

For Immediate Release

Real Estate Investment Trust

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

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Asset Management Company

Mitsui & Co., Logistics Partners Ltd.

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Notice Concerning Borrowing Capital (Refinancing with green loan)

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

The loan 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 March 29, 2024 (Please refer to “The Bank Loan to be Repaid”).

2. Details of the New Loan

Lender	Amount of loan	Interest rate	Term of loan	Borrowing date	Repayment date (Note 3)	Assets to be appropriated (Note 4)
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	1,000 million yen	1- month JPY TIBOR by Japanese Bankers Association (Note 1, Note 2) + 0.33%	7.0 years	March 29, 2024	March 31, 2031	Sagamihara Logistics Center

(Note 1) 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.

(Note 2) Applicable debt cost of the loan will be substantially fixed by an interest rate swap agreement.

(Note 3) 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 4) 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 website (https://8967.jp/en/esg/green_finance.html).

(Note 5) 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
Sumitomo Mitsui Trust Bank, Limited	1,000 million yen	1- month JPY TIBOR by Japanese Bankers Association + 0.19%	9.0 years	March 31, 2015	March 29, 2024

(Note 1) For further details of the bank loan, please refer to (Press Releases for Reference).

4. Balance of the interest-bearing debt after borrowing and repayment

(Millions of yen)

	Before the new loan	After the new loan	Increase/ decrease
Short-term loans	-	-	-
Long-term loans	106,000	106,000	±0
(Current portion of the above long-term loans)	6,500	5,500	-1,000
Total loans	106,000	106,000	±0
Investment corporation bonds	13,700	13,700	±0
(Current portion of the above bonds)	-	-	-
Total interest-bearing debt	119,700	119,700	±0
(Green Loans)	14,000	15,000	+1,000
(Green Bonds)	2,000	2,000	±0

5. Other

Regarding risks related to borrowing and repayment of the loan, 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 Borrowing Capital on March 26, 2015

- Notice Concerning Acquisition and Lease Initiation of New Assets (2 Properties) on September 11, 2014

*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.