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

December 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, Chief Financial Officer
TEL +81-3-3238-7171

Notice Concerning Borrowing Capital

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

1. Use of Proceeds

   To partially allocate funds for the acquisition of domestic real estate trust beneficiary rights (Ishikari Logistics Center [quasi-co-ownership interest: 45%]), as described in the "Notice Concerning the Acquisition of Real estate trust beneficiary right and Disposition of Real Estate Asset (Acquisition of Ishikari Logistics Center (45% quasi-co-ownership interest) and Disposition of Kadoma Logistics Center)" announced today, and for the redemption of investment corporation bond that reach maturity (see "3. Details of Redemption" below).

2. Details of the New Loans

Lender	Amount of loans	Interest rate	Term of loans	Borrowing date	Repayment date (Note 5)
Sumitomo Mitsui Trust Bank, Limited	840 million yen (Note 1)	1- month JPY TIBOR by Japanese Bankers Association (Note 4) +0.260%	1.6 months	December 17, 2025	February 2, 2026
MUFG Bank, Ltd.	500 million yen (Note 1)	1- month JPY TIBOR by Japanese Bankers Association (Note 4) +0.260%			
Sumitomo Mitsui Banking Corporation	500 million yen (Note 2)	1- month JPY TIBOR by Japanese Bankers Association (Note 4) +0.250%			
SBI Shinsei Bank, Limited	100 million yen (Note 3)	1- month JPY TIBOR by Japanese Bankers Association (Note 4) +0.225%			
The Yamaguchi Bank, Ltd.	100 million yen (Note 3)	1- month JPY TIBOR by Japanese Bankers Association (Note 4) +0.200%			

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.

(Note 1) Loans based on commitment line agreements dated July 31, 2023.
(Note 2) Loan based on a commitment line agreement dated July 31, 2024.
(Note 3) Loans based on commitment line agreements dated November 29, 2024.
(Note 4) 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 5) 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 6) Unsecured/non-guaranteed, lump-sum payment on the repayment day

3. Details of Redemption

Bond name	Amount of bond	Interest rate	Issuance date	Redemption date
#2nd Investment Corporation Bond	3,000 million yen	1.280%	December 27, 2013	December 26, 2025

(Note) For further details of the investment corporation bond, please refer to (Press Release for Reference).

4. Balance of the interest-bearing debt after borrowing

(Millions of yen)

	Before the new loans	After the new loans	Increase/ decrease
Short-term loans	360	2,400	+2,040
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	108,400	+2,040
Investment corporation bonds	13,700	13,700	±0
(Current portion of the above bonds)	3,000	3,000	±0
Total interest-bearing debt	**120,060**	**122,100**	+2,040
(Green Loans)	18,500	18,500	±0
(Green Bonds)	2,000	2,000	±0

5. 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 October 30, 2025.

(End)

(Press Release for Reference)
- Notice Concerning Issuance of Investment Corporation Bond on December 6, 2013
- Notice Concerning the Acquisition of Real estate trust beneficiary right and Disposition of Real Estate Asset (Acquisition of Ishikari Logistics Center (45% quasi-co-ownership interest) and Disposition of Kadoma Logistics Center) on December 12, 2025

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

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