Japan Logistics Fund, Inc.

September 12, 2018

For Immediate Release

Real Estate Investment Trust
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Notice Concerning Refinance and Repayment of Loans before Due Date

Japan Logistics Fund, Inc. (hereinafter referred to as "JLF") announced today that it has decided to raise funds through a bank loan and repay loans before due date, as detailed below:

1. Rationale for refinance and repayment

As announced in the "Notice Concerning Disposition of an Asset" on September 12, 2018, JLF will dispose an asset. Associated with this disposition, JLF will strengthen its financial standing by taking the following measures, using the proceeds from sales and gains on sales associated with the disposition.

- Reduce LTV (Loan to Value) by repaying some of the loans (3,000 million yen) using the proceeds from sales of the property.
- Reduce interest expenses, prolong the remaining period of debt and diversify repayment due dates by appropriating some of the gains on sales associated with the disposition to break funding cost arising from the repayment of loans through the refinancing of loans (9,000 million yen) at lower interest rates than before.

2. Details of new loans

Lender	The Bank of Mitsubishi UFJ, Ltd	
Amount of loans	4,000 million yen	5,000 million yen
Interest rate	Fixed (Note 1)	Fixed (Note 1)
Term of loans	4.0 years	9.0 years
Borrowing date	September 28, 2018	
Repayment date	September 30, 2022	September 30, 2027

(Note 1) The applicable interest rates will be announced once decided.

(Note 2) Unsecured/non-guaranteed, lump-sum payment on the repayment day

3. Details of Loans to be repaid

【Repayment (total 3,000 million yen)】

Lender	Sumitomo Mitsui Trust Bank, Limited	The Bank of Mitsubishi UFJ, Ltd
Amount of loans	2,000 million yen	1,000 million yen
Interest rate	1 – month JPY Tibor (Note 1) + 0.12%	
Term of loans	3.0 years	
Borrowing date	March 15, 2017	
Original repayment date	March 31, 2020	
Scheduled repayment date	September 28, 2018	

【Refinance (total 9,000 million yen)】

Lender	The Bank of Mitsubishi UFJ, Ltd		
Amount of loans	2,000 million yen	2,000 million yen	2,000 million yen
Interest rate	1.05500%	0.89000%	1.28000%
Term of loans	7.0 years	7.0 years	10.0 years
Borrowing date	February 27,2012	August 31, 2012	August 31, 2012
Original repayment date	February 27,2019	August 30, 2019	August 31, 2022
Scheduled repayment date	September 28, 2018		

Lender	The Bank of Mitsubishi UFJ, Ltd	
Amount of loans	2,000 million yen	1,000 million yen
Interest rate	1.23375%	1.18125%
Term of loans	8.7 years	10.0 years
Borrowing date	December 27,2013	February 28, 2013
Original repayment date	August 31, 2022	February 28, 2023
Scheduled repayment date	September 28, 2018	

(Note1) Please refer to JBA (Japanese Bankers Association) TIBOR administration's website (http://www.jbatibor.or.jp/english/rate/) for more information regarding JPY TIBOR of Japanese Bankers Association.

(Note2) For further details of the bank loans, please refer to (Press Releases for Reference) .

(Note3) Funds used for the repayment of loans are loans stated in 2 above (9,000 million yen) and funds on hand.

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

(Millions of yen)

	Before borrowing and repayment	After borrowing and repayment	Increase/ Decrease
Short-Term Loans	-	-	-
Long-Term Loans	108,000	105,000	-3,000
(Current Portion of the Above Long-Term Loan)	8,500	4,500	-4,000
Total Loans	108,000	105,000	-3,000
Investment Corporation Bonds	9,700	9,700	±0
(Current Portion of the Above Bonds)	-	-	-
Total Interest-Bearing Debt	**117,700**	**114,700**	**-3,000**

Total Appraisal Value of the properties owned (Note 1)	344,680	344,680	±0

LTV (Note 2)	34.1%	33.3%	-0.9pts
Long-Term Debt Ratio (Note 3)	92.8%	96.1%	+3.3pts

(Note 1) Total Appraisal Value of the properties owned =
Total appraisal value at the end of the 26th period (fiscal period ended July 31, 2018)

(Note 2) LTV(%) = Total Interest-Bearing Debt / Total Appraisal Value of properties owned × 100

(Note 3) Long-Term Debt Ratio (%)
= (Long-Term Loans excluding the current portion of the long-term loans + Investment Corporation Bonds excluding the current portion of the bonds) / Total Interest-Bearing Debt × 100

(Note 4) The figures of LTV and Long-Term Debt Ratio are rounded off to the two decimal place.

5. Future prospects

Prospects for the management status in the fiscal period ending January 31, 2019 (27th fiscal period) and the fiscal period ending July 31, 2019 (28th fiscal period) in light of the refinance and the repayment are as stated in the REIT Financial Report for the Fiscal Period Ended July 31, 2018 (26th fiscal period) published on September 12, 2018.

6. Other

Regarding risks related to borrowing and repayment of the loans, there is no change from the description of "Investment Risks" described on a Securities Registration Statement (Japanese) submitted on April 26, 2018.

(End)

(Press Releases for Reference)

-Notice Concerning Borrowing Capital on February 22, 2012.
-Notice Concerning Borrowing Capital on August 28, 2012
-Notice Concerning Borrowing Capital on Feburuary 25, 2013
-Notice Concerning Borrowing Capital on December 20, 2013
-Notice Concerning Borrowing Capital on January 26, 2017

*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.