

Summary of Financial Results for the Fiscal Period Ended July 31, 2017 (REIT)

September 13, 2017

| | | | |
|--------------------------|--|------------------------|---|
| REIT Securities Issuer | Mitsui Fudosan Logistics Park Inc. | Stock Exchange Listing | Tokyo Stock Exchange |
| Securities Code | 3471 | Website | http://www.mflp-r.co.jp/en/ |
| Representative | Masayuki Isobe, Executive Director | | |
| Asset Management Company | Mitsui Fudosan Logistics REIT Management Co., Ltd. | | |
| Representative | Chishu Zushi, President and Chief Executive Officer | | |
| Inquiries | Tatsu Makino, Director & General Manager of Finance Division Tel. +81-3-6327-5160 | | |

Scheduled date of submission of securities report: October 25, 2017

Scheduled date of commencement of distribution payout: October 13, 2017

Supplementary materials for financial results: Yes

Holding investor presentation for financial results: Yes (for analysts and institutional investors)

(Amounts less than ¥1 million have been rounded down)

1. Financial Results for the Fiscal Period Ended July 31, 2017 (February 1, 2017 to July 31, 2017)

(1) Results of Operations

(% figures denote rate of period-on-period change)

| | Operating revenues | | Operating income | | Ordinary income | | Net income | |
|--------------------------------------|--------------------|-----|------------------|-------|-----------------|-----|-----------------|-----|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % |
| Fiscal period ended July 31, 2017 | 2,548 | 6.9 | 1,181 | (9.7) | 1,152 | 3.7 | 1,151 | 3.8 |
| Fiscal period ended January 31, 2017 | 2,383 | — | 1,307 | — | 1,111 | — | 1,110 | — |

| | Net income per unit | Return on unitholders' equity | Ratio of ordinary income to total assets | Ratio of ordinary income to operating revenues |
|--------------------------------------|---------------------|-------------------------------|--|--|
| | Yen | % | % | % |
| Fiscal period ended July 31, 2017 | 5,141 | 1.9 | 1.4 | 45.2 |
| Fiscal period ended January 31, 2017 | 9,017 | 1.9 | 1.5 | 46.6 |

Notes:

- At Mitsui Fudosan Logistics Park Inc. ("MFLP-REIT"), the fiscal period ended January 31, 2017 was a period of 334 days from March 4, 2016 to January 31, 2017, but the actual asset management period was 183 days from August 2, 2016 to January 31, 2017.
- Net income per unit for the fiscal period ended January 31, 2017 is calculated by dividing net income by the daily weighted average number of investment units (123,102 units). Net income per unit for the fiscal period ended January 31, 2017 using the daily weighted average number of investment units deeming August 2, 2016, the starting date of the actual asset management period, as the beginning of the fiscal period (222,525 units) is ¥4,988.
- Return on unitholders' equity and ratio of ordinary income to total assets for the fiscal period ended January 31, 2017 are calculated using the respective average of unitholders' equity and total assets as of August 2, 2016, the starting date of the actual asset management period, and as of the end of the fiscal period.
- Presentation of percentage figures for operating revenues, operating income, ordinary income and net income is the rate of period-on-period change, but this is not applicable for the fiscal period ended January 31, 2017 as it is the first fiscal period.

(2) Distributions

| | Distributions per unit (excluding distributions in excess of earnings) | Total amount of distributions (excluding distributions in excess of earnings) | Distributions in excess of earnings per unit | Total amount of distributions in excess of earnings | Distributions per unit (including distributions in excess of earnings) | Total amount of distributions (including distributions in excess of earnings) | Payout ratio | Ratio of distributions to net assets |
|--------------------------------------|--|---|--|---|--|---|--------------|--------------------------------------|
| | Yen | Millions of yen | Yen | Millions of yen | Yen | Millions of yen | % | % |
| Fiscal period ended July 31, 2017 | 5,142 | 1,151 | 204 | 45 | 5,346 | 1,197 | 100.0 | 1.9 |
| Fiscal period ended January 31, 2017 | 4,955 | 1,109 | 243 | 54 | 5,198 | 1,164 | 100.0 | 1.9 |

Notes:

- Due to the issuance of new investment units, the payout ratio for the fiscal period ended January 31, 2017 is calculated using the following formula and rounded to the first decimal place.
Payout ratio = Total amount of distributions (excluding distributions in excess of earnings) ÷ Net income × 100
- The total amount of distributions in excess of earnings for the fiscal period ended July 31, 2017 and the fiscal period ended January 31, 2017 is entirely return of capital applicable to distribution reducing unitholders' capital for tax purposes.
- The ratio of decreasing surplus attributable to distributions in excess of earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) for the fiscal period ended July 31, 2017 and the fiscal period ended January 31, 2017 is 0.001 for each. This calculation is based on Article 23, Paragraph 1, Item 4 of the Order for Enforcement of the Corporation Tax Act.

(3) Financial Position

| | Total assets | Net assets | Ratio of unitholders' equity to total assets | Net assets per unit |
|--------------------------------------|-----------------|-----------------|--|---------------------|
| | Millions of yen | Millions of yen | % | Yen |
| Fiscal period ended July 31, 2017 | 78,811 | 59,447 | 75.4 | 265,392 |
| Fiscal period ended January 31, 2017 | 81,698 | 59,460 | 72.8 | 265,449 |

(4) Cash Flows

| | Cash flows from operating activities | Cash flows from investing activities | Cash flows from financing activities | Cash and cash equivalents |
|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------|
| | Millions of yen | Millions of yen | Millions of yen | Millions of yen |
| Fiscal period ended July 31, 2017 | 4,938 | (78) | (4,163) | 3,780 |
| Fiscal period ended January 31, 2017 | (745) | (74,520) | 78,350 | 3,084 |

2. Forecast for the Fiscal Period Ending January 31, 2018 (August 1, 2017 to January 31, 2018)

(% figures denote rate of period-on-period change)

| | Operating revenues | | Operating income | | Ordinary income | | Net income | | Distributions per unit (excluding distributions in excess of earnings) | Distributions in excess of earnings per unit | Distributions per unit (including distributions in excess of earnings) |
|---------------------------------------|--------------------|-----|------------------|-----|-----------------|-----|-----------------|-----|--|--|--|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % | Yen | Yen | Yen |
| Fiscal period ending January 31, 2018 | 2,629 | 3.2 | 1,193 | 1.1 | 1,163 | 0.9 | 1,162 | 0.9 | 5,187 | 306 | 5,493 |

(Reference) Expected net income per unit for the fiscal period ending January 31, 2018: ¥5,188

• Other

(1) Changes in accounting policies, changes in accounting estimates, or retrospective restatements

- (i) Changes in accounting policies due to revisions to accounting standards, etc.: None
- (ii) Changes in accounting policies other than (i) above: None
- (iii) Changes in accounting estimates: None
- (iv) Retrospective restatements: None

(2) Total number of investment units issued and outstanding

(i) Total number of investment units issued and outstanding at the end of the fiscal period (including treasury units)

| | | | |
|-----------------------------------|---------------|--------------------------------------|---------------|
| Fiscal period ended July 31, 2017 | 224,000 units | Fiscal period ended January 31, 2017 | 224,000 units |
|-----------------------------------|---------------|--------------------------------------|---------------|

(ii) Number of treasury units at the end of the fiscal period

| | | | |
|-----------------------------------|---------|--------------------------------------|---------|
| Fiscal period ended July 31, 2017 | 0 units | Fiscal period ended January 31, 2017 | 0 units |
|-----------------------------------|---------|--------------------------------------|---------|

• The implementation Status of Statutory Audit

At the time of disclosure of this financial report, the audit procedures for the financial statements pursuant to the Financial Instruments and Exchange Act have not been completed.

• Appropriate use of the forecast of financial results; other special items

Forecasts of financial results and other forward-looking statements contained in this material are based on information currently available to and certain assumptions deemed reasonable by MFLP-REIT. Actual operating performance, etc. may differ significantly from these forecasts due to a variety of factors. Furthermore, these forecasts do not guarantee the above distribution amounts.

For details of assumptions for the above forecast figures, please refer to "Forecast Assumptions for the Fiscal Period Ending January 31, 2018 (August 1, 2017 to January 31, 2018)" described on page 3.

Forecast Assumptions for the Fiscal Period Ending January 31, 2018 (August 1, 2017 to January 31, 2018)

| Item | Assumptions |
|------------------------|---|
| Calculation period | <ul style="list-style-type: none"> The fiscal period ending January 31, 2018 (the third fiscal period): August 1, 2017 to January 31, 2018 (184 days) |
| Investment assets | <ul style="list-style-type: none"> It is assumed that the trust beneficiary interests in real estate (total of nine properties) held by MFLP-REIT as of July 31, 2017, plus the trust beneficiary interests in real estate for MFLP Komaki (one property) acquired on August 4, 2017, to total ten properties (the “acquired assets”) will continue to be held and there will be no acquisition of new properties other than the acquired assets through to the end of the fiscal period ending January 31, 2018. Actual numbers may change due to the future acquisition of new properties other than the acquired assets and/or disposal of the acquired assets, etc. |
| Operating revenue | <ul style="list-style-type: none"> Leasing business revenues are calculated based on lease contracts already concluded for the acquired assets that are in effect as of the date of this document, and other factors, including tenant movements and market trends. Calculations assume that there will be no gain or loss on sale of real estate. |
| Operating expenses | <ul style="list-style-type: none"> Leasing business expenses, which are major operating expenses, other than depreciation have been calculated taking into consideration changes to expenses, with historical results used as a benchmark. Depreciation expenses are calculated using the straight-line method. Depreciation is expected to be ¥595 million for the fiscal period ending January 31, 2018. Leasing business income (excluding gain on sale of real estate) after the deduction of leasing business expenses (including depreciation) is expected to be ¥1,527 million for the fiscal period ending January 31, 2018. Property taxes, city planning taxes and other charges on the acquired assets are expected to be ¥246 million for the fiscal period ending January 31, 2018. Repair expenses for buildings are expected to be ¥22 million for the fiscal period ending January 31, 2018. However, given the possibility that repair expenses may increase or additional expenses may be incurred due to difficult-to-forecast factors, the actual results may differ largely from the forecast amount. |
| Non-operating expenses | <ul style="list-style-type: none"> Interest expenses and other expenses related to borrowings are expected to be ¥30 million for the fiscal period ending January 31, 2018. |
| Interest-bearing debt | <ul style="list-style-type: none"> It is assumed that total interest-bearing debt will be ¥18,700 million at the end of the fiscal period ending January 31, 2018. The loan to value (LTV) ratio is expected to be 23.4% at the end of the fiscal period ending January 31, 2018. The following formula is used to calculate LTV ratio. LTV ratio = Total interest-bearing debt ÷ Total assets × 100 |
| Investment units | <ul style="list-style-type: none"> It is assumed that the total number of investment units issued and outstanding is the 224,000 units as of today, and there will be no change in the number of investment units by issuing new investment units, etc. through to the end of the fiscal period ending January 31, 2018. Distribution per unit (excluding distribution in excess of earnings) and distribution in excess of earnings per unit are calculated based on the 224,000 units of expected total number of investment units issued and outstanding at the end of the fiscal period ending January 31, 2018. |

| Item | Assumptions |
|--|---|
| Distribution per unit (excluding distribution in excess of earnings) | <ul style="list-style-type: none"> • Distribution per unit (excluding distribution in excess of earnings) is calculated in accordance with MFLP-REIT's policy on distribution of cash described in its Articles of Incorporation and assuming that all profits will be distributed. • However, distribution per unit (excluding distribution in excess of earnings) may change for a variety of reasons, including changes in MFLP-REIT's investment assets, changes in leasing revenues due to tenant movements, etc., and/or the occurrence of unforeseen repairs and maintenance, etc. |
| Distribution in excess of earnings per unit | <ul style="list-style-type: none"> • Distribution in excess of earnings per unit is calculated in accordance with MFLP-REIT's policy on distribution of cash described in its Articles of Incorporation and the asset management guidelines for the asset management company. Total distribution in excess of earnings are expected to be ¥68 million for the fiscal period ending January 31, 2018. • MFLP-REIT emphasizes cash flow generated by asset management, such as the leasing of investment assets, excluding gain or loss on sale of real estate. For the time being, it is MFLP-REIT's policy to calculate the amount distributable, including distribution in excess of earnings, to be around 70% of FFO up to a maximum of 75% of FFO and continually distribute the amount that exceeds the amount of distribution of earnings, within a scope where financial stability can be secured and owned assets can be maintained for a long duration of time, as distribution in excess of earnings determined based on a comprehensive judgment of the situation (the "continuous distribution in excess of earnings"). However, the continuous distribution in excess of earnings may be terminated given the economic environment, trends in the real estate market or leasing market, the situation surrounding owned assets, the percentage of distribution in excess of earnings accounted for in depreciation during MFLP-REIT's applicable operating period^{(*)1}, and the situation pertaining to LTV level and retained cash and deposits, among other factors. • In addition to the continuous distribution in excess of earnings, in cases where the distribution amount for distribution per unit (including distribution in excess of earnings) is expected to temporarily decline by a certain degree due to such factors as the procurement of funds through the issuance of new investment units, etc., a temporary distribution in excess of earnings may be executed in order to standardize the amount of the distribution per unit (including distribution in excess of earnings). • However, from the perspective of continuing to maintain owned assets for a long period of time, in cases where the above distribution of cash is executed, and where the amount equal to the equivalent of depreciation for the applicable operating period minus the amount of the distribution in excess of earnings for the applicable operating period falls below the standard amount of capital for building maintenance^{(*)2}, the distribution in excess of earnings will be decreased by a maximum amount with in which the distribution amount does not fall below the total equivalent of the distribution of earnings, and this may lead to cases where distribution in excess of earnings will not be executed. • In addition, from the perspective of continuing stable financial management, distribution in excess of earnings will not be executed in cases where the appraisal LTV ratio^{(*)3} exceeds 60% in the event that the above distribution of cash is executed. <p>^{(*)1} The maximum will be an amount equivalent to 60% of the depreciation for the applicable operating period.</p> <p>^{(*)2} "Standard amount of capital for building maintenance" refers to the "amount equivalent to the capital expenditure amount noted in the Building Condition Evaluation Report averaged over 12 years," from which an amount representing six months of capital expenditure is determined and then multiplied by two.</p> <p>^{(*)3} Appraisal LTV ratio (%) = $A/B \times 100$ (%)</p> <p style="margin-left: 20px;">A = Total interest-bearing debt on the applicable accounts settlement date</p> <p style="margin-left: 20px;">B = Total assets on the balance sheet on the applicable accounts settlement date – Amount of book value after depreciation of owned real estate on the applicable accounts settlement date + Appraisal value of owned real estate on the applicable accounts settlement date</p> |
| Other | <ul style="list-style-type: none"> • It is assumed that there will be no change in legislation, taxation, accounting standards, listing regulations imposed by the Tokyo Stock Exchange, rules and requirements imposed by The Investment Trusts Association, Japan, etc. that will impact the aforementioned forecasts. • It is assumed that there will be no unforeseen material changes in general economic trends, real estate market conditions, etc. |