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

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For Immediate Release

Real Estate Investment Trust
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Notice Concerning Building-Housing Energy-efficiency Labelling System ("BELS") Certification

Japan Logistics Fund, Inc. (hereinafter referred to as "JLF") announces today that 5 properties listed below have received Building-Housing Energy-efficiency Labelling System ("BELS") Certification.

1. Overview about the BELS

BELS is a third party certification system in Japan that displays the energy saving performance of buildings. From April 2016, real estate companies (and others) are required to strive to display the energy-saving performance of buildings based on the Act on the Improvement of Energy Consumption Performance of Buildings ("Building Energy Efficiency Act"). The concrete display method is stipulated in the guidelines for energy saving performance display of buildings, BELS is evaluated based on the same guideline, and the evaluation result is represented by a number of stars (one star "★" to five stars "★★★★★"), and after April 2024, seven levels (levels 0-6) will be indicated.

A Net Zero Energy Building ("ZEB") is a building that aims at zero energy balance with considerably reduced annual energy consumption by saving as much energy as possible via better heat insulation, solar shading, natural energy and high-efficiency equipment, coupled with creating energy by photovoltaic power generation (or other energy generating methods), while maintaining a comfortable environment.

In addition, in the BELS certification system, it is possible to obtain certification according to the level of ZEB, 『ZEB』, Nearly ZEB, ZEB Ready, and ZEB Oriented. It is evaluated in 4 stages.

For details about BELS and ZEB, please refer to the URL below.

* BELS (Japanese only): https://www.hyoukakyoukai.or.jp/bels/bels.html
* ZEB (Japanese only): https://www.env.go.jp/earth/zeb/index.html

2. Assessment Result of the BELS

Property Name	Location	Certification Rank	ZEB Certification	Assessment Date	Evaluating Body
Urayasu Chidori Logistics Center	Urayasu, Chiba	Level 6 “★★★★★★”	ZEB Ready	March 27, 2025	JAPAN ERI CO., LTD.
Chiba-kita Logistics Center Ⅱ	Chiba, Chiba				
Kadoma Logistics Center	Kadoma, Osaka				
Urayasu Chidori Logistics Center Ⅲ	Urayasu, Chiba			March 24, 2025	CENTER FOR INTERNATIONAL ARCHITECTURAL STANDARD
Sendaiko-kita Logistics Center	Sendai, Miyagi	Level 5 “★★★★★”	-		

3. Future Measures

With the acquisition of BELS Certification, the percentage of portfolio with green building certification obtained by JLF is now 98.9%, and JLF achieved its target for acquiring green building certification (acquisition ratio of 90% or more in FY2024). JLF is conscious of fulfilling its social responsibilities such as consciousness to the environment and contribution to society, and will continue to implement sustainability practices, such as environmental and energy-saving measures for its logistics properties.

Percentage of portfolio with green building certification
(as of March 31, 2025)

Type of certification	Number of properties	Total floor area under the Building Standard Law (㎡)	Percentage of portfolio (by area)
Certification for CASBEE for Real Estate	50	1,487,349.31	98.2%
BELS Certification	25	716,850.89	47.3%
CASBEE Certification for Buildings (New Construction)	1	41,968.06	2.8%
Percentage of portfolio with green building certification	51	1,498,004.77	98.9%

*Some properties have multiple certifications, so the total of the figures for each certification does not equal the figure for the "Percentage of portfolio with green building certification".

(End)

*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.