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

October 1, 2026

For Immediate Release

Real Estate Investment Trust
Japan Logistics Fund, Inc. (Security Code: 8967)
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Notice Concerning the Completion of Acquisition of Real Estate Trust Beneficiary Right (Hyogo Tojo Logistics Center)

Japan Logistics Fund, Inc. (hereinafter referred to as "JLF"), announces today that it has completed the acquisition of the asset below as described in the "Notice Concerning Acquisition of Real Estate Trust Beneficiary Rights (Narita Logistics Center and Hyogo Tojo Logistics Center)" (hereafter referred to as "The August 6, 2026 Release") announced on August 6, 2026.

1. Outline of the Acquisition

Property number	T-18
Name of the property	Hyogo Tojo Logistics Center
Acquisition date	October 1, 2026
Acquisition price (Millions of yen)	4,500
Appraisal value (Millions of yen)	4,810
Discount to appraisal value (Note 3)	6.4%
Appraisal NOI yield (Note 4)	4.5%
Funds for the Acquisition (Note 5)	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. Percentages have been rounded off to the first decimal place. The same applies to percentages hereafter.
(Note 2) The purchase amount stipulated in the purchase agreement (excluding consumption tax and local consumption tax).
(Note 3) Discount to appraisal value = (Appraisal value - acquisition price) ÷ Appraisal value X 100
(Note 4) Appraisal NOI yield= Appraisal NOI ÷ Acquisition price X 100
Appraisal NOI is the amount of net operating income that serves as the basis for pricing using the direct capitalization approach as stated in the appraisal report.
(Note 5) JLF has changed a portion of the funds for the acquisition disclosed in the August 6, 2026 Release. For details, please refer to the "Notice Concerning Borrowing of Funds (Green Loans and Other Loans)" dated September 25, 2026.

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.

2. Overview of the Acquired Asset (The change from the August 6, 2026 Release is underlined.)

[T-18 Hyogo Tojo Logistics Center]

	As of October 1, 2026	As of August 6, 2026
Trust expiration date	October 31, 2036	March 31, 2036

For further details regarding the acquired asset, please refer to The August 6, 2026 Release.

3. Future Outlook

There is no change to the forecasts for the six-month period ending January 31, 2027 (from August 1, 2026 to January 31, 2027) and July 31, 2027 (from February 1, 2027 to July 31, 2027), in the "REIT Financial Report for the Six-Month Period Ended July 31, 2026 (The 42nd Period)" which was announced on September 14, 2026 as the impact of the acquisition has already been factored in.

End

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

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