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

August 1, 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, Chief Financial Officer
TEL +81-3-3238-7171

# Notice Concerning the Completion of Acquisition and Disposition of Domestic Real Estate Trust Beneficiary Rights through Asset Swap (Acquisition of Kita Nagoya Logistics Center [Co-ownership interest :50%] and Disposition of Ichikawa Logistics Center II [Co-ownership Interest :18%])

Japan Logistics Fund Inc. (hereafter referred to as "JLF") announces that it has completed the swap transaction (hereinafter referred to as "the Swap") comprising the acquisition and disposition of domestic real estate trust beneficiary rights, as described 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 (hereinafter referred to as "The January 16, 2025 Release").

1. Overview of the Swap

| | Asset acquired by JLF (Acquired asset) | Asset disposed by JLF (Disposed asset) |
|---|---|---|
| Property number | T-16 | M-18 |
| Name of the property | Kita Nagoya Logistics Center [Co-ownership interest :50%] | Ichikawa Logistics Center II [Co-ownership Interest :18%] |
| Date of swap | August 1, 2025 | |
| Acquisition／Disposition price (Note 3) | 5,300 million yen | 4,940 million yen |
| Difference (Note 3) | 360 million yen | |
| Funds for swap (Note5) | Borrowings and funds on hand | |

(Note 1) Amounts have been rounded down to the nearest million yen. The same applies hereafter for units of million yen.
(Note 2) The swap of quasi-co-ownership interests of trust beneficiary rights under the Swap was carried out in two phases. The first phase of the swap was completed on February 3, 2025.
(Note 3) Provided here are the respective amounts of the assets to be acquired and disposed under the Swap, as specified in the trust beneficiary rights swap agreement for the Swap, and the difference between the two, i.e., the swap difference (both excluding consumption tax and local consumption tax).
(Note 4) JLF plans to apply reduction entries under the provisions of Article 50 of the Corporation Tax Law of Japan, "inclusion in deductible expenses of the amount of reduction of assets acquired through a swap".
(Note 5) JLF has changed a portion of the funds for swap disclosed on The January 16, 2025 Release. For details, please refer to the "Notice Concerning Borrowing Capital" dated July 25, 2025.

2. Overview of the acquired asset and disposed asset

(1) Overview of the acquired asset (The changes from The January 16, 2025 Release are underlined.)

T-16 Kita Nagoya Logistics Center [Co-ownership interest :50%]

| | As of August 1, 2025 | As of January 16, 2025 |
|---|---|---|
| Property management company | Hankyu Hanshin Building Management Co., Ltd. | Prologis K.K. |
| Master lease company | — | Prologis REIT Master Lease GK |
| By type of master lease | — | Pass-through |
| Winding up of the trust | August 31, 2035 | March 26, 2028 |

(2) Overview of the disposed asset (The changes from The January 16, 2025 Release are underlined.)

M-18 Ichikawa Logistics Center II [Co-ownership interest :18%]

| | As of August 1, 2025 | As of January 16, 2025 |
|---|---|---|
| Master lease company | Prologis REIT Master Lease GK | Prologis Park Ichikawa 2, GK |
| Winding up of the trust | February 28, 2035 | January 31, 2026 |

For further details regarding the acquired asset and the disposed asset, please refer to The January 16, 2025 Release.

3. Outlook

There is no change to the forecasts for the six-month period ending January 2026 (from August 1, 2025 to January 31, 2026), in the "REIT Financial Report for the six-month period ended January 31, 2025 (The 39th Period)" which was announced on March 12, 2025 as the impact of the Swap has already been factored in.

(End)

*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.**