

August 2, 2016

For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Borrowing of Funds and Establishment of a Commitment Line

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) announced today that it reached a decision regarding borrowing of funds (the “Borrowing”) and the establishment of a commitment line agreement (the “Establishment”) on July 28, 2016, and executed a portion of the Borrowing on August 2, 2016.

I. Borrowing of Funds

1. Details of Borrowing

A. Short-term borrowing

- | | |
|---------------------------|---|
| (1) Lender | Sumitomo Mitsui Banking Corporation |
| (2) Amount | ¥1,000 million |
| (3) Interest rate | 0.1003% |
| (4) Borrowing date | August 2, 2016 |
| (5) Borrowing method | Concluded a special overdraft agreement with the lender on July 29, 2016. |
| (6) Repayment date | August 31, 2016 |
| (7) Repayment method | Bullet repayment |
| (8) Interest payment date | Principal repayment date |
| (9) Collateral | Unsecured and non-guaranteed |

B. Short-term borrowing

- | | |
|---------------------------|---|
| (1) Lender | Mitsubishi UFJ Trust and Banking Corporation |
| (2) Amount | ¥500 million |
| (3) Interest rate | 0.1003% |
| (4) Borrowing date | August 2, 2016 |
| (5) Borrowing method | Concluded a special overdraft agreement with the lender on July 29, 2016. |
| (6) Repayment date | August 31, 2016 |
| (7) Repayment method | Bullet repayment |
| (8) Interest payment date | Principal repayment date |

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- (9) Collateral Unsecured, unguaranteed

C. Short-term borrowing

- (1) Lender Mizuho Trust & Banking Co., Ltd.
 (2) Amount ¥1,400 million
 (3) Interest rate 0.1003%
 (4) Borrowing date August 2, 2016
 (5) Borrowing method Concluded a special overdraft agreement with the lender on July 29, 2016.
 (6) Repayment date August 31, 2016
 (7) Repayment method Bullet repayment
 (8) Interest payment date Principal repayment date
 (9) Collateral Unsecured and non-guaranteed

D. Short-term borrowing

- (1) Lender Mizuho Bank, Ltd.
 (2) Amount ¥1,500 million
 (3) Interest rate 0.07% added to the base interest rate (JBA one-month Japanese yen TIBOR)^{(*)1}
 An interest rate of 0.1003% will be applied to the initial interest calculation period.
 (4) Borrowing date August 2, 2016
 (5) Borrowing method Concluded a special overdraft agreement with the lender on July 29, 2016.
 (6) Repayment date December 30, 2016
 (7) Repayment method Bullet repayment
 (8) Interest payment dates The initial interest payment shall be made on August 31, 2016, with subsequent payments at the end of each month and on the principal repayment date^{(*)2}.
 (9) Collateral Unsecured and non-guaranteed

E. Short-term borrowing

- (1) Lender Sumitomo Mitsui Trust Bank, Limited
 (2) Amount ¥1,000 million
 (3) Interest rate 0.07% added to the base interest rate (JBA one-month Japanese yen TIBOR)^{(*)1}
 An interest rate of 0.1003% will be applied to the initial interest calculation period.
 (4) Borrowing date August 2, 2016
 (5) Borrowing method Concluded a special overdraft agreement with the lender on July 29, 2016.
 (6) Repayment date January 31, 2017
 (7) Repayment method Bullet repayment
 (8) Interest payment dates The initial interest payment shall be made on August 31, 2016 first, the last day of each month thereafter, and the principal repayment date^{(*)2}.

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- (9) Collateral Unsecured and non-guaranteed

F. Long-term borrowing

- (1) Lender Mizuho Bank, Ltd.
 (2) Amount ¥400 million
 (3) Interest rate 0.1425%
 (4) Borrowing date August 2, 2016
 (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
 (6) Repayment date August 2, 2022
 (7) Repayment method Bullet repayment
 (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
 (9) Collateral Unsecured and non-guaranteed

G. Long-term borrowing

- (1) Lender The Bank of Fukuoka Ltd.
 (2) Amount ¥1,300 million
 (3) Interest rate 0.2169%
 (4) Borrowing date August 2, 2016
 (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
 (6) Repayment date February 2, 2024
 (7) Repayment method Bullet repayment
 (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
 (9) Collateral Unsecured and non-guaranteed

H. Long-term borrowing

- (1) Lender Mizuho Bank, Ltd.
 (2) Amount ¥1,700 million
 (3) Interest rate 0.2113%
 (4) Borrowing date August 2, 2016
 (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
 (6) Repayment date August 2, 2024
 (7) Repayment method Bullet repayment
 (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
 (9) Collateral Unsecured and non-guaranteed

I. Long-term borrowing

- (1) Lender Development Bank of Japan Inc.

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- (2) Amount ¥2,100 million
- (3) Interest rate 0.3125%
- (4) Borrowing date August 2, 2016
- (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
- (6) Repayment date August 3, 2026
- (7) Repayment method Bullet repayment
- (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
- (9) Collateral Unsecured and non-guaranteed

J. Long-term borrowing

- (1) Lender Nippon Life Insurance Company
- (2) Amount ¥1,000 million
- (3) Interest rate 0.3125%
- (4) Borrowing date August 2, 2016
- (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
- (6) Repayment date August 3, 2026
- (7) Repayment method Bullet repayment
- (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
- (9) Collateral Unsecured and non-guaranteed

K. Long-term borrowing

- (1) Lender Sumitomo Mitsui Banking Corporation
- (2) Amount ¥2,000 million
- (3) Interest rate A rate of 0.26% is added to the base interest rate ^{(*)3}. However, the base interest rate will be minus 0.1437% in the event the base interest rate value mentioned above falls below 0.1437%.
- (4) Scheduled borrowing date September 1, 2016
- (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
- (6) Repayment date September 1, 2022
- (7) Repayment method Bullet repayment
- (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
- (9) Collateral Unsecured and non-guaranteed

L. Long-term borrowing

- (1) Lender Mitsubishi UFJ Trust and Banking Corporation
- (2) Amount ¥2,200 million

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- (3) Interest rate 0.1826%
- (4) Scheduled borrowing date September 1, 2016
- (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
- (6) Repayment date March 1, 2023
- (7) Repayment method Bullet repayment
- (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
- (9) Collateral Unsecured and non-guaranteed

M. Long-term borrowing

- (1) Lender Sumitomo Mitsui Trust Bank, Limited
- (2) Amount ¥2,000 million
- (3) Interest rate A rate of 0.27% is added to the base interest rate ^{(*)3}. However, the base interest rate will be minus 0.1212% in the event the base interest rate value mentioned above falls below 0.1212%.
- (4) Scheduled borrowing date September 1, 2016
- (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
- (6) Repayment date September 1, 2023
- (7) Repayment method Bullet repayment
- (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
- (9) Collateral Unsecured and non-guaranteed

N. Long-term borrowing

- (1) Lender Mizuho Trust & Banking Co., Ltd.
- (2) Amount ¥600 million
- (3) Interest rate A rate of 0.275% is added to the base interest rate ^{(*)3}. However, the base interest rate will be minus 0.1081% in the event the base interest rate value mentioned above falls below 0.1081%.
- (4) Scheduled borrowing date September 1, 2016
- (5) Borrowing method Concluded a loan agreement with the lender on July 29, 2016.
- (6) Repayment date March 1, 2024
- (7) Repayment method Bullet repayment
- (8) Interest payment dates The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2}.
- (9) Collateral Unsecured and non-guaranteed

O. Long-term borrowing

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- | | | |
|-----|--------------------------|---|
| (1) | Lender | Mizuho Trust & Banking Co., Ltd. |
| (2) | Amount | ¥700 million |
| (3) | Interest rate | A rate of 0.28% is added to the base interest rate ^{(*)3} . However, the base interest rate will be minus 0.095% in the event the base interest rate value mentioned above falls below 0.095%. |
| (4) | Scheduled borrowing date | September 1, 2016 |
| (5) | Borrowing method | Concluded a loan agreement with the lender on July 29, 2016. |
| (6) | Repayment date | September 2, 2024 |
| (7) | Repayment method | Bullet repayment |
| (8) | Interest payment dates | The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2} . |
| (9) | Collateral | Unsecured and non-guaranteed |

P. Long-term borrowing

- | | | |
|-----|--------------------------|---|
| (1) | Lender | Sumitomo Mitsui Trust Bank, Limited |
| (2) | Amount | ¥1,500 million |
| (3) | Interest rate | A rate of 0.29% is added to the base interest rate ^{(*)3} . However, the base interest rate will be minus 0.0675% in the event the base interest rate value mentioned above falls below 0.0675%. |
| (4) | Scheduled borrowing date | September 1, 2016 |
| (5) | Borrowing method | Concluded a loan agreement with the lender on July 29, 2016. |
| (6) | Repayment date | September 1, 2025 |
| (7) | Repayment method | Bullet repayment |
| (8) | Interest payment dates | The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the principal repayment date ^{(*)2} . |
| (9) | Collateral | Unsecured and non-guaranteed |

Q. Long-term borrowing

- | | | |
|-----|--------------------------|--|
| (1) | Lender | Sumitomo Mitsui Banking Corporation |
| (2) | Amount | ¥1,500 million |
| (3) | Interest rate | A rate of 0.3% is added to the base interest rate ^{(*)3} . However, the base interest rate will be minus 0.0375% in the event the base interest rate value mentioned above falls below 0.0375%. |
| (4) | Scheduled borrowing date | September 1, 2016 |
| (5) | Borrowing method | Concluded a loan agreement with the lender on July 29, 2016. |
| (6) | Repayment date | September 1, 2026 |
| (7) | Repayment method | Bullet repayment |
| (8) | Interest payment dates | The initial interest payment shall be made on January 31, 2017, with subsequent payments at the end of January and July each year and on the |

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- (9) Collateral principal repayment date ^{(*)2}.
Unsecured and non-guaranteed

^{(*)1} The base interest that applies to the interest calculation period for each interest payment date will be determined two business days immediately prior to the interest payment date (the borrowing date of the borrowing for the initial interest calculation period). JBA Japanese yen TIBOR can be checked on the website of the Japanese Bankers Association TIBOR Administration (“JBA TIBOR Administration”) (<http://www.jbatibor.or.jp/english/rate/>).

^{(*)2} The repayment date will be the immediately following business day in case such a date would fall on a day that is not a business day, and the immediate preceding business day in case such a date would fall in the next month.

^{(*)3} The base interest rate is the swap rate (offered rate) corresponding to the period from the borrowing date to the principal repayment date appearing on page 9154 of the REUTERS screen as at 11:00 a.m. two business days prior to the loan borrowing date.

2. Reason for Borrowing

To acquire financing for the acquisition of beneficiary interests in trust assets for the nine properties (“acquired assets [assets to be acquired]”) listed in “Part II Fund Information / 1. Overview of the Fund / 2. Investment Policies / (2) Investment targets / iii. Overview of Assets to Be Acquired of the securities registration report submitted on July 1, 2016 and for a portion of related expenses.

Note: For details regarding the acquisition of beneficiary interests in trust assets other than GLP/MFLP Ichikawa Shiohama (one property), please refer to the “Notice Concerning Completion of Acquisition of Assets” published by MFLP-REIT on date this report is released.

3. Amount, Purpose of use and Expected date of expenditure of proceeds

- (1) Amount of funds to be procured

¥22,400 million

- (2) Specific purpose of funds to be procured

Acquisition financing for acquired assets (assets to be acquired) and allotment for a portion of expenses related to the acquisition

- (3) Expected date of expenditure

August 2, 2016 and September 1, 2016

4. Status of the Borrowing after Execution

(Unit: millions of yen)

	Prior to execution of the Borrowing	After execution of the Borrowing	Change
Short-term borrowing ^(*)	—	5,400	5,400
Long-term borrowing ^(*)	—	17,000	17,000
Total borrowing	—	22,400	22,400
Investment corporation bonds	—	—	—
Total of borrowing and investment corporation bonds	—	22,400	22,400
Other interest-bearing debt	—	—	—
Total interest-bearing debt	—	22,400	22,400

Note: “Short-term borrowing” refers to borrowing with a maturity of less than one year. “Long-term borrowing” refers to borrowing with a maturity of more than one year.

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II. Establishment of a Commitment Line

1. Reason for the Establishment

To enable MFLP-REIT to maintain a robust financial base in preparation for the acquisition of specified assets or refinancing risk.

2. Details of the Establishment

- | | | |
|-----|-----------------------|-------------------------------------|
| (1) | Borrowing limit | ¥3,000 million |
| (2) | Contract counterparty | Sumitomo Mitsui Banking Corporation |
| (3) | Contract date | August 2, 2016 |
| (4) | Contract expiration | August 31, 2019 |
| (5) | Collateral | Unsecured and non-guaranteed |

III. Other

There are no material changes in the details of risks concerning the Borrowing, the repayment, and the Establishment as described in “Part II Fund Information / 1. Overview of Fund / 3. Investment Risks” of the securities registration report submitted on July 1, 2016.

We did not publish an English version of the securities registration report.

- This document is released to media organizations through the Kabuto Club (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Press Club for the Ministry of Land, Infrastructure, Transport and Tourism Construction Paper.
- MFLP-REIT’s corporate website: <http://www.mflp-r.co.jp/en/>

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