June 28, 2024

For Immediate Release

Real Estate Investment Trust
Japan Logistics Fund, Inc. (Security Code: 8967)
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Notice Concerning the Completion of Acquisition of Real Estate Asset (Settsu Logistics Center)

Japan Logistics Fund, Inc. (hereinafter referred to as "JLF"), announces today that JLF has completed the acquisition of the asset below as described "Notice Concerning the Acquisition of Real Estate Asset (Settsu Logistics Center)" (hereafter referred to as the "Notice") announced on April 22, 2024.

Outline of the Acquisition

Property number	T-15
Name of the property	Settsu Logistics Center
Acquisition Date	June 28, 2024
Acquisition price	862 million yen
Appraisal value	1,710 million yen
Discount from appraisal value (Note 1)	49.6%
Appraisal NOI yield (based on acquisition price) (Note 2)	10.9%

(Note 1) Discount from appraisal value = (Appraisal value - acquisition price) ÷ Appraisal value X 100

(Note 2) Appraisal NOI yield (based on acquisition price) = Appraisal NOI ÷ acquisition price X 100 (rounded to the first decimal point)
Appraisal NOI is the amount of net operating income that serves as the basis for pricing using the direct capitalization approach as stated in the appraisal report.
Furthermore, after the acquisition, JLF plans to carry out repair work, etc. to ensure the building's legal compliance. The asset management company of JLF estimates the amount of the repair work, etc. to be 73 million yen, and the adjusted appraisal NOI yield calculated using the following formula considering these amounts is 10.0%.
Adjusted appraisal NOI yield = Appraisal NOI ÷ (acquisition price + the amount of the repair work, etc.) X 100

For further details of the property above, please refer to the Notice announced on April 22, 2024.

End

* 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.