

November 18, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer:
 Mitsui Fudosan Logistics Park Inc. (Securities Code: 3471)
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Notice of Issuance of Investment Corporation Bonds (Green Bonds)

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) today announced that it determined the issuance of “Mitsui Fudosan Logistics Park Inc. 2nd Unsecured Bonds (Green Bonds)” (hereafter, the “Green Bonds”) as described below, following a comprehensive resolution regarding issuance of investment corporation bonds passed at its board of directors meeting held on November 7, 2022.

1. Summary of the Green Bonds

(1) Name	Mitsui Fudosan Logistics Park Inc. 2nd Unsecured Bonds (Special pari passu conditions among specified investment corporation bonds) (Green Bonds)
(2) Total issue amount	¥ 2,000 million
(3) Form of bond certificate	Subject to the provisions of the Act on Book-Entry of Corporate Bonds and Shares, bond certificates will not be issued.
(4) Issue price	¥ 100 per ¥ 100 of each bond
(5) Redemption price	¥ 100 per ¥ 100 of each bond
(6) Interest rate	0.820% per annum
(7) Denomination price	¥ 100 million
(8) Offering method	Public Offering
(9) Subscription date	November 18, 2022 (Friday)
(10) Payment date	November 25, 2022 (Friday)
(11) Collateral, guarantee	Neither collateral nor guarantee is provided for the Green Bonds, and no asset has been particularly secured for the Green Bonds.
(12) Redemption method and date	The total amount of the Green Bonds will be redeemed on November 25, 2032 (Thursday). Redemption by purchase will be available any time on and after the following days of the payment dates except for the case separately determined by the depository.
(13) Interest payment date	May 25 and November 25 of each year, or if such date falls on a bank holiday, the immediately preceding bank business day.
(14) Financial covenant	Negative pledge among unsecured bonds
(15) Credit rating	AA by Japan Credit Rating Agency, Ltd.
(16) Fiscal agent, issuing agent and payment agent	Sumitomo Mitsui Trust Bank, Limited
(17) Underwriters	Mizuho Securities Co., Ltd. SMBC Nikko Securities Inc. Daiwa Securities Co. Ltd.

2. Reason for the issuance

MFLP-REIT intends to issue the Green Bonds in order to proactively grasp the expected level of the ESG investor through dialogue with them and promote the asset management with consideration to ESG as well as allocate the proceeds towards the refinancing of the borrowings funded for the acquisition of the specified assets to be invested through the green finance.

3. Amount of funds to be raised, use of proceeds and scheduled timing of expenditure

(1) Amount of funds to be raised (estimated net proceeds)

¥ 1,986 million

(2) Specific use of proceeds

Under the Sustainability Finance Framework^(*), MFLP-REIT will use the full amount of estimated net proceeds for prepayment of the balance of short-term borrowings of 2 billion yen due on November 28, 2022, which was borrowed from Sumitomo Mitsui Trust Bank, Limited and The Bank of Fukuoka, Ltd. for the acquisition of MFLP Yachiyo Katsutadai, MFLP Osaka I and MFLP Hiratsuka II, which are the specified assets subject to green finance.

(*) For details of MFLP-REIT's sustainability finance framework, please refer to the following.

https://www.mflp-r.co.jp/en/sustainability/sustainability_finance.html

4. Status of the borrowings after execution of the Issuance (as of November 25, 2022)

(Unit: millions of yen)

	Prior to the issuance	After the issuance	Change
Short-term borrowing ^(*)	2,000	2,000	-
Long-term borrowing ^(*)	115,700	115,700	-
Total borrowing	117,700	117,700	-
Investment corporation bonds	3,000	5,000	2,000
Total of borrowing and investment corporation bonds	120,700	122,700	2,000

(*) "Short-term borrowing" refers to borrowing with a maturity of one year or less from the borrowing date. "Long-term borrowing" refers to borrowing with a maturity of more than one year from the borrowing date. Short-term borrowing of ¥ 4,700 million yen from Mizuho Bank, Ltd. due on November 21, 2022 will be repaid with cash on hand.

5. Other matters necessary for investors' appropriate understanding and judgment of the concerned information

With respect to the risks associated with redemption of the Green Bonds, there has been no important changes to the content of "Investment Risks" stated in the Securities Report submitted on October 26, 2022.

We did not publish an English version of the Securities Report.

End

*MFLP-REIT's corporate website: <https://www.mflp-r.co.jp/en/>