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For Immediate Release

Real Estate Investment Trust
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Notice Concerning Revision of Forecast for the Six-Month Period Ending July 31, 2025

Japan Logistics Fund, Inc. (hereinafter referred to as "JLF") announces today that JLF has revised the operating forecasts for the six-month period ending July 2025 (from February 1, 2025 to July 31, 2025) announced in the "REIT Financial Report for the six-month period ended July 31, 2024 (The 38th Period)" dated September 11, 2024 and the distribution forecasts announced in the "Notice Concerning Split of Investment Units, Partial Amendment to the Articles of Incorporation and Revision of the Forecast Distribution per Unit" dated December 26, 2024.

1. Revision of the operating forecasts and distribution forecasts for the six-month period ending July 2025 (from February 1, 2025 to July 31, 2025)

	Operating revenue	Operating income	Ordinary income	Net income	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Total number of investment units issued and outstanding at end of the period
Previously announced forecasts (A)	10,204 million yen	5,237 million yen	4,797 million yen	4,796 million yen	1,834 yen	0 yen	2,792,100 units
Revised forecasts (B)	10,914 million yen	5,938 million yen	5,495 million yen	5,494 million yen	2,150 yen	0 yen	2,762,163 units
Change (gross) (B-A)	+710 million yen	+700 million yen	+698 million yen	+698 million yen	+316yen	0 yen	-29,937 units
Change （B - A）/ A	+7.0%	+13.4%	+14.6%	+14.6%	+17.2%	—	-1.1%

(Reference) Assumes net income per unit of 1,989 yen (Previous announcement assumed 5,716 yen *Before investment units split adjustment)

(Note 1) At the board of directors' meeting held on December 26, 2024, JLF has decided to conduct the investment units split at a ratio of three per one with an effective date of February 1, 2025.

(Note 2) Please refer to "Assumptions Underlying the Forecasts for the six-month period ending July 31, 2025" for the assumptions underlying the forecast.

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(Note 3) Figures less than the unit amount are rounded down. The rates of change are rounded to the nearest first decimal point. The same applies hereinafter.

2. Reasons for the revision

As announced in the "Notice concerning the acquisition and disposition of domestic real estate trust beneficiary rights through swaps and the acquisition of domestic real estate trust beneficiary rights, as well as the resulting dissolution and commencement of lease agreements for operating assets" dated January 16, 2025, JLF has decided to swap assets by disposing the real estate trust beneficiary rights of "Ichikawa Logistics Center II (90% co-ownership)" in five times and acquiring the real estate trust beneficiary rights of "Kita Nagoya Logistics Center" and "Funabashi Nishiura Logistics Center III" in two and three times (hereinafter referred to as the "Swap"). JLF has also decided to acquire additional real estate trust beneficiary rights of "Narashino Logistics Center II (10% co-ownership)".

As a result, JLF has revised the operating forecasts for the six-month period ending July 31, 2025, which was previously announced in the "REIT Financial Report for the six-month period ended July 31, 2024 (The 38th Period)" dated September 11, 2024 and the distribution forecasts in the "Notice Concerning Split of Investment Units, Partial Amendment to the Articles of Incorporation and Revision of the Forecast Distribution per Unit" dated December 26, 2024, as the assumptions for the forecasts have changed.

End

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

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Assumptions Underlying the Forecasts for the six-month period ending July 31, 2025

Item	Assumptions
Calculation period	・For the six-month period ending July 31, 2025: February 1, 2025 to July 31, 2025
Properties owned	・From the properties owned by JLF as of the date of this document, it is assumed that JLF will acquire and dispose as follows: On February 3, 2025: Disposition from the Swap of the Ichikawa Logistics Center II (co-ownership interest: 18%) On February 3, 2025: Acquisition from the Swap of the Kita Nagoya Logistics Center (co-ownership interest: 50%) On February 3, 2025: Additional acquisition of the Narashino Logistics Center II (co-ownership interest: 10%) Additionally, it is assumed that JLF will execute no acquisitions or dispositions of properties until the end of July, 2025, and that the acquisition of the Amagasaki Logistics Center, for which a trust beneficiary rights purchase agreement has been concluded, will not take place. The number of properties owned by JLF at the end of the six-month period ending July 31, 2025 is assumed to be 53. ・The trust beneficiary rights purchase agreement associated with the acquisition of the Amagasaki Logistics Center qualifies as a forward commitment as stipulated by the Comprehensive Guidelines for the Supervision of Financial Instruments Operators, etc., set forth by the Financial Services Agency. The scheduled date of acquisition of the property has not yet been determined, but it is scheduled to be the date designated by JLF by April 2, 2026. ・Of the Swap, the trust beneficiary rights swap agreement associated with the second acquisition of Kita Nagoya Logistics Center qualifies as a forward commitment as stipulated by the Comprehensive Guidelines for the Supervision of Financial Instruments Operators, etc., set forth by the Financial Services Agency. The scheduled date of the second swap (acquisition) of the property is August 1, 2025. ・Of the Swap, the trust beneficiary rights swap agreement associated with the acquisition of the Funabashi Nishiura Logistics Center III qualifies as a forward commitment as stipulated by the Comprehensive Guidelines for the Supervision of Financial Instruments Operators, etc., set forth by the Financial Services Agency. The first scheduled swap (acquisition) date of the property is February 2, 2026, the second scheduled swap (acquisition) date is August 3, 2026, and the third scheduled swap (acquisition) date is February 1, 2027. ・There may be fluctuations, mainly due to the transfer of assets under management.
Total number of investment units issued	・As announced in the “Notice Concerning the Current Status and Completion of Investment Units Buyback Program, and Cancellation of Investment Units” dated January 6, 2025, based on its resolution of Board of Directors’ meeting held on September 11, 2024, JLF has decided to cancel all acquired own investment units on January 31, 2025. In addition, as announced in the “Notice Concerning Split of Investment Units, Partial Amendment to the Articles of Incorporation and Revision of the Forecast Distribution per Unit” dated December 26, 2024, JLF has decided to split its investment units at a ratio of three to one, effective February 1, 2025. ・The total number of investment units issued and outstanding is assumed to be 2,762,163 units. The forecasted number of investment units issued and outstanding at the end of the six-month period ending July 31, 2025 is based on 920,721 units which is the total number of investment units issued and outstanding as of the date of this document of 930,700 units, less all acquired units of 9,979 units to be cancelled, plus 1,841,442 units, which is the number of investment units increased by the units split. ・It is assumed that there will be no issuance of new investment units or acquisition or cancellation of investment units until the end of the six-month period ending July 31, 2025, in addition to the above.
Interest-bearing debt	・Among the interest-bearing debt of 119,700 million yen outstanding as of the date of this document, JLF will repay long-term borrowings of 6,500 million yen in the six-month period ending July 2025 by using new borrowings. ・The payment of difference from the Swap of the Ichikawa Logistics Center II (co-ownership interest: 18%) and the Kita Nagoya Logistics Center (co-ownership interest: 50%) scheduled for February 3, 2025 and the additional acquisition of the Narashino Logistics Center II (co-ownership interest: 10%) scheduled for the same date will be carried out using cash and deposits on hand. It is assumed that there will be no new borrowings or other financing. ・The interest-bearing debt outstanding is expected to be 119,700 million yen as of July 31, 2025.

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Item	Assumptions
Operating revenue	・The rent revenue is estimated based on the lease contracts in effect as of the date of this document (however, the lease contracts of Kita Nagoya Logistics Center (co-ownership interest: 50%) will be in effect as of the date of the acquisition), and considering the fluctuation factors such as the market environment and rent levels based on negotiations with lessees. ・The Swap of the Ichikawa Logistics Center II (co-ownership interest: 18%) and the Kita Nagoya Logistics Center (co-ownership interest: 50%) will apply the provisions of Article 50 of the Corporate Tax Law regarding "inclusion in deductible expenses of the amount of reduction of assets acquired through a swap", and JLF plans to make a reduction entry. As a result, JLF expects to record 782 million yen as gain on sale of real estate, etc., related to the disposition of the Ichikawa Logistics Center II (co-ownership interest: 18%).
Operating expenses	・When acquiring real estate, etc., JLF will include in the acquisition cost the amount equivalent to the fixed asset tax and city planning tax ("Property tax, etc.") for the fiscal year of acquisition. The amount equivalent to Property tax, etc. to be included in the acquisition cost of Kita Nagoya Logistics Center (co-ownership interest: 50%) and Narashino Logistics Center II (co-ownership interest: 10%), which are scheduled to be acquired on February 3, 2025 is expected to be 16 million yen. ・Breakdown of expenses related to the rent business, which comprise the core part of operating expenses, is as follows. For the six-month period ending July 31, 2025 Taxes and dues: 890 million yen Outsourcing services: 310 million yen Repair expenses: 218 million yen Depreciation: 1,843 million yen Loss on write-offs of noncurrent assets: 7 million yen Other: 484 million yen ・Expenses other than deprecation and loss on write-offs of noncurrent assets are calculated based on past track with expense fluctuation factors taken into account. ・Actual repair expenses may differ considerably from forecasts, mainly because unexpected repair expenses may be incurred due to building damage and other unforeseeable factors, the amount of repair expenses generally differs considerably from one six-month period to another, and repair expense, by nature, are not incurred on a regular basis. ・Depreciation is calculated using the straight-line method, with considering incidental expenses and additional capital expenditure for the future. ・Among operating expenses other than real estate leasing business, asset management fees are expected to be 1,017 million yen for the six-month period ending July 31, 2025.
Non-Operating Expenses	・As non-operating expenses, JLF assumes 443 million for the six-month period ending July 31, 2025. Regarding the interest expenses and interest expenses on investment corporation bonds among the non-operating expenses, JLF assumes 394 million yen for the six-month period ending July 31, 2025. Regarding financing fees, JLF assumes 39 million yen for the six-month period ending July 31, 2025.
Dividends per Unit (Excluding distributions in Excess of earnings)	・Dividends per unit are calculated based on the cash distribution policy defined under the Articles of Incorporation of JLF. ・Dividends per Unit for the period ending July 31, 2025 is based on the assumption that unappropriated retained earnings of 5,495 million yen for the period plus a portion of reserve for reduction entry of special provisions of replaced property (443 million yen) will be reversed as a source of payment due to the disposition of Ichikawa Logistics Center II (co-ownership interest: 18%) through the Swap. ・Dividends per unit may fluctuate, due to various factors such as acquisitions and sales of assets, fluctuations in rent income caused by tenant movements, unforeseeable repairs incurred, interest rate fluctuations and the issuance of new investment units.
Distributions in Excess of Earnings per Unit	・JLF does not plan any distributions in excess of earnings at this moment.
Other	・The forecasts assume that no revisions that impact the above projections are made to laws, regulations, tax rules, accounting standards, listing rules, the rules of The Investment Trust

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Item	Assumptions
	Association, Japan, or others. ・ The forecasts assume that no material unforeseeable changes occur with regard to the general economic trends and real estate market conditions.

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