Japan Logistics Fund, Inc.

May 26, 2016

For Immediate Release

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Notice Concerning Acquisition of a New Asset (Kasugai Logistics Center (Building))

Japan Logistics Fund, Inc. (hereafter referred to as "JLF") announced today that JLF has decided to acquire a new asset as detailed below:

1. Outline of the acquisition (hereafter referred to as "the building")

(1) New asset (Domestic real estate)

Asset number	Name of the asset	Date of contract	Expected date of delivery	Seller	Acquisition price
T-10	Kasugai Logistics Center (Building)	May 26, 2016	Not yet decided (Note1)	Yano General Construction Co.,Ltd.	2,749 million yen (Note2)

(Note 1) This building is a development-type property that is still under construction. The date of its delivery will, in principle, be the day after one year from the date of the registration of the preservation of ownership of the building. If one year after the date of the start of the leasing is later than one year after the date of registration of the preservation of ownership of the building, the delivery date will be the day one year after the date of the start of the leasing.

(Note 2) The acquisition price of this building is a price defined in the acquisition contract described later. JLF may be able to deduct some amount from the acquisition price under certain conditions. For further details, please refer to [Calculation method of acquisition price] in "2. Rationale and highlights for the acquisition".

(2) Fund source : Not yet decided.
The fund source will be notified once the date of delivery and the acquisition price are fixed.

(3) Payment method : Lump-sum payment on the day of closing

The acquisition contract of the property (hereafter referred to as "the acquisition contract") corresponds to the Forward Commitment, etc. (Note) stipulated in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." by the Financial Services Agency. Please refer to "7. Financial impact on JLF when the forward commitment cannot be fulfilled" regarding the contents of the termination clause.

(Note) A post-dated acquisition agreement, in which the actual transaction or closing takes place in one month or later.

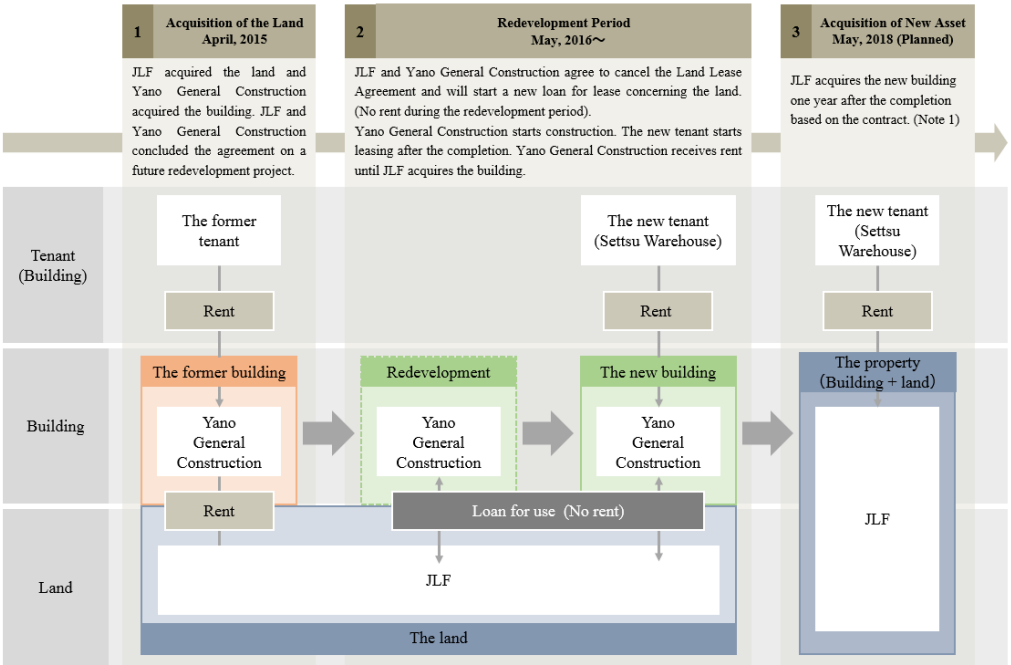
2. Rationale and highlights for the acquisition

In order to improve the quality of its portfolio, JLF has authorized the acquisition of the building in accordance with the investment targets and policies stipulated in its Articles of Incorporation.

JLF already acquired the land lot where the building will be built (hereinafter referred to as "the land") in April 2015. JLF concluded an agreement on the fixed-term land leasehold (hereinafter referred to as "the Land Lease Agreement") and on a future redevelopment project with Yano General Construction Co., Ltd. (hereinafter referred to as "Yano General Construction"). JLF and Yano General Construction continued joint deliberations on the redevelopment of the entire property since then.

The possibility of redevelopment came into being to a certain extent as the tenant of the former building vacated it at the end of March 2016. JLF and Yano General Construction decided that the redevelopment pursuant to the project agreement would be implemented, and that JLF would acquire the building constructed by Yano General Construction. In accordance with the acquisition agreement between JLF and Yano General Construction, they also agreed to cancel the Land Lease Agreement and will start a new loan for lease concerning the land.

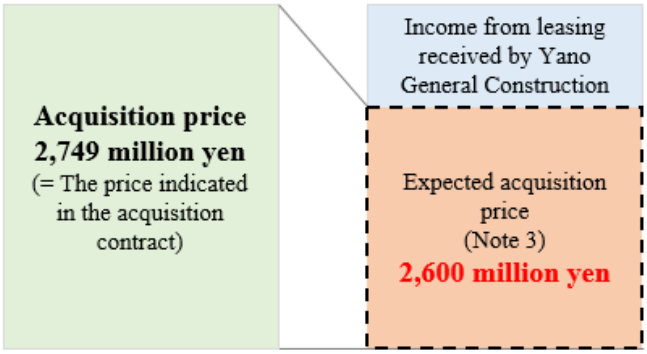
[Transaction flow (Planned)]



(Note 1) If one year after the date of the start of the leasing is later than one year after the date of completion, the delivery date will be the day one year after the date of the start of the leasing. The date here only indicates the current plan, and is subject to change. For further details, please refer to "3. Details of the new asset (1) Outline of the new asset".

(Note 2) This chart is only for illustrative and explanatory purpose. The periods, parties concerned and other items indicated in the charts are based on the current plan, and subject to change.

[The calculation method of acquisition price (Note 1) (Note 2)]



In case Yano General Construction receives any income from leasing of the building until the delivery date, JLF is able to deduct the amount equivalent the income from the leasing. In this case, the acquisition price of the building is calculated as follows;

(Acquisition Price) =
(The price indicated in the acquisition contract) –
(Income from leasing received by Yano General Construction)
Should the seller suffer any loss on leasing, the acquisition price will not be increased.

(Note 1) This figure is for illustrative and explanatory purpose only. The size of the box does not indicate the acquisition price of JLF. Deduction of acquisition price only occurs in case Yano General Construction receives any income from leasing. If Yano General Construction does not receive any income from leasing, the deduction of acquisition price is not executed. The figure does not guarantee the deduction of acquisition price will be executed.

(Note 2) In addition to Note 1, the deduction of acquisition price may occur in case Yano General Construction fails to lease full or a part of leasing of the building. For further details, please refer to "3. Details of the new asset (1) Outline of the new asset".

(Note 3) Expected acquisition price is the current estimate based on the fixed-term leasing contract expected to be agreed between Yano General Construction and Settsu Warehouse Co., Ltd. (hereinafter referred to as "Settsu Warehouse"), and does not guarantee the price. For further details of the fixed-term leasing contract between Yano General Construction and Settsu Warehouse, please refer to "3. Details of the new asset (1) Outline of the new asset and (2) Characteristics of the property c. Tenant".

Acquisition Highlight

- **Acquired a property jointly redeveloped with a general constructor in accordance with the agreement on a future redevelopment project**
- **Leveraged know-hows and network of asset manager in setting facility specifications and searching tenant**
- **Secured high profitability and unrealized gain in the property through well-planned structure**

(1) Acquired a property jointly redeveloped with a general constructor in accordance with the agreement on a future redevelopment project

The acquisition refers to the agreement on a future redevelopment project with Yano General Construction. JLF believes that it is a big achievement of the project jointly organized with Yano General Construction as the partner since the land acquisition in April 2015. Yano General Construction is also a constructor in the ongoing redevelopment project for the Kiyosu Logistics Center (land). As the project partner that generates greater synergy from development projects in Aichi Prefecture, JLF will work together with Yano general Construction toward the completion as well as the acquisition of the property.

(2) Leveraged know-hows and network of asset manager in setting facility specifications and searching tenant

This property is set to be built as a multitenant type property with high versatility. In determining the facility specifications, we leveraged know-hows of the asset manager which already had led two redevelopment projects to success in the past. (For details of the facility specifications, refer to "3. Descriptions of the New Property (2) Features of the Property".) In addition, Yano general Construction is expected to agree fixed-term leasing contact with Settsu Warehouse, an existing tenant of JLF's Daito Logistics Center. JLF believes we leveraged the asset manager's network in searching tenant.

(3) Secured high profitability and unrealized gain in the property through well-planned structure

We expect the NOI yield of the property in entirety (building and land) will be 6.2% and its appraisal value will stand at 4,000 million yen, assuming the expected acquisition price will hold. Accordingly, its profitability and unrealized gains are expected to grow considerably from those at the time of the acquisition of the land in April 2015. JLF intends to continue devising well-planned new structures by the asset manager in order to acquire properties with high profitability and unrealized gain amid an overheating race for logistics properties.

[Comparison – At the time of acquisition of the land vs. after acquisition of the building]

	At the time of acquisition of the Land (Only Land) (Note 1)	After acquisition of the building (Building and Land)	Difference
Acquisition price	830 million yen	3,430 million yen (Note 3)	+2,600 million yen (+313.3%)
Appraisal value	1,030 million yen	4,000 million yen (Note 4)	+2,970 million yen (+288.3%)
Difference between Appraisal value and Expected acquisition price	200 million yen	570 million yen	+370 million yen (+185.0%)
NOI	43 million yen	212 million yen	+169 million yen (+393.1%)
NOI yield (acquisition price base) (Note 2)	5.2%	6.2%	+1.0%

(Note 1) The figures are based on "Notice Concerning Acquisition of a New Asset (Kasugai Logistics Center (Land))" dated April 16, 2015.

(Note 2) NOI yield (acquisition price base) = NOI / acquisition price × 100
(Percentage figures are rounded off to the first decimal place)

(Note 3) The figure is calculated by summing the acquisition price of the land and expected acquisition price of the building. For further details, please refer to [Calculation method of acquisition price] in "2. Rationale and highlights for the acquisition".

(Note 4) As of the date of the appraisal the building has not yet completed, and thus the appraisal value of the property was calculated by using "Appraisal of Uncompleted Buildings" stipulated in Real Estate Appraisal Standard defined by Ministry of Land, Infrastructure, Transport and Tourism enforced in November 1, 2014. The appraisal value assumes the construction work of the building is completed as planned.

(Note 5) The figure indicates the estimation by the asset manager based on the current plan. The same applies hereafter.

(Note 6) The figures after the acquisition of the building are estimates based on the current plan, and are subject to change. The figures do not guarantee any acquisition price, appraisal value, NOI and NOI yield after the acquisition of the building.

3. Details of the new asset

(1) Outline of the new asset (Note 1)

Outline of the asset			Outline of the appraisal(Note11)	
Asset type		Domestic real estate	Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of the acquisition		Not yet decided (Note2)	Date of the appraisal	May 1, 2016
Acquisition price		3,579 million yen (Note 3)	Appraisal value	4,000 million yen
Land	Location	5-1-3 Takamoridai, Kasugai, Aichi	Income approach	4,000 million yen
	Site area(Note 4)	15,767.90 m^2	Discounted cash flow approach	3,960 million yen
	Zoning	Semi-industrial area	Discount rate	4.7%
	Floor-area ratio	150%	Terminal cap rate	5.1%
	Building-to-land ratio	50%	Direct capitalization approach	4,090 million yen
	Type of ownership	Ownership	Cap rate	4.9%
Building	Structure/Story (Note 5)	Steel-frame 4 stories		
	Date of the completion (Note6)	May 2017		
	Total floor area (Note 5)	24,816.72 m^2		
	Total rentable area (Note5)	22,246.29 m^2		
	Usage (Note 5)	Warehouse	Cost approach	4,230 million yen
	Type of ownership	Ownership		
Property Management Company		Not yet decided	Land (Percentage)	29.7%
Collateral		None	Building (Percentage)	70.3%

Outline of the lease contract (Note 7)		Outline of environment assessment report (Before construction)	
Number of tenants	1 (Planned)	Survey company	Shimizu Corporation
Tenant	Settsu Warehouse Co., Ltd. (Planned)	Issue date of the report	April 25, 2016
Annual rent (excluding consumption tax)	Not disclosed (Note 8)	Urgent repairs	—
Lease deposit	Not disclosed (Note 8)	Short-term repairs	—
Total rent area	22,246.29 m^2 (planned)	Long-term repairs	27,814 thousand yen
Occupancy	100.0% (Planned)	PML	8.9%
Expected income/expense (Note 9)		Design company, construction company and building certification company	
Income (including auxiliary income)	Not disclosed (Note 8)	Design company	Chunichi Design Corp.
NOI	212 million yen	Construction company	Yano General Construction Co.,Ltd.
NOI yield (based on acquisition price)	5.9% (Note 10)	Building certification company	SGS Japan Inc.

Remarks:

1. This asset refers to a building to be built in the future on the land of the Kasugai Logistics Center (Land), which is currently owned by JLF, by Yano General Construction, which is the tenant of the land. JLF and Yano General Construction have agreed that Yano General Construction will construct a new building on the land and later sell it to JLF. In this agreement, payment will be made on the condition that the new building shall meet the predetermined specifications and that part or all of its area that may be leased with terms and conditions that satisfy JLF. (Note 3)
2. JLF has leased the land to Yano General Construction by setting a fixed-term land lease contract for a period of 10 years. JLF and Yano General Construction agreed to cancel the lease contract on the same date with the acquisition contract, and arrange a new agreement of loan for use of the land until the end of May 2018. This new agreement stipulates that, when it is terminated, Yano General Construction shall remove any work undertaken on the land to return it in the form of a vacant lot to JLF. However, if JLF acquires the property in accordance with this acquisition contract, the removal will not take place even though

	the loan for use will terminate upon acquisition.
(Note 1)	Although this asset is a building, JLF owns land and building both of the property after this acquisition. Therefore, the all figures indicate the sum of the land and the building, except the date of acquisition.
(Note 2)	The date refers to the date after one year from the date of the registration of the preservation of ownership of the building for the new building. If, however, the date after one year from the start of the leasing is later than the date after one year from the date the registration of the preservation of ownership of the building for the new building, it refers to the date after one year from the start of leasing. Notwithstanding the above, the date may be changed to the date on which JLF and Yano General Construction agree separately.
(Note 3)	The figure refers the sum of the acquisition price of the land of 830 million yen and the acquisition price of the building of 2,749 million yen. The acquisition price here is the price indicated in the acquisition contract. The acquisition contract prescribes that if JLF judges that Yano General Construction has enjoyed any gain from leasing of the new building before the date of acquisition, JLF may deduct this amount from the acquisition price. If Yano General Construction suffers any loss on leasing, the transaction price will not be increased. In the case where no lease agreement requiring all or part of the new building to have the terms and conditions that satisfy JLF has been agreed, Yano General Construction may still be able to request the implementation of the transaction with lowering the acquisition price calculated by the predetermined method, which is subject to a limit of 200 million yen.
(Note 4)	The outline shown here is according to the real estate registry, and may differ from the present state.
(Note 5)	The outline shown here is according to the building construction authorization, and is subject to change.
(Note 6)	The date is based on the current plan, and is subject to change.
(Note 7)	The outline shown here is according to the leasing contract to be agreed between Yano General Construction and Settsu Warehouse, an existing tenant of JLF's Daito Logistics Center.
(Note 8)	Not disclosed, for unable to obtain the tenant's consent.
(Note 9)	The figures are the normalized estimates excluding the one-time costs associated with the acquisition. The do not represent the forecast of the time of the acquisition.
(Note 10)	The yield is calculated through dividing NOI by acquisition price of 3,579 million yen. The number differs from the number shown in "2. Rationale and highlights for the acquisition".
(Note 11)	As of the date of the appraisal the building has not yet completed, and thus the appraisal value of the property was calculated by using "Appraisal of Uncompleted Buildings" stipulated in Real Estate Appraisal Standard defined by Ministry of Land, Infrastructure, Transport and Tourism enforced in November 1, 2014.

(2) Characteristics of the property

a. Location

- The Property locates in Kasugai area, which is within 20 km from the center of Nagoya. The location is highly rated for its good access not only to Nagoya, a major consumption area, but also to manufacturers within the Chubu region.
- The Property is ideally located as a wide-range distribution center due to its excellent access in multiple directions, as it is located 6.6 km from Kasugai interchange, approximately 9 km from the Komaki-Higashi interchange of the Chuo Expressway and roughly 3 km from National Route 19 (Kasugai bypass), a major roadway. The property also enjoys extremely high scarcity value from the perspective of BCP (business continuity planning).
- The Property locates inside Kozoji New Town that enables good access to local labor market. The Property's location is also well suited to the operation of a logistics center as it is designed as a facility inducing district (Note) of the Takamoridai district planning pursuant to bylaws of the city of Kasugai.

(Note) A district that promotes the establishment of research and production facilities (urban industries, etc.) that do not pose pollution risks to the surrounding area.

b. Specification (Note)

- A four-stories logistics facility with a high level of versatility serving multiple tenants with standard facility specifications including an effective inter-column gap of at least 10 meters, an effective ceiling height of 5.5 meters and a floor withstand load of 1.5 tons/m^2.

- Equipped with a slope that allows large trucks to reach the second floor directly, and with truck berths on the first and second floors that enable the facility to be leased as two separate units, one of which consists of the first and third floors and the other of the second and fourth floors.
- Designed to have a number of vertical cargo handling devices, specifically two cargo elevators and six vertical conveyors, to ensure work efficiency and storage capacity and to respond to a wide range of tenants' needs.
- Providing a sufficient number of parking spaces (for 90 vehicles), office spaces and two passenger elevators in consideration of the work environment of tenants.

(Note) The information above is based on the market report created based on the current plan. The plan may be changed, and the characteristics of the facility may also be changed. The above description does not guarantee the characteristics of the facility at the time of acquisition.

c. Tenant

- Settsu Warehouse, an existing tenant of JLF's Daito Logistics Center and an operator of warehouses mainly in the Kansai region, will agree on reservations for fixed-term building leases for seven years.

(Rendering) (Note)



(Map)



(Note) The rendering is based on the current plan, and the actual building may have different views and forms.

(3) Prospect of income from the Land until the acquisition of the building

As mentioned in "2. Rationale and highlights for the acquisition" and in "3. Details of the new asset (1) Outline of the new asset", JLF and Yano General Construction will be cancelling the Land Lease Agreement when the acquisition contract is executed, and will be initiating a new agreement on loan for use in connection with the land. JLF will continue to own the land. However, the land is expected to produce no lease revenue until JLF acquires the building. For reference, income from real estate leasing business was 24 million yen for the most recent fiscal period ended January 31, 2016, or JLF's 21st business period. JLF presumes that the termination of the Land Lease Agreement will have a minor impact on the state of its own operations. For further details, please refer to "8. Future prospects".

(4) Schedule of acquisition (Expected)

Agreement on acquisition contract : May 31, 2016

Start of construction work : May 2017

Delivery : Not yet decided (Note)

(Note) This building is a development-type property that is still under construction. The date of its delivery will be the day after one year from the date of the registration of the preservation of ownership of the building. If one year after the date of the start of the leasing is later than one year after the date of registration of the preservation of ownership of the building, the delivery date will be the day one year after the date of the start of the leasing.

4. Outline of the seller

Name	Yano General Construction Co.,Ltd.
Head office location	3-63 Juichiya, Minato-ku, Nagoya, Aichi Prefecture
Date of establishment	April 1,1972
Representative	Taketsugu Yano, president and representative director
Main business	Construction
Capital	88 million yen (as of May. 1, 2016)
Relation to JLF or MLP	No capital or personnel relationship involved. Does not fall under the category of related parties of either JLF or the asset manager. With respect to the redevelopment of the Kiyosu Logistics Center (land), JLF concluded a construction contract agreement as a cons4tructor of the new building with Yano General Construction.

5. Current condition of the seller

The seller of Kasugai Logistics Center is not an interested party of JLF and the asset manager.

6. Outline of the broker

There is no broker in the acquisition.

7. Financial impact on JLF when forward commitment cannot be fulfilled

The termination clauses stipulated in the acquisition contract are as follows. This transaction agreement defines the completion of fund procurement under conditions that are reasonably satisfactory to JLF as a requirement for the payment of the amount equivalent to the transaction price. Accordingly, if JLF fails to procure the funds necessary for the payment of the transaction price, JLF will be under no obligation to pay the penalty and other amounts set out below except where it fails to fulfill its obligations stipulated in this transaction agreement, such as failure to make efforts to achieve the fund procurement. Accordingly, JLF considers that its failure to complete fund procurement and to implement a forward commitment or equivalent will be unlikely to have a serious impact on its financial position.

(1) If either of the parties hereto violates this acquisition contract, the other party may specify a certain period to request the implementation of the contract and may cancel this acquisition contract if the violating party fails to implement it within that period.

(2) If JLF fails to pay the acquisition price despite the fulfillment of all the conditions for the payment of the acquisition price stipulated in the acquisition contract, JLF will be under an obligation to pay Yano General Construction a penalty equivalent to twenty percent (20%) of the acquisition price. However, if the damage actually incurred by Yano General Construction exceeds the amount mentioned above, JLF will be obliged to cover the excess portion of the damage incurred by Yano General Construction.

(3) If Yano General Construction fails to fulfill its obligation for sale although the conditions for the sale prescribed in this acquisition contract are all met, Yano General Construction will be under an obligation to pay JLF a penalty equivalent to twenty percent (20%) of the acquisition price. However, if the damage actually incurred by JLF exceeds the amount mentioned above, Yano General Construction will be obliged to cover the excess portion of the damage incurred by JLF.

8. Future prospects

Since the completion of the Project will have a limited impact on the financial results for the fiscal period ending July 31, 2016 (22th fiscal period) and January 31, 2017 (23th fiscal period), JLF has not changed the forecasts.

9. Outline of the appraisal（Note 1）

Appraisal value	4,000 million yen
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Date of appraisal	May 1, 2016

Item	Details	Outline
Income approach value	4,000 million yen	Calculated based on the DCF method as a standard, after verifying the value with the direct capitalization approach
Direct capitalization approach	4,090 million yen	
Operating revenues	Not disclosed（Note 2）	
Total potential revenue	Not disclosed（Note 2）	Assessed based on similar properties by considering competitiveness of the property in Medium- and long-term
Loss such as vacancy	Not disclosed（Note 2）	Ditto
Operating expenses	Not disclosed（Note 2）	
Maintenance	7 million yen	Assessed based on figures from other similar cases
Utilities expenses	3 million yen	Ditto
Repairs	3 million yen	Ditto
Property management fee	Not disclosed（Note 2）	Ditto
Expenses for recruiting tenants	－	Not assumed
Real estate taxes	30 million yen	Assessed based on the tax documents provided by the local public authority and replacement value.
Casualty insurance premium	Not disclosed（Note 2）	Assessed based on figures from other similar cases
Other expenses	－	Not assumed
Net operating income	203 million yen	
Profit on the investment of a lump sum	Not disclosed（Note 2）	
Capital expenditure	7 million yen	Assessed based on similar properties by considering CM fees.
Net cash flow	200 million yen	
Capitalization rate	4.9%	Assessed based on the capitalization rate of logistics facilities located in areas with the lowest risk and by reference to the uniqueness of the property as well as similar transaction cases.
DCF method	3,960 million yen	
Discount rate	4.7%	Assessed based on comparison with discount rates of transactions of similar properties and the yield of other financial instruments.
Terminal cap rate	5.1%	Assessed by considering the marketability of the property at the end of the analysis period of capitalization rate.
Cost approach	4,230 million yen	
Land percentage	29.7%	
	70.3%	
Remarks	Not applicable	

(Note 1) As of the date of the appraisal the building has not yet completed, and thus the appraisal value of the property was calculated by using “Appraisal of Uncompleted Buildings” stipulated in Real Estate Appraisal Standard defined by Ministry of Land, Infrastructure, Transport and Tourism enforced in November 1, 2014. The appraisal value assumes the construction work of the building is completed as planned.

(Note 2) JLF has not disclosed these items because their disclosure may enable the lease terms and level of outsourcing fees to be estimated, which could have a negative impact on the efficient operations of JLF and cause disadvantage to investors

[Appendix] Portfolio list after acquisition of the new asset.

(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.

[Appendix]

Portfolio list after acquisition of the new asset

#	Property Name	Location	Acquisition Price (Million Yen)	Ratio (Note 1)
M-1	Funabashi	Funabashi, Chiba	8,675	4.3%
M-2	Urayasu	Urayasu, Chiba	2,902	1.3%
M-3	Hiratsuka	Hiratsuka, Kanagawa	1,466	0.7%
M-4	Shinkiba	Koto-ku, Tokyo	2,454	1.1%
M-5	Urayasu Chidori	Urayasu, Chiba	6,000	2.8%
M-6	Funabashi Nishiura	Funabashi, Chiba	5,700	2.6%
M-8	Kawasaki	Kawasaki, Kanagawa	10,905	5.1%
M-9	Narashino	Narashino, Chiba	1,690	0.8%
M-11	Yachiyo	Yachiyo, Chiba	7,892 (Note 2)	3.7%
M-12	Yokohama Fukuura	Yokohama, Kanagawa	9,800	4.6%
M-13	Yachiyo II	Yachiyo, Chiba	5,300	2.5%
M-14	Urayasu Chidori II	Urayasu, Chiba	1,640	0.8%
M-15	Ichikawa	Ichikawa, Chiba	4,550	2.1%
M-16	Shinonome	Koto-ku, Tokyo	11,800	5.5%
M-17	Narashino II	Narashino, Chiba	7,875	3.7%
M-18	Ichikawa II	Ichikawa, Chiba	17,415	8.1%
M-19	Souka	Souka, Saitama	6,360	3.0%
M-20	Tatsumi	Koto-ku, Tokyo	9,000	4.2%
M-21	Kashiwa	Kashiwa, Chiba	3,725	1.7%
M-22	Musashimurayama	Musashimurayama, Tokyo	8,650	4.0%
M-23	Kashiwa II (Land)	Kashiwa, Chiba	2,500	1.2%
M-24	Shin-Koyasu	Yokohama, Kanagawa	9,696	4.5%
M-25	Misato	Misato, Saitama	3,873	1.8%
M-26	Sagamihara	Sagamihara, Kanagawa	8,032	3.7%
M-27	Chiba-Kita	Chiba, Chiba	1,459	0.7%
M-28	Chiba-Kita II	Chiba, Chiba	4,608	2.1%
M-29	Urayasu Chidori III	Urayasu, Chiba	1,053	0.5%
M-30	Zama	Zama, Kanagawa	1,728	0.8%
Metropolitan Area (Bay, Inland) Subtotal			166,749	77.4%

#	Property Name	Location	Acquisition Price (Million Yen)	Ratio (Note 1)
T-1	Daito	Daito, Osaka	9,762 (Note 3)	4.5%
T-2	Osaka Fukuzaki	Osaka, Osaka	4,096	1.9%
T-3	Kiyosu (Land)	Kiyosu, Aichi	685	0.3%
T-4	Kadoma	Kadoma, Osaka	989	0.5%
T-5	Komaki	Komaki, Aichi	2,100	1.0%
T-6	Komaki II	Komaki, Aichi	1,800	0.8%
T-7	Fukuoka Hakozaki Futo	Fukuoka, Fukuoka	2,797	1.3%
T-8	Tajimi	Tajimi, Gifu	9,310 (Note 4)	4.3%
T-9	Fukuoka Kashiihama	Fukuoka, Fukuoka	2,750	1.3%
T-10	Kasugai Logistics Center (Building)	Kasugai, Aichi	830	0.4%
Kinki Area, Chubu Area and Kyushu Area Subtotal			35,119	16.3%
O-1	Maebashi	Maebashi, Gunma	1,230	0.6%
O-2	Hanyu	Hanyu, Saitama	1,705	0.8%
O-3	Saitama Kisai	Kazo, Saitama	4,010	1.9%
O-4	Kazo	Kazo, Saitama	3,790	1.8%
Other Area Subtotal			10,735	5.0%
Portfolio Total			212,603	98.7%
T-10	Kasugai Logistics Center (Building)	Kasugai, Aichi	2,749 (Note5)	1.3%
Portfolio Total after acquisition of the new asset			215,353	100.0%

(Note 1) The figures represent the proportion of the acquisition price after the acquisition of the property to the overall portfolio, rounded off to the first decimal place.

(Note 2) The figure is calculated by deducting the costs associated with write-offs and demolition of the former building in July 2013 (603 million yen), and adding the amount stated in the construction contract relating to the building after redevelopment (including the construction contract for additional works) (6,230 million yen) to the sale price stated in the initial sales contract (2,266 million yen).

(Note 3) The figure is calculated by deducting the costs associated with write-offs and demolition of the former building in July 2009 (291 million yen), and adding the amount stated in the construction contract relating to the Warehouse III (2,437 million yen) to the sale price stated in the initial sales contract (7,617 million yen).

(Note 4) The sum of the acquisition price on October 8, 2013 and November 4, 2014.

(Note 5) The figure refers to the amount indicated in the acquisition contract. JLF may be able to deduct some amount from the acquisition price under certain conditions.