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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 Concerning Borrowing of Funds (Including Sustainability Linked Loan and Green Loan)
and Repayment of Borrowing

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) today resolved on debt financings (the “Borrowing”) and repayment of borrowings (the “Repayment”) hereby announces as follows:

Long-term borrowings of the borrowing is Sustainability Linked Loan that will be executed based on the Sustainability Linked Loan Framework (the “Sustainability Linked Loan”) or Green Loan that will be executed based on the Sustainability Finance Framework (the “Green Loan”). Both Framework established by MFLP-REIT.

MFLP-REIT aims to promote the asset management with consideration to ESG and strengthen the funding base through sustainability finance, including Sustainability Linked Loan and Green Loan.

I. Borrowing

1. Details of Borrowing

A. Short-term borrowing

| Lender | Amount (million yen) | Interest rate | Borrowing date | Repayment date | Repayment method, Collateral etc. |
|----------------------------------|----------------------------|--------------------------------------|---------------------|----------------------|---|
| Mizuho Bank, Ltd. | 3,100 | Base rate +0.035% ^(*1) | February 1, 2024 | February 19, 2024 | Bullet repayment, Unsecured and non- guaranteed |
| The Bank of Fukuoka, Ltd. | 900 | Base rate +0.05% ^(*2) | February 1, 2024 | May 1, 2024 | Bullet repayment, Unsecured and non- guaranteed |
| Total of short-term borrowing | 4,000 | - | - | - | - |

(Note 1) The interest payment date is the repayment date. The base interest rate is calculated by linear interpolation of the JBA one-week Japanese Yen TIBOR and one-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the borrowing date.

(Note 2) The interest payment date is the repayment date. The base interest rate is the JBA three-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the borrowing date.

The JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).

B. Long-term borrowing (1)

| Lender | Amount (million yen) | Interest rate | Borrowing date | Repayment date ^(*6) | Repayment method, Collateral etc. |
|--|----------------------------|---------------------------------------|---------------------|-----------------------------------|--|
| MUFG Bank, Ltd. (Green Loan) | 1,200 | 0.52125% ^(*2) | February 1, 2024 | February 1, 2027 | Bullet repayment, Unsecured and non-guaranteed |
| Sumitomo Mitsui Trust Bank, Limited (Green Loan) | 1,200 | 0.6225% ^(*2) | February 1, 2024 | February 1, 2028 | Bullet repayment, Unsecured and non-guaranteed |
| Daishi Hokuetsu Bank, Ltd. (Sustainability Linked Loan) ^(*1) | 1,000 | 0.9888% ^(*2,3) | February 1, 2024 | February 3, 2031 | Bullet repayment, Unsecured and non-guaranteed |
| The Keiyo Bank, Ltd. (Sustainability Linked Loan) ^(*1) | 500 | | | | |
| Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan) ^(*1) | 1,700 | 1.13% ^(*2,4) | February 1, 2024 | February 2, 2032 | Bullet repayment, Unsecured and non-guaranteed |
| The Joyo Bank, Ltd. (Sustainability Linked Loan) ^(*1) | 1,000 | | | | |
| The Bank of Fukuoka, Ltd. (Green Loan) | 1,000 | | | | |
| The Hachijuni Bank, Ltd. (Green Loan) | 1,000 | Base rate +0.2125% ^(*5) | February 1, 2024 | August 2, 2032 | Bullet repayment, Unsecured and non-guaranteed |
| The Norinchukin Bank (Sustainability Linked Loan) ^(*1) | 1,000 | 1.2275% ^(*2,4) | February 1, 2024 | February 1, 2033 | Bullet repayment, Unsecured and non-guaranteed |
| Resona Bank, Ltd (Sustainability Linked Loan) ^(*1) | 1,500 | Base rate +0.2375% ^(*5) | February 1, 2024 | August 1, 2033 | Bullet repayment, Unsecured and non-guaranteed |
| The Yamagata Bank, Ltd. (Sustainability Linked Loan) ^(*1) | 700 | 1.2756% ^(*2,4) | | | |
| Mizuho Bank, Ltd. (Sustainability Linked Loan) ^(*1) | 1,200 | 1.3238% ^(*2,4) | February 1, 2024 | February 1, 2034 | Bullet repayment, Unsecured and non-guaranteed |
| The Iyo Bank, Ltd. (Green Loan) | 1,000 | Base rate +0.25% ^(*5) | | | |
| Total of long-term borrowing | 14,000 | - | - | - | - |

C. Long-term borrowing (2)

| Lender | Amount (million yen) | Interest rate | Borrowing date | Repayment date ^(*6) | Repayment method, Collateral etc. |
|---|----------------------------|--------------------------------------|---------------------|-----------------------------------|--|
| The Bank of Fukuoka, Ltd. (Green Loan) | 1,300 | Base rate +0.225% ^(*5) | February 2, 2024 | February 2, 2033 | Bullet repayment, Unsecured and non-guaranteed |

(Note 1) The borrowing is planned to be financed by Sustainability Linked Loan, the interest rate from the timing of the determination to the repayment date will change according to the achievement status of the the Sustainability Performance Target ("SPT") as described in (Note 3) and (Note 4) .

(Note 2) Interest rate is fixed until the repayment date. The first interest payment date is the last day of July 2024, and thereafter the interest payment date will be the last day of January and July until and including the repayment date. (If each interest payment date is not a business day, such interest payment date shall be on the next business day. Provided, however, that such interest payment date shall be on the preceding business day if such next business day falls into the next month.)

(Note 3) SPT: 90% reduction of CO2 emission intensity in logistics facilities (Scope 1 and 2) as of 2027 compared to 2016 Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2028 until the principal repayment date
 (1) If emissions intensity is reduced by 90% (Achievement of SPT) : Initial interest rate - 0.02%
 (2) If the emissions intensity increases compared to 2016 (SPT Not Achieved) : Initial interest rate + 0.02%
 If neither (1) nor (2) applies (SPT Not Achieved) : Initial interest rate

(Note 4) SPT: 100% reduction of CO2 emission intensity in logistics facilities (Scope 1 and 2) as of 2030 compared to 2016 Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2031 until the principal repayment date
 (1) If emissions intensity is reduced by 100% (Achievement of SPT) : Initial interest rate - 0.02%
 (2) If the emissions intensity increases compared to 2016 (SPT Not Achieved) : Initial interest rate + 0.02%
 If neither (1) nor (2) applies (SPT Not Achieved) : Initial interest rate

(Note 5) The interest payment date is the repayment date. The base interest rate is the JBA three-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the borrowing date. Provided, however, even if the interest calculation period is less than three months, the base interest rate will be calculated using the three-month JBA Japanese Yen TIBOR. The first interest payment date is the last day of April 2024, and thereafter the interest payment date will be the last day of January, April, July and October until and including the repayment date. (If each interest payment date is not a business day, such interest payment date shall be on the next business day. Provided, however, that such interest payment date shall be on the preceding business day if such next business day falls into the next month.) The JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).

(Note 6) If each repayment date is not a business day, such repayment date shall be on the next business day. Provided, however, that such repayment date shall be on the preceding business day if such next business day falls into the next month.

2. Reason for Borrowing

"1. A. Short-term borrowing" and "1. B. Long-term borrowing (1)" are to be allocated towards a part of the purchase price of the real estate trust beneficiary interests of "MFLP Hiratsuka III", "MFLP Shinkiba I" and "SG Realty MFLP Fukuoka Kasuya" (the "Anticipated Acquisitions") and the related costs, referred to in the press release "Notice Concerning Acquisition and Leasing of Domestic Beneficiary Interests in Trust Assets" announced on July 31, 2023. "1. C. Long-term borrowing (2)" are to be allocated to the Repayment as detailed in "II. Details of Repayment" below.

3. Amount, specific use of proceeds and expected date of expenditure of funds to be procured

(1) Amount of funds to be procured

¥19,300 million

(2) Specific use of proceeds of funds to be procured

“1. A. Short-term borrowing” and “1. B. Long-term borrowing (1)” are to be allocated towards a part of financing for the Anticipated Acquisitions and the related costs.

“1. C. Long-term borrowing (2)” are to be allocated to the Repayment as detailed in “II. Details of Repayment” below.

MFLP-REIT plans to use the funds for the Repayment for the loan that were required for acquisition of Eligible Green Asset under the Sustainability Finance Framework.

Specifically, the Borrowing is used to repay long-term debt raised to partially finance the acquisition funds of "MFLP Kuki", "MFLP Yokohama Daikoku", "MFLP Yashio", "MFLP Atsugi", "MFLP Funabashi Nishiura", "MFLP Kashiwa" and "MFLP Sakai", which were acquired on August 2, 2016, and the acquisition funds of "GLP/MFLP Ichikawa Shiohama", which were acquired on September 1, 2016.

(3) Expected date of expenditure

February 1, 2024 and February 2, 2024

II. Details of Repayment

| Lender | Amount (million yen) | Borrowing date | Repayment date |
|---------------------------|-------------------------|----------------|------------------|
| The Bank of Fukuoka, Ltd. | 1,300 | August 2, 2016 | February 2, 2024 |

III. Status of the borrowings after execution of Borrowing

(Unit: millions of yen)

| | Prior to execution | After execution | Change |
|---|--------------------|-----------------|--------|
| Short-term borrowing ^(*) | 600 | 4,600 | 4,000 |
| Long-term borrowing ^(*) | 125,700 | 139,700 | 14,000 |
| Total borrowing | 126,300 | 144,300 | 18,000 |
| Investment corporation bonds | 5,000 | 5,000 | 0 |
| Total of borrowing and investment corporation bonds | 131,300 | 149,300 | 18,000 |

(Note) “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.

III. Other

Concerning the risks of the Borrowing and the Repayment, there are no material changes in the details of risks as described in “Part I Fund information / 1. Overview of Fund / 3. Investment Risks” of the Securities Report submitted on October 24, 2023.

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

End

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