

March 13, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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(Securities Code: 3471)
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Notice Concerning Borrowing of Funds (Sustainability Linked Loan and Green Loan)

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

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

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date ^(*6)	Repayment method, Collateral etc.
MUFG Bank, Ltd. (Green Loan)	800	0.5225% ^(*2)	March 15, 2024	March 15, 2027	Bullet repayment, Unsecured and non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	800	0.6088% ^(*2)	March 15, 2024	March 15, 2028	Bullet repayment, Unsecured and non-guaranteed
The Chiba Bank, Ltd. (Sustainability Linked Loan) ^(*1)	1,000	0.9563% ^(*2,3)	March 15, 2024	March 17, 2031	Bullet repayment, Unsecured and non-guaranteed
Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan) ^(*1)	1,400	1.0975% ^(*2,4)	March 15, 2024	March 15, 2032	Bullet repayment, Unsecured and non-guaranteed
Shinkin Central Bank (Sustainability Linked Loan) ^(*1)	1,500				

Resona Bank, Ltd (Sustainability Linked Loan) ^(*1)	500	Base rate +0.2125% ^(*4,5)	March 15, 2024	September 15, 2032	Bullet repayment, Unsecured and non-guaranteed
The Hachijuni Bank, Ltd. (Green Loan)	500	Base rate +0.2125% ^(*5)			
The Norinchukin Bank (Sustainability Linked Loan) ^(*1)	500	1.195% ^(*2,4)	March 15, 2024	March 15, 2033	Bullet repayment, Unsecured and non-guaranteed
SBI Shinsei Bank, Ltd. (Sustainability Linked Loan) ^(*1)	1,200				
The Yamaguchi Bank, Ltd. (Green Loan)	1,000	1.2419% ^(*2)	March 15, 2024	September 15, 2033	Bullet repayment, Unsecured and non-guaranteed
Mizuho Bank, Ltd. (Sustainability Linked Loan) ^(*1)	800	1.2888% ^(*2,4)	March 15, 2024	March 15, 2034	Bullet repayment, Unsecured and non-guaranteed
Total of long-term borrowing	10,000	-	-	-	-

(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 the end 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 the end 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

Funds are to be allocated towards a part of the purchase price of the real estate trust beneficiary interests (the “Anticipated Acquisition”) and the related costs, referred to in the press release “Notice Concerning Acquisition and Leasing of Domestic Beneficiary Interests in Trust Assets” announced on February 16, 2024.

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

(1) Amount of funds to be procured

¥10,000 million

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

Funds are to be allocated towards a part of financing for the Anticipated Acquisition and the related costs.

(3) Expected date of expenditure

March 15, 2024

II. Status of the borrowings after execution of Borrowing

(Unit: millions of yen)

	Prior to execution	After execution	Change
Short-term borrowing ^(*)	1,500	1,500	0
Long-term borrowing ^(*)	139,700	149,700	10,000
Total borrowing	141,200	151,200	0
Investment corporation bonds	5,000	5,000	0
Total of borrowing and investment corporation bonds	146,200	156,200	10,000

(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/>