

December 25, 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.

Representative: Seiichi Suzuki, President & CEO

Contact: Shintaro Miyata, Finance & IR Dept.

TEL +81-3-3238-7171

**Notice Concerning Borrowing Capital (Debt Cost)**  
**and the Conclusion of Interest Rate Swap Agreement**

Regarding the borrowings announced on December 22, 2023, Japan Logistics Fund, Inc. (hereinafter referred to as “JLF”) announced today that debt costs for the long-term bank loans with fixed rate have been decided, and an interest rate swap agreement for the long-term bank loan with floating rate has been concluded.

**1. Debt costs for the long-term bank loans with fixed rate**

Lenders	Total amount of loans	Debt cost	Term of loans	Borrowing date	Repayment date	Assets to be appropriated
Sumitomo Mitsui Banking Corporation	3,000 million yen	0.86250%	4.5 years	December 27, 2023	June 27, 2028	-
The Bank of Fukuoka, Ltd.	1,000 million yen	1.19125%	10.0 years		December 27, 2033	-
Nippon Life Insurance Company <b>(Green Loan)</b>	500 million yen	1.14000%	9.5 years		June 30, 2033	Shin-Koyasu Logistics Center

## 2. Conclusion of interest rate swap agreement

### (1) Reason for the conclusion

To fix the debt costs and hedge against risks of interest rate fluctuations on the long-term bank loan (1,500 million yen) to be executed on December 27, 2023.

### (2) Details of the agreement

Lender	Notional amount	Counterparty	Debt cost (Note 1)		Contract start date	Contract end date
			Fixed payment	Variable receipt		
Sumitomo Mitsui Trust Bank, Limited	1,500 million yen	Sumitomo Mitsui Trust Bank, Limited	0.71730% (Note 2)	3- month JPY TIBOR by “JBA” (Japanese Bankers Association)	December 27, 2023	June 30, 2030

(Note 1) Interest payment date is due on the last day of March, June, September and December of each year during the period from the first payment on the last day of March 2024 until the contract end date. (In the event that the interest payment date does not fall on a business day, the interest shall be paid on the following business day. If the following business day, however, falls in the following month, the payment shall be made on the preceding business day of the interest payment date). In addition, the base interest rate to be applied to the calculation period of the interest to be paid on the interest payment date will be the 3- month JPY TIBOR by “JBA” as of two business days prior to the interest payment date immediately preceding each interest payment date (or the drawdown date for the first time). 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 2) Applicable debt cost of the loan will be substantially fixed at 1.04730% by concluding the interest rate swap agreement.

(End)

### (Press Releases for Reference)

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

on December 22, 2023

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

**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.**