November 28, 2023

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 Conclusion of Interest Rate Swap Agreement

Regarding the borrowings announced on November 22, 2023, Japan Logistics Fund, Inc. (hereinafter referred to as "JLF") announced today that an interest rate swap agreement for the long-term bank loan with floating rate have been concluded.

1. Debt cost for the long-term bank loan with fixed rate

Lender	Total amount of loan	Debt cost	Term of maturity	Borrowing date	Repayment date
Sumitomo Mitsui Trust Bank, Limited	2,000 million yen	1.16610%	7.0 years	November 30, 2023	November 30, 2030

2. Conclusion of interest rate swap agreement

(1) Reason for the conclusion

To fix the debt costs and hedge against risks of interest rate fluctuations on the long-term bank loan (2,000 million yen) to be executed on November 30, 2023.

(2) Detail of the agreement

Lender	Notional amount	Counterparty	Debt cost (Note 1)		Contract start date	Contract end date
			Fixed payment	Variable receipt		
Sumitomo Mitsui Trust Bank, Limited	2,000 million yen	Sumitomo Mitsui Trust Bank, Limited	0.83610% (Note 2)	3- month JPY TIBOR by "JBA" (Japanese Bankers Association)	November 30, 2023	November 30, 2030

(Note 1) Interest payment date is due on the last day of February, May, August and November of each year during the period from the first payment on the last day of February 2024 until the contract end date. (In the event that the interest payment date does not fall on a business day, the interest shall be paid on the following business day. If the following business day, however, falls in the following month, the payment shall be made on the preceding business day of the interest payment date).

(Note 2) Applicable debt cost of the loan will be substantially fixed at 1.16610% by concluding the interest rate swap agreement.

(End)

(Press Releases for Reference)
- Notice Concerning Borrowing Capital on November 22, 2023

*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.