

September 18, 2008

For Immediate Release

Real Estate Investment Fund Issuer

Japan Logistics Fund, Inc.
4-3 Hitotsubashi 2-chome, Chiyoda-ku, Tokyo
Representative: Executive Director Hitoshi Eisaka
(Securities Code: 8967)

Asset Management Company

Mitsui & Co., Logistics Partners Ltd.
Representative: President Hitoshi Eisaka
Contact: General Manager Takashi Ueno
TEL +81-3-3238-7171

Notice Concerning the Sale of Property (Kakogawa Logistics Center)

Japan Logistics Fund, Inc. (hereinafter referred to as “the Fund”) made the decision to sell a property on December 18, 2008 as detailed below.

1. Outline of the Property

- | | |
|---|--|
| (1) Property to Be Sold: | Trust beneficial right of real estate |
| (2) Property Name: | Kakogawa Logistics Center |
| (3) Sales Price: | 2,200,000,000 yen
(excluding sales expenses, consumption tax, adjusted amounts for fixed property tax and urban planning tax, etc.) |
| (4) Book Value: | 2,061,302,846 yen (as of December 25, 2008) |
| (5) Difference between Sale Price and Book Value: | 138,697,154 yen |
| (6) Date of Contract: | December 25, 2008 |
| (7) Date of Closing: | December 25, 2008 |
| (8) Buyer: | Nippon Steel Engineering Co., Ltd. |

2. Outline of the Property to Be Sold

Outline of the Real Estate, etc. to Be Sold		
Property Name	Kakogawa Logistics Center	
Asset Type	Trust beneficial right of real estate	
Acquisition Date	September 5, 2007	
Acquisition Price	2,023,000,000 yen	
Trustee	Chuo Mitsui Trust and Banking Co., Ltd.	
Expiration Date of Trust	February 28, 2017	
Land	Location (Lot Number)	1897-7, Ikeda-kaitaku, Ikeda, Onoue-cho, Kakogawa-shi, Hyogo
	Site Area	16,528m ²
	Type of Ownership	Ownership
Building	Structure/Floors	Steel-frame structure, alloy-plated steel sheet roof, 2 floors
	Date of Construction	August 10, 2007
	Total Floor Area	9.262.21m ²

	Total Rentable Area	9,262.21m ²
	Usage	Warehouse, office
	Type of Ownership	Ownership
Outline of the Appraisal		
	Real Estate Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
	Date of Appraisal	September 30, 2008
	Appraised Value	2,140,000,000 yen (Note)
Outline of the Lease Contract		
	Number of Tenants	1
	Annual Rent (excluding consumption tax)	140,400,000 yen
	Lease Deposit	70,200,000 yen
	Total Rent Area	9,262.21m ²
	Occupancy Rate	100.0% (as of December 18, 2008)

(Note) The appraised value as of the end of the fiscal period ended July 2008: 2,200,000,000 yen (Date of appraisal: July 31, 2008)

3. Reason for the Sale

The Fund acquired the property as a newly constructed property in September 2007 after it was completed in August 2007. However, it became evident after tenants had occupied the premises that there were discrepancies between the design and the actual content of construction in regard to sections of the floor.

Results of the investigation confirmed that there would be no problems regarding use of the building by the existing tenants. However, as a result of continuous discussions and deliberation with involved parties regarding the possibility of corrective measures, the Fund decided to forego conducting corrective measures while still owning the property, and instead decided to sell the property to the constructor.

4. Outline of the Buyer

Name of Company	Nippon Steel Engineering Co., Ltd.
Head Office Address	6-3 Otemachi 2-chome, Chiyoda-ku, Tokyo
Represented by	Makoto Haya, Representative Director and President
Capital	15,000 million yen
Major Shareholder	Nippon Steel Corporation
Main Line of Business	<ol style="list-style-type: none"> 1. Steel plants 2. Environmental solutions 3. Energy facilities, civil engineering and marine construction 4. Building construction and steel structures
Relation with the Fund or the Asset Management Company	None

5. Outline of the Broker

Name of Company	Chuo Mitsui Trust and Banking Co., Ltd.
Head Office Address	33-1 Shiba 3-chome, Minato-ku, Tokyo
Represented by	Kazuo Tanabe, President
Relation with the Fund or the Asset Management Company	Chuo Mitsui Trust and Banking Co., Ltd. is one of the shareholders of the Fund's asset management company and, therefore, the company is an interested party as defined by the asset management company's rules for avoiding conflicts of interest. Consequently, appropriate procedures prescribed by the rules were taken in deciding on the subject brokerage.
Commission	5,000,000 yen (excluding consumption tax)

6. Future Prospects

Please refer to the press release issued on December 18, 2008, "Notice Concerning Revisions of Forecasts of Financial Results for the Fiscal Period Ending January 31, 2009" regarding the operation performance prospects of the fiscal period ending January 31, 2009. The effect on the operation performance in the fiscal period ended July 31, 2009 is minor, and there is no plan to revise the operation performance prospects.

(End)

*The Fund's website: <http://8967.jp/eng/>