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

July 25, 2025

For Immediate Release

Real Estate Investment Trust
Japan Logistics Fund, Inc. (Security Code: 8967)
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Notice Concerning Borrowing Capital

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

1. Use of Proceeds

   To partially allocate funds for the swap transaction dated August 1, 2025 (Acquired Asset: Kita Nagoya Logistics Center [Co-ownership interest:50%], Disposed Asset: Ichikawa Logistics Center II [Co-ownership interest: 18%]), as announced in "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 (hereinafter referred to as "The January 16, 2025 Release").

(Note) In "The January 16,2025 Release", the funds for the swap were initially planned to be covered by funds on hand, however JLF has decided to change the source of funds to a combination of borrowings and funds on hand.

2. Details of the New Loan

Lender	Amount of loans	Interest rate	Term of loans	Borrowing date	Repayment date (Note 3)
Sumitomo Mitsui Trust Bank, Limited	360 million yen (Note 1)	1- month JPY TIBOR by Japanese Bankers Association (Note 2) +0.260%	6 months	August 1, 2025	February 2, 2026

(Note 1) Loan based on a commitment line agreement dated July 31, 2023.
(Note 2) 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.
(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) Unsecured/non-guaranteed, lump-sum payment on the repayment day

3. Balance of the interest-bearing debt after borrowing

(Millions of yen)

	Before the new loan	After the new loan	Increase/ decrease
Short-term loans	-	360	+360
Long-term loans	106,000	106,000	±0
(Current portion of the above long-term loans)	11,500	11,500	±0
Total loans	106,000	106,360	+360
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**	**120,060**	+360
(Green Loans)	18,500	18,500	±0
(Green Bonds)	2,000	2,000	±0

4. Other

Regarding risks related to borrowing of the loan, there is no change from the description of "Investment Risks" described on a Securities Registration Statement (Japanese) submitted on April 28, 2025.

(End)

(Press Release for Reference)

- 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 on January 16, 2025

*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.