



**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.

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President

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**Notice Concerning Borrowing Capital (Raise Funds through Bank Loans  
and Changes the Conditions of the Existing Loans)**

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

**1. Reason for the Borrowing and Changed Conditions**

JLF will use the new bank loan to partially repay the existing loans due on November 19, 2013. Also, JLF extended the due date of the existing loans to align the due date of the new loan. JLF plans to refinance the new funds and the existing loans (Total 14 billion yen) to long-term loans at proper time.

**2. Contents of the Borrowing and Changed Conditions**

(1) Borrowing Capital

Lender	Total Amount of Loan	Interest Rate (Note 1)	Term of Maturity	Borrowing Date	Repayment Date
Sumitomo Mitsui Trust Bank, Limited	3,000 million yen (Note 1)	Fixed (Note 2)	1 month	November 29, 2013	December 27, 2013
Mitsubishi UFJ Trust and Banking Corporation	5,000 million yen (Note 1)				

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

(Note 2) The applicable interest rate will be decided and noticed on November 27, 2013.

(Note 3) Unsecured/non-guaranteed, payment in full amount on the repayment day

(2) Changed Conditions (Underlined Part)

(Before)

Lender	Total Amount of Loan	Interest Rate (Note 1)	Term of Maturity	Borrowing Date	Repayment Date
Sumitomo Mitsui Banking Corporation	6,000 million yen	<u>0.27818%</u> (Note)	<u>2</u> month	September 30, 2013	<u>November 29,</u> 2013

(Note) Interest Rate Applicable Period: October 31, 2013 ~ November 29, 2013.

(After)

Lender	Total Amount of Loan	Interest Rate (Note 1)	Term of Maturity	Borrowing Date	Repayment Date
Sumitomo Mitsui Banking Corporation	6,000 million yen	<u>Fixed</u> (Note)	<u>3</u> month	September 30, 2013	<u>December 27,</u> 2013

(Note) The applicable interest rate will be decided and noticed on November 27, 2013.

### 3. Funds to repay bank loans

Lender	Total Amount of Loan	Interest Rate (Note 1)	Term of Maturity	Borrowing Date	Repayment Date
Mitsubishi UFJ Trust and Banking Corporation	2,000 million yen	Variable	3 years	November 30, 2010	November 29, 2013
Mizuho Bank, Ltd.	6,000 million yen	0.27818% (Note)	2 month	September 30, 2013	November 29, 2013

(Note 1) Interest Rate Applicable Period: October 31, 2013 ~ November 29, 2013.

(Note 2) For further details of the bank loans, please refer to “Notice Concerning Borrowing Capital” dated February 19, 2009, “Notice Concerning Borrowing Capital” dated September 13, 2013 and “Notice Concerning Borrowing Capital (Changes the Conditions of the Existing Loans)” dated October 28.

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

(Unit: Millions of yen)

	Before New Loans	After New Loans	Increase/Decrease
Short-Term Loans	12,000	14,000	+2,000
Long-Term Loans	48,200	46,200	-2,000
(Current Portion of the Above L-T Loan)	12,000	10,000	-2,000
Total Loans	60,200	60,200	±0
Investment Corporation Bonds	8,000	8,000	±0
<b>Total Interest-Bearing Debt</b>	<b>68,200</b>	<b>68,200</b>	<b>±0</b>

Total Appraisal Value of the properties owned (Note 1)	223,587	223,587	±0
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LTV (Note 2)	30.5%	30.5%	±0%
Long-Term Debt Ratio (Note 3)	64.8%	64.8%	±0%

- (Note 1) Total appraisal value of the property owned  
= Total appraisal value at the end of 16th period +  
Total appraisal value of Newly Acquired Assets in 17th period (at the time of acquisition)
- (Note 2) LTV (%) = Total interest-bearing debt / Total appraisal value of the property owned × 100
- (Note 3) Long-term debt ratio (%)  
= (long-term loans (excluding current portion) + investment corporation bond) / total interest-bearing debt  
× 100
- (Note 4) The figures of LTV and long-term debt ratio are rounded off to two decimal points.

(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.**