

November 12, 2019

For Immediate Release

Real Estate Investment Trust

Japan Logistics Fund, Inc. (Security Code: 8967)
Representative: Naohiro Kameoka, Executive Director

Asset Management Company

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Notice Concerning Issuance of Investment Corporation Bond

Japan Logistics Fund, Inc. (hereinafter referred to as “JLF”) announced today that it has decided to issue investment corporation bond based on the comprehensive resolution made on October 24, 2019, as detailed below:

1. Summary of investment corporation bond

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| (1) Name of the bond | Japan Logistics Fund, Inc. #6 th Unsecured Bond (with special pari passu conditions among the specified investment corporation bond) (Hereafter referred to as “the Bond”) |
| (2) Total amount of the bond | ¥2,000 million |
| (3) Form of bond certificate | Under the applicable Act on Book-Entry Transfer of Corporate Bonds and Shares. No bond certificate for the Bond will be issued. |
| (4) Proceeds | ¥100 per face value of ¥100 |
| (5) Redemption price | ¥100 per face value of ¥100 |
| (6) Coupon | 0.530% per annum |
| (7) Denomination of each bond | ¥100 million |
| (8) Subscription method | Public offering |
| (9) Subscription period | November 12, 2019 |
| (10) Payment date | November 18, 2019 |
| (11) Collateral | No collaterals or guarantees on the Bond. No assets reserved as security for the Bond. |
| (12) Redemption method and date | The entire amount will be redeemed on November 16, 2029. The Bond may be repurchased at any time after the date of payment unless otherwise specified by Japan Securities Depository Center. |
| (13) Interest payment date | March 29 and September 29 of each year |
| (14) Special financial provision | Negative Pledge Clause is applicable. |
| (15) Credit rating | AA: Japan Credit Rating Agency, Ltd. |
| (16) Fiscal, issuing, and payment agent | Sumitomo Mitsui Trust Bank, Limited. |
| (17) Underwriter | SMBC Nikko Securities Inc.
Mizuho Securities Co., Ltd.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. |

2. Rationale for the issuance

Through the Bond issuance, JLF intends to lengthen long-term fixed rate interest bearing debt ratio, flatten debt maturity ladder, and diversify financing instruments in order to build solid balance sheet.

3. Total amount of proceeds, use of proceeds, and scheduled outlay timing

- (1) Total amount of proceeds (net)

¥1,984 million

- (2) Use of proceeds and scheduled outlay timing

The all proceeds will be used to repay a loan due November 29, 2019 (hereafter referred as “the Loan”).

4. Summary of the Loan to be repaid

Lender	Total amount of loans (million)	Interest rate (Note 1)	Term of loans	Borrowing date	Repayment date
Sumitomo Mitsui Banking Corporation	¥2,000 (Note 1)	0.22500%	4 years	December 4, 2015	November 29, 2019

(Note 1) The balance between the total amount of proceeds and the total amount of loans to be repaid will be filled by cash in hands.

(Note 2) For further details of the Loan, please refer to the press releases enlisted at the end of this release.

5. Balance of the interest-bearing debt after the issuance of the Bond

(Million yen)

	Before the issuance (as of November 12, 2019)	After the issuance (as of November 29, 2019) (Note 1)	Increase/ Decrease
Short-Term Loans	6,000	6,000	±0
Long-Term Loans	105,000	103,000	-2,000
(Current Portion of the Above Long-Term Loan)	6,000	4,000	-2,000
Total Loans	111,000	109,000	-2,000
Investment Corporation Bonds	9,700	11,700	+2,000
(Current Portion of the Above Bonds)	-	-	-
Total Interest-Bearing Debt	120,700	120,700	±0
Total Appraisal Value of the properties owned (Note 2)	359,270	359,270	±0
LTV (Note 3)	33.6%	33.6%	±0%
Long-Term Debt Ratio (Note 4)	90.1%	91.7%	+1.6%

(Note 1) The calculations in the tables are based on the assumption that the Loan (¥2,000 million) will be repaid on November 29, 2019.

(Note 2) Total appraisal value of the property owned =



Total appraisal value at the end of the 28th period (Fiscal Period ended July 31, 2019) +

Total appraisal value of assets acquired during the 29th period (Fiscal Period ending January 31, 2019)

(Note 3) $LTV (\%) = \text{Total Interest-Bearing Debt} / \text{Total Appraisal Value of the property owned} \times 100$

(Note 4) $\text{Long-Term Debt Ratio} (\%) = (\text{Long-Term Loans excluding the current portion of the long-terms loans} + \text{Investment Corporation Bonds excluding the current portion of the bonds}) / \text{Total Interest-Bearing Debt} \times 100$

(Note 5) The figures of LTV and Long-Term Debt Ratio are rounded off to two decimal points.

6. Other

Regarding risks related to redemption of the Bond and repayment of the Loan, there is no change from the description of “Investment Risks” described on a Securities Report (Japanese) submitted on October 30, 2019.

(End)

(Press Releases for Reference)

- Notice Concerning Borrowing Capital on November 25, 2015
- Notice Concerning Borrowing Capital (Debt Cost) and the Conclusion of Interest Rate Swap Agreement on December 2, 2015

*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.