October 28, 2024

For Immediate Release

Real Estate Investment Trust
Japan Logistics Fund, Inc. (Security Code: 8967)
Representative: Seiichi Suzuki, Executive Director

Asset Management Company
Mitsui & Co., Logistics Partners Ltd.
Representative: Seiichi Suzuki, President & CEO
Contact: Shintaro Miyata, Finance& IR Dept.
TEL +81-3-3238-7171

Notice Concerning the Amendment of Asset Management Guideline

Mitsui & Co., Logistics Partners Ltd. (hereinafter referred to as "MLP"), the asset manager of Japan Logistics Fund Inc. (hereafter referred to as "JLF"), announces today that the board of directors of MLP has decided to amend its Asset Management Guideline as described below.

1. Main Contents and Rationale for the Change

   In order to expand acquisition opportunities in the recent real estate market, where competition to acquire logistics facilities is becoming increasingly severe, JLF is making partial changes to its investment stance regarding the scale and investment amount of logistics facilities to be invested in. The partial changes to the Asset Management Guideline are intended to lower the minimum scale and eliminate the minimum investment amount, thereby expanding the range of options for acquiring properties.

   JLF will continue to utilize the expertise of MLP to generate acquisition opportunities with due consideration to the cost of capital through a variety of approaches, with the aim of stability and sustainable growth in distribution per unit.

2. Date of the Change

   October 28, 2024

3. Future Prospects

   There is no impact on the forecast for the fiscal period ending January 2025 (From August 1, 2024 to January 31, 2025) and the fiscal period ending July 2025 (From February 1, 2025 to July 31, 2025).

4. Others

   JLF submitted today an extraordinary report to the Director-General of the Kanto Local Finance Bureau.

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.

An attachment

Details of the changes to Asset Management Guidelines

End

*JLF's website: https://8967.jp/en/

An attachment

Details of the changes to Asset Management Guidelines

(underlined parts are the changes)

Before	After
(Omitted) 2. Investment policy (Omitted) II. Investment stance (Omitted) (A) Acquisition Policy (Omitted) b. Priority Assessment Items (Omitted) (iii) Scale As a general rule, facilities shall have a total floor area of 6,000 m^2 or more. (Omitted) C. Portfolio building (Omitted) (iii) Investment amount ① In principle, the acquisition price per property (excluding necessary expenses including taxes) shall be up to 40% of the entire portfolio. ② In principle, the acquisition price per property (excluding necessary expenses including taxes) shall be more than 1 billion yen. ③ Acquire based on reasonable market prices. In addition, the acquisition price (excluding necessary expenses including taxes) in the case of acquisition from an interested party shall be less than the amount appraised by a real estate appraiser or the amount of a price survey. (Omitted)	(Omitted) 2. Investment policy (Omitted) II. Investment stance (Omitted) (A) Acquisition Policy (Omitted) b. Priority Assessment Items (Omitted) (iii)Scale As a general rule, facilities shall have a total floor area of 3,000 m^2 or more. (Omitted) C. Portfolio building (Omitted) (iii) Investment amount ① In principle, the acquisition price per property (excluding necessary expenses including taxes) shall be up to 40% of the entire portfolio. (Deletion) ② Acquire based on reasonable market prices. In addition, the acquisition price (excluding necessary expenses including taxes) in the case of acquisition from an interested party shall be less than the amount appraised by a real estate appraiser or the amount of a price survey. (Omitted)

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