above bonds)	-	-	-
<b>Total interest-bearing debt</b>	<b>119,700</b>	<b>119,700</b>	<b>±0</b>
<b>(Green Loans)</b>	<b>9,500</b>	<b>11,500</b>	<b>+2,000</b>
(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 Acquisition of New Assets (3 Properties) on September 13, 2013
- Notice Concerning Borrowing Capital on December 20, 2013

\*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.**