

Supplementary materials for press release dated February 16, 2024

“Notice Concerning Acquisition and Leasing of Domestic
Beneficiary Interests in Trust Assets”

February 16, 2024

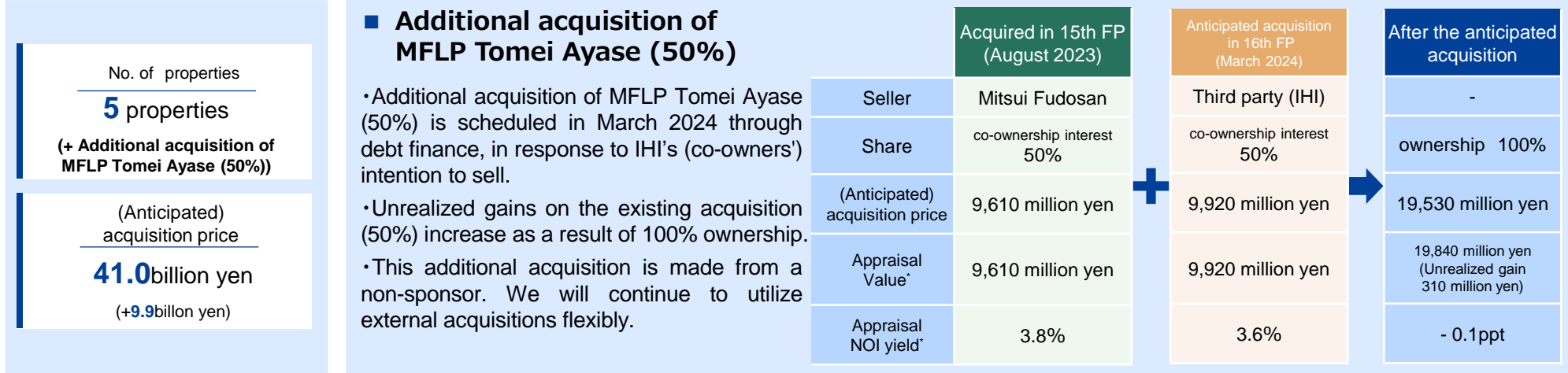
Mitsui Fudosan Logistics Park Inc. (MFLP-REIT)

Securities Code 3471

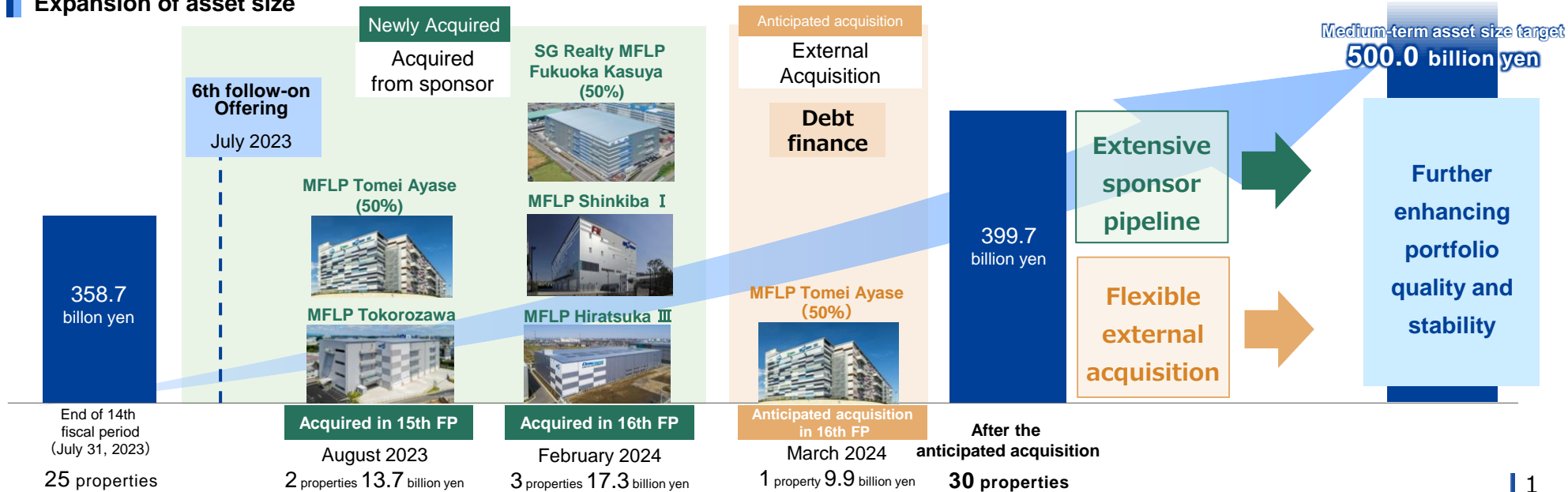


Flexible acquisition in response to third parties' (co-owners') intention to sell

New acquisitions (6th public offering) and Anticipated acquisition in 16th FP (external acquisition)



Expansion of asset size

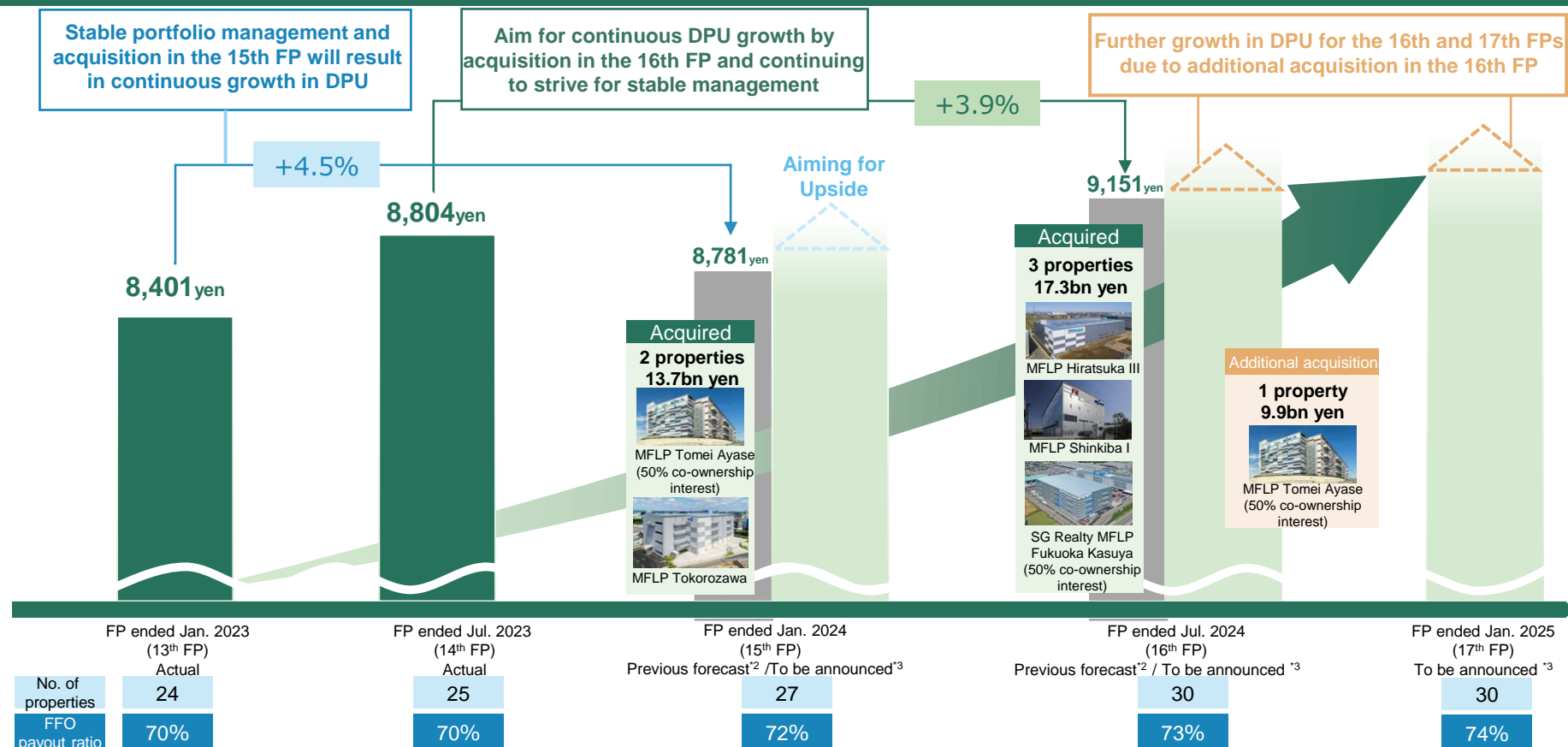


* For further details, please refer to the Notes on Matters Stated in this Document on p.3

Achieve further DPU and NAV growth through the additional acquisition in the 16th FP

DPU forecast for the 16th and the 17th FP, including the additional acquisition in the 16th FP, will be announced at the time of the announcement of the financial results for the 15th FP (March 2024).

Continuous DPU*1 Growth



Growth of NAV per unit*1



*1 For further details, please refer to the Notes on Matters Stated in this Document on p.3

*2 Announced on September 14, 2023 *3 To be announced on March 14, 2024

Notes on Matters Stated in this Document

Unless otherwise specified, figures indicated in whole numbers are rounded down to the nearest specified unit and figures with a decimal point are rounded to the nearest indicated unit.

Unless otherwise specified, descriptions are made based on the following.

“Appraisal value”

The appraisal value of "MFLP Tomei Ayase" is the appraisal value as of May 31, 2023 for the portion acquired in the 15th FP and as of November 30, 2023 for the portion acquired in the 16th FP.

The post-acquisition appraisal value is the normal price as a whole after the acquisition of the additional interests, based on the appraisal report with a valuation date of November 30, 2023.

Unrealized gains are calculated by deducting the total acquisition price from the normal price as a whole after the acquisition of the additional interests.

“Appraisal NOI yield”

Ratio of net operating income under direct capitalization method stated in real estate appraisal report to acquisition price.

“Distributions per unit (DPU) ”

Includes distributions in excess of earnings.

(Number of investment units issued and outstanding: 576,000 units at the end of 13th and 14th FPs / 608,000 units at the end of 15th and 16th FPs)

“NAV per unit”

The amount obtained by dividing the total net asset value at the end of each FP plus unrealized gains by the number of investment units issued and outstanding at the end of each FP.

“Average annual growth rate of NAV per unit (from the 1st FP to the 14th FP)” is the ratio (growth rate) of NAV per unit at the end of the 14th FP to NAV per unit at the end of the 1st FP, it is calculated by subtracting 1 from the value obtained by multiplying the value by the reciprocal of the number of years from the end of the 1st FP to the end of the 14th FP.

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