

August 3, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer:
 Mitsui Fudosan Logistics Park Inc. (Securities Code: 3471)
 6-8-7 Ginza, Chuo-ku, Tokyo 104-0061
 Representative: Hiroshi Asai, Executive Director

Asset Management Company:
 Mitsui Fudosan Logistics REIT Management Co., Ltd.
 Representative: Shinobu Sakanoshita, President and Chief Executive Officer
 Inquiries: Tatsu Makino, Managing Director and Chief Financial Officer
 Tel. +81-3-6327-5160

Notice of Decision of Prices, etc., Concerning Issuance of New Investment Units
 and Secondary Offering of Investment Units

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) today announced that, at its Board of Directors’ Meeting held on August 3, 2023, it determined the issue and the offer prices for new investment units and a secondary offering of investment units, which were resolved at the Board of Directors’ Meeting held on July 31, 2023.

1. Issuance of new investment units through public offering (“Primary Offering”)

	30,470 units
(1) Number of investment units to be offered	Out of the above number of investment units to be offered, 9,600 units will be sold to overseas investors in overseas markets mainly consisting of Europe and Asia (excluding, however, the United States and Canada).
(2) Amount to be paid in (issue amount)	¥ 462,315 per unit
(3) Total amount to be paid in (total issue amount)	¥ 14,086,738,050
(4) Issue price (offer price)	¥ 477,750 per unit
(5) Total amount of issue price (total offer price)	¥ 14,557,042,500
(6) Period for subscription	Friday, August 4, 2023
(7) Payment period for deposit in securities	Friday, August 4, 2023 to Monday, August 7, 2023.
(8) Payment date	Wednesday, August 9, 2023
(9) Delivery and settlement date	Thursday, August 10, 2023

(Note) The underwriters will purchase and underwrite the investment units at the amount to be paid in (issue amount) and offer them at the issue price (offer price).

2. Secondary offering of investment units through over-allotment

(1) Number of investment units to be distributed	1,530 units
(2) Offer price	¥ 477,750 per unit
(3) Total amount of offer price	¥ 730,957,500

Note: This document is a press release that is to be made publicly available regarding the issuance of new investment units and secondary offering of investment units by MFLP-REIT, and has not been prepared for the purpose of solicitation of investment. Prospective investors should make investment decisions only after they review the prospectus for the issuance of new investment units and secondary offering of investment units as well as amendments thereto (if any) prepared by MFLP-REIT, and note that the investment decisions are made at their discretion and responsibility.
 In addition, this document does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

- | | |
|--|---|
| (4) Period for subscription | Friday, August 4, 2023 |
| (5) Payment period for deposit in securities | Friday, August 4, 2023 to Monday, August 7, 2023. |
| (6) Delivery and settlement date | Thursday, August 10, 2023 |

3. Issuance of new investment units through a third-party allotment (the “Third-Party Allotment”)

- | | |
|--|----------------------------|
| (1) Amount to be paid in (issue amount) | ¥ 462,315 per unit |
| (2) Total amount to be paid-in
(total issue amount) (maximum) | ¥ 707,341,950 |
| (3) Period for subscription (Subscription period) | Tuesday, August 22, 2023 |
| (4) Payment date | Wednesday, August 23, 2023 |

(Note) If there are no subscriptions for the investment units during the period for subscription (Subscription period) stated in (3) above, the issuance of such investment units shall be cancelled.

<Reference>

1. Basis for calculating the issue price and the offer price

- | | | |
|---|--------------------------|-----------|
| (1) Reference date of calculation and price | Thursday, August 3, 2023 | ¥ 490,000 |
| (2) Discount rate | 2.50 % | |

2. Syndicate cover transaction period

Saturday, August 5, 2023, to Friday, August 18, 2023.

3. Use of the proceeds

The net proceeds from the Primary Offering of ¥ 14,086,738,050 may be allocated for partial financing to obtain the real estate trust beneficiary interests that MFLP-REIT plans to acquire as described in its press release entitled “Notice Concerning Acquisition of Trust Beneficiary Rights to Real Estate in Japan and Leasing of Assets” released on July 31, 2023 by the end of July 2024. Additionally, the maximum net proceeds of ¥ 707,341,950 from the Third-Party Allotment may be allocated for the acquisition of specified assets (Note 1) or the repayment of borrowings in the future by the end of July 2024.

(Note 1) “Specified assets” are subject to Article 2, paragraph (1) of the Act on Investment Trusts and Investment Corporations of Japan.

(Note 2) For the details of the real estate trust beneficiary interests to be acquired by MFLP-REIT, please refer to “Notice Concerning Acquisition of Trust Beneficiary Rights to Real Estate in Japan and Leasing of Assets” announced on July 31, 2023.

End

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

Note: This document is a press release that is to be made publicly available regarding the issuance of new investment units and secondary offering of investment units by MFLP-REIT, and has not been prepared for the purpose of solicitation of investment. Prospective investors should make investment decisions only after they review the prospectus for the issuance of new investment units and secondary offering of investment units as well as amendments thereto (if any) prepared by MFLP-REIT, and note that the investment decisions are made at their discretion and responsibility.
In addition, this document does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.