Japan Logistics Fund, Inc.
日本ロジスティクスファンド投資法人

March 12, 2025

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 Borrowing Capital (Refinancing with green loan and others)

Japan Logistics Fund Inc. (hereafter referred to as "JLF") announced that it has decided to raise funds through bank loans as detailed below.

Of the loans, the loan from Sumitomo Mitsui Trust Bank, Limited is the loan that will be executed based on the Green Finance Framework established by JLF (hereafter referred to as "Green Loan").

Through dialogue with lenders and institutional investors who are interested in ESG, JLF will further promote ESG initiatives by grasping the expected level of ESG and reflecting the content in its asset management.

1. Use of Proceeds

   Proceeds will be used to repay existing loans due March 26, 2025, and March 31, 2025 (Please refer to "3. The Bank Loans to be Repaid").

2. Details of the New Loans

Lender	Amount of loans	Interest rate	Term of loans	Borrowing date	Repayment date (Note 3)	Asset to be appropriated (Note 5)
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	3,500 million yen	1- month JPY TIBOR byJapanese Bankers Association (Note 1) +0.390%	7.9 years	March 26, 2025	February 28, 2033	Souka Logistics Center
Sumitomo Mitsui Banking Corporation	1,000 million yen	Fixed rate (Note 2)	4.9 years	March 31, 2025	February 28, 2030	-

(Note 1) Please refer to Japanese Bankers Association TIBOR administration's website (http://www.jbatibor.or.jp/english/rate/) for more information regarding JPY TIBOR of Japanese Bankers Association. However, if the calculation period is longer or shorter than one month, the base interest rate applicable to the relevant period will be the base interest rate calculated in accordance with the method specified in the contract.

(Note 2) The applicable interest rate will be announced once decided. (Date of determination of interest rate: The day two business days prior to the borrowing date)

(Note 3) If the repayment date is not a business day, it will be the next business day. If such date falls in the next month, it will be the business day immediately before the repayment date.
(Note 4) Please refer to the (Press Release for Reference) at the end of this release for details of the targets for the appropriation of funds. For details on green finance (including green loans), please refer to the "Green Finance" page of JLF website (https://8967.jp/en/esg/green_finance.html).
(Note 5) Unsecured/non-guaranteed, lump-sum payment on the repayment day

3. The Bank Loans to be Repaid

Lender	Amount of loans	Interest rate	Term of loans	Borrowing date	Repayment date
Sumitomo Mitsui Trust Bank, Limited	3,500 million yen	0.44750%	6.0 years	March 26, 2019	March 26, 2025
Sumitomo Mitsui Banking Corporation	1,000 million yen	0.77240%	10.0 years	March 31, 2015	March 31, 2025

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

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

(Millions of yen)

	Before the new loans	After the new loans	Increase/ decrease
Short-term loans	-	-	±0
Long-term loans	106,000	106,000	±0
(Current portion of the above long-term loans)	16,000	11,500	-4,500
Total loans	106,000	106,000	±0
Investment corporation bonds	13,700	13,700	±0
(Current portion of the above bonds)	3,000	3,000	±0
Total interest-bearing debt	**119,700**	**119,700**	±0
(Green Loans)	**15,000**	**18,500**	**+3,500**
(Green Bonds)	2,000	2,000	±0

5. 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 October 30, 2024.

(End)

(Press Release for Reference)

- Notice Concerning Borrowing Capital on March 26, 2015
- Notice Concerning Borrowing Capital on March 20, 2019

*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.