



For Immediate Release

Real Estate Investment Trust

Japan Logistics Fund, Inc.

Representative: Takayuki Kawashima

Executive Director

(Security Code: 8967)

Asset Management Company

Mitsui & Co., Logistics Partners Ltd.

Representative: Takayuki Kawashima

President

Contact: Ryota Sekiguchi

Senior Manager, Corporate Planning & Finance Dept.

TEL +81-3-3238-7171

Notice Concerning Borrowing Capital

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

1. Use of proceeds

The proceeds will be used to acquire the beneficiary right of domestic real estate trusts (three properties, with the total acquisition price of 19,171 million yen) (hereinafter referred to as “Newly Acquired Assets”) described in the “Notice Concerning Acquisition of New Assets (3 Properties)” announced on September 13, 2013, and to pay expenses related to this acquisition and to repay bank loans.

2. Details of the Loans

(1) Funds to pay for newly acquired assets and expenses related to the acquisition

Lender	Total Amount of Loan	Interest Rate (Note 1)	Term of Maturity	Borrowing Date	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	1,000 million yen (Note 2)	Fixed (Note 3)	18 days	September 19, 2013	October 7, 2013 (Note 4)
Mitsubishi UFJ Trust and Banking Corporation	1,000 million yen (Note 2)				
Mizuho Bank, Ltd.	7,500 million yen	Fixed (Note 5)	1 month	September 30, 2013	October 31, 2013
Sumitomo Mitsui Banking Corporation	7,500 million yen				

(Note 1) For Interest Rate columns, “Fixed” stands for a fixed interest rate loan (including a loan provided at a floating interest rate that will not change during the borrowing period), and “Floating” stands for a floating interest rate loan.

(Note 2) Based on the Commitment Line Agreement concluded on August 1, 2012

(Note 3) The applicable interest rate will be decided and noticed on September 17, 2013.

(Note 4) The loans will be repaid using the proceeds of the issuance of new investment units (public

Note:	This document is a public announcement regarding the borrowing capital by JLF, and has not been prepared for the purpose of solicitation of investment. Investors should carefully read JLF’s offering circular for the issue of new investment units and secondary offering and the notices of amendments thereto (if any), and make any investment decision at their own judgment and responsibility.
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offering) and own funds. For details of the issuance of new investment units, please refer to the following press release: “Notice Concerning the Issuance of New Investment Units and Secondary Offering of Investment Units” announced on September 13, 2013.

(Note 5) The applicable interest rate will be decided and noticed on September 26, 2013.

(Note 6) Unsecured/non-guaranteed, payment in full amount on the repayment day

(Note 7) For further details of the Newly Acquired Assets, please refer to the following press release: “Notice Concerning Acquisition of New Assets (3 Properties)” announced on September 13, 2013.

(2) Funds to repay bank loans

Lender	Total Amount of Loan	Interest Rate (Note 1)	Term of Maturity	Borrowing Date	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	4,000 million yen (Note 2)	Fixed (Note 3)	7 days	September 30, 2013	October 7, 2013 (Note 4)
Mitsubishi UFJ Trust and Banking Corporation	4,000 million yen (Note 2)				

(Note 1) For Interest Rate columns, “Fixed” stands for a fixed interest rate loan (including a loan provided at a floating interest rate that will not change during the borrowing period), and “Floating” stands for a floating interest rate loan.

(Note 2) Based on the Commitment Line Agreement concluded on August 1, 2012

(Note 3) The applicable interest rate will be decided and noticed on September 26, 2013.

(Note 4) The loans will be repaid using the proceeds of the issuance of new investment units (public offering) and own funds. For details of the issuance of new investment units, please refer to the following press release: “Notice Concerning the Issuance of New Investment Units and a Secondary Offering of Investment Units” announced on September 13, 2013.

(Note 5) Unsecured/non-guaranteed, payment in full amount on the repayment day

3. Details of Repayment

Lender	Total Amount of Loan	Interest Rate	Term of Maturity	Borrowing Date	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	4,000 million yen	0.35%	1 month	August 30, 2013	September 30, 2013
Mitsubishi UFJ Trust and Banking Corporation	4,000 million yen				

(Note) For further details of the bank loans, please refer to the following press release: “Notice Concerning Borrowing Capital” announced on August 26, 2013

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4. Balance of the Interest-Bearing Debt after the Acquisition of the Newly Acquired Assets

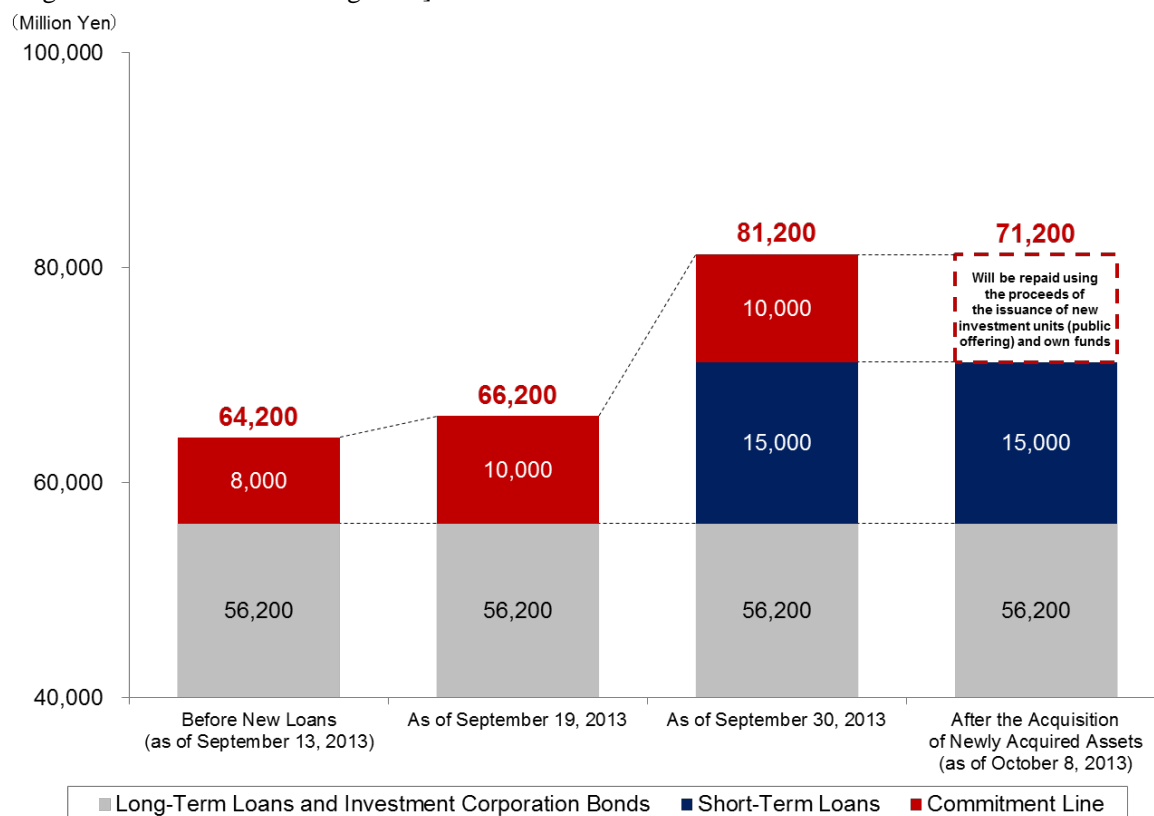
(Unit: Millions of yen)

	Before New Loans (as of September 13, 2013)	After the Acquisition of Newly Acquired Assets (as of October 8, 2013)	Increase /Decrease
Short-Term Loans	8,000	15,000	+7,000
Long-Term Loans	48,200	48,200	±0
(Current Portion of the Above L-T Loan)	7,000	12,000	+5,000
Total Loans	56,200	63,200	+7,000
Investment Corporation Bonds	8,000	8,000	±0
Total Interest-Bearing Debt (Note 1)	64,200	71,200	+7,000

Total Appraisal Value of the properties owned (Note 2)	202,737	223,587	+20,850
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LTV (Note 3)	31.7%	31.8%	+0.1%
Long-Term Debt Ratio (Note 4)	76.6%	62.1%	-14.5%

[Changes in Total Interest-Bearing Debt]



(Note 1) Total interest-bearing debt after the acquisition of Newly Acquired Assets (as of October 8, 2013) is an estimated value obtained by the following formula.

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Total interest-bearing debt = Total interest-bearing debt as of the end of 16th period + Estimated changes in interest-bearing debt from the end of 16th period to the acquisition of Newly Acquired Assets (as of October 8, 2013)

For the possibility of a change in estimated value of total interest-bearing debt, please refer to the following (Note 3).

- (Note 2) Total appraisal value of the property owned is obtained by the following formula.
Before the new loans: Total appraisal value at the end of 16th period + Appraisal value of Musashimurayama Logistics Center, an asset acquired in 17th period (the appraisal value at June 30, 2013)
After the acquisition of Newly Acquired Assets: Total appraisal value at the end of 16th period + Appraisal value of Musashimurayama Logistics Center, an asset acquired in 17th period (the appraisal value at June 30, 2013) + Total appraisal value of Newly Acquired Assets (the appraisal value at July 31, 2013)
- (Note 3) $LTV (\%) = \text{Total interest-bearing debt} / \text{Total appraisal value of the property owned} \times 100$
JLF expects to raise 13,429,000,000 yen and 1,678,000,000 yen (total amount of issue value) through a public offering (hereinafter referred to as “public offering”) described in the “Notice Concerning the Issuance of New Investment Units and a Secondary Offering of Investment Units” announced on September 13, 2013 and a third-party allotment (hereinafter referred to as “the third-party allotment”), respectively. These amounts are an estimated value as of the date of the document. The third-party allotment is based on the assumption that the new investment units to be issued by the third-party allotment are all subscribed by SMBC Nikko Securities Inc. Therefore, if the actual amounts to be paid in of the public offering or third-party allotment are lower than the above assumption, or if application is not made for part or all of the third-party allotment and the new investment units are not issued, proceeds from the issuance of the new investment units will be less than the amounts indicated above and the actual LTV may be higher than indicated above because estimated amounts of interest-bearing debt may increase. Conversely, if the actual amounts to be paid in of the public offering or third-party allotment are higher than the above assumption, proceeds from the issuance of the new investment units will be higher than the amounts indicated above and the actual LTV may be lower than indicated above because estimated amounts of interest-bearing debt may decrease.
- (Note 4) Long-term debt ratio (%)
 $= (\text{long-term loans (excluding current portion)} + \text{investment corporation bond}) / \text{total interest-bearing debt} \times 100$
- (Note 5) The figures of LTV and long-term debt ratio are rounded off to two decimal points.

5. Other

For details of risks related to repayment of the loans, please refer to “Investment Risks” described on a Securities Registration Statement submitted on September 13, 2013.

(End)

*JLF’s website: <http://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.

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