

**For Immediate Release**
**Real Estate Investment Trust**

Japan Logistics Fund, Inc. (Security Code: 8967)

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**Asset Management Company**

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**Notice Concerning Borrowing Capital (Refinancing with green loans and others)**

Japan Logistics Fund Inc. (hereafter referred to as “JLF”) announced that it has decided to raise funds through bank loans as detailed below.

Of the loans, the loan from Nippon Life Insurance Company is the loan that will be executed based on the Green Finance Framework established by JLF (hereafter referred to as “Green Loan”).

Through dialogue with lenders and institutional investors who are interested in ESG, JLF will further promote ESG initiatives by grasping the expected level of ESG and reflecting the content in its asset management.

## 1. Use of Proceeds

Proceeds will be used to repay existing loans due February 29, 2024 (Please refer to “3. The Bank Loans to be Repaid”).

## 2. Details of the New Loans

Lenders	Amount of loans	Interest rate	Term of loans	Borrowing date	Repayment date (Note 2)	Assets to be appropriated (Note 3)
Development Bank of Japan Inc.	2,000 million yen	Fixed (Note 1)	10.0 years	February 29, 2024	February 28, 2034	-
Nippon Life Insurance Company <b>(Green Loan)</b>	2,500 million yen	Fixed (Note 1)	9.5 years		August 31, 2033	Misato Logistics Center Fukuoka Kashiihama Logistics Center
Mitsui Sumitomo Insurance Company, Limited	1,000 million yen	Fixed (Note 1)	5.0 years		February 28, 2029	-

(Note 1) The applicable interest rate will be announced once decided. (Date of determination of interest rate: The day two business days prior to the borrowing date)

(Note 2) 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 3) Please refer to the (Press Release for Reference) at the end of this release for details of the targets for the appropriation of funds. For details on green finance (including green loans), please refer to the "Green Finance" page of JLF's website ([https://8967.jp/en/esg/green\\_finance.html](https://8967.jp/en/esg/green_finance.html)).

(Note 4) Unsecured/non-guaranteed, lump-sum payment on the repayment day.

### 3. The Bank Loans to be Repaid

Lender	Amount of loan	Interest rate	Term of loan	Borrowing date	Repayment date
Development Bank of Japan Inc.	2,000 million yen	1.35000%	11.0 years	March 11, 2013	February 29, 2024
Nippon Life Insurance Company	2,500 million yen	1.04000%	9.9 Years	March 24, 2014	
Mitsui Sumitomo Insurance Company, Limited	1,000 million yen	0.25875%	7.1 years	February 3 2017	

(Note ) For further details of the bank loans, please refer to (Press Release for Reference).

### 4. Balance of the interest-bearing debt after borrowing and repayment

(Millions of yen)

	Before the new loans	After the new loans	Increase/decrease
Short-term loans	-	-	-
Long-term loans	106,000	106,000	±0
(Current portion of the above long-term loans)	6,500	3,000	-3,500
<b>Total loans</b>	<b>106,000</b>	<b>106,000</b>	<b>±0</b>
Investment corporation bonds	13,700	13,700	±0
(Current portion of the above bonds)	-	-	-
<b>Total interest-bearing debt</b>	<b>119,700</b>	<b>119,700</b>	<b>±0</b>
<b>(Green Loans)</b>	<b>11,500</b>	<b>14,000</b>	<b>+2,500</b>
(Green Bonds)	2,000	2,000	±0

### 5. Other

Regarding risks related to borrowing and repayment of the loans, there is no change from the description of "Investment Risks" described on a Securities Registration Statement (Japanese) submitted on October 30, 2023.

(End)

(Press Release for Reference)

- Notice Concerning Borrowing Capital on February 25, 2013
- Notice Concerning Acquisition of a New Asset (Fukuoka Kashiihama Logistics Center) on February 20, 2014
- Notice Concerning Acquisition of a New Asset (Misato Logistics Center) on February 25, 2014
- Notice Concerning Borrowing Capital on March 13, 2014
- Notice Concerning Borrowing Capital on January 26, 2017

\*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.**