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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 (Including 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 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 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.
The Bank of Fukuoka, Ltd.	2,000	Base rate +0.05% ^(*1)	February 2, 2026	March 2, 2026	Bullet repayment, Unsecured and non- guaranteed
Sumitomo Mitsui Banking Corporation	4,000	Base rate +0.09% ^(*2)	February 2, 2026	November 30, 2026	Bullet repayment, Unsecured and non- guaranteed
Total of short-term borrowing	6,000	-	-	-	-

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

(Note 2) The base interest rate is the JBA one-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 one month, the base interest rate will be calculated using the one-month JBA Japanese Yen TIBOR. The first interest payment date is the last day of February 2026, and thereafter the interest payment date will be the last day of every month 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/>).

B. Long-term borrowing (1)

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date ^(*)6)	Repayment method, Collateral etc.
The Fukui Bank, Ltd. (Green Loan)	500	1.8088% ^(*)1)	February 2, 2026	February 3, 2031	Bullet repayment, Unsecured and non-guaranteed
	500	Base rate +0.14% ^(*)2)	February 2, 2026	February 2, 2033	Bullet repayment, Unsecured and non-guaranteed
The Joyo Bank, Ltd. (Green Loan)	500	Base rate +0.11% ^(*)2)	February 2, 2026	August 3, 2031	Bullet repayment, Unsecured and non-guaranteed
The Bank of Fukuoka, Ltd. (Green Loan)	1,000	Base rate +0.143% ^(*)3)	February 2, 2026	August 2, 2032	Bullet repayment, Unsecured and non-guaranteed
Daishi Hokuetsu Bank, Ltd. (Green Loan)	1,000	Base rate +0.13% ^(*)2)	February 2, 2026	August 2, 2032	Bullet repayment, Unsecured and non-guaranteed
The Keiyo Bank, Ltd. (Green Loan)	1,000	2.0350% ^(*)1)	February 2, 2026	February 2, 2033	Bullet repayment, Unsecured and non-guaranteed
Kiraboshi Bank, Ltd. (Green Loan)	500				
The Nishi-Nippon City Bank, Ltd. (Green Loan)	500				
The Chiba Bank, Ltd. (Green Loan)	1,000	Base rate +0.154% ^(*)3)	February 2, 2026	February 2, 2033	Bullet repayment, Unsecured and non-guaranteed
SBI Shinsei Bank, Ltd. (Green Loan)	1,000	2.3128% ^(*)1)	February 2, 2026	February 2, 2035	Bullet repayment, Unsecured and non-guaranteed
The Yamaguchi Bank, Ltd. (Green Loan)	1,000				
Total of long-term borrowing	8,500	-	-	-	-

C. Long-term borrowing (2)

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date ^{(*)4}	Repayment method, Collateral etc.
The Chiba Bank, Ltd. (Green Loan)	1,000	Base rate +0.154% ^{(*)3}	February 4, 2026	February 4, 2033	Bullet repayment, Unsecured and non-guaranteed
SBI Shinsei Bank, Ltd. (Green Loan)	1,800	TBD ^{(*)5} (fixed interest rate)	February 4, 2026	February 5, 2035	Bullet repayment, Unsecured and non-guaranteed
The Yamaguchi Bank, Ltd. (Green Loan)	600	TBD ^{(*)5} (fixed interest rate)	February 4, 2026	February 4, 2036	Bullet repayment, Unsecured and non-guaranteed

(Note 1) Interest rate is fixed until the repayment date. The first interest payment date is the last day of July 2026, 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 2) 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 2026, 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.)

(Note 3) The base interest rate is the JBA one-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 one month, the base interest rate will be calculated using the one-month JBA Japanese Yen TIBOR. The first interest payment date is the last day of February 2026, and thereafter the interest payment date will be the last day of every month 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 4) 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.

(Note 5) Interest rates will be announced when determined.

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 (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 December 17, 2025.

“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

¥17,900 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.

MFLP-REIT plans to use all the Green Loan as funds for the Anticipated Acquisitions of Eligible Green Asset under the Sustainability Finance Framework.

Specifically, the Borrowing is to be allocated towards a portion of the financing for the acquisitions of “MFLP Tsukubamirai”, “MFLP Shinkiba II”, and “MFLP/OGUD Osaka Torishima”, as well as related costs, which are planned to be acquired on February 2, 2026.

“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 Hino", "MFLP Inazawa", "MFLP Atsugi II", and "MFLP Fukuoka I", which were acquired on February 4, 2019, and the acquisition funds of "MFLP Yachiyo Katsutadai", "MFLP Osaka I", and "MFLP Hiratsuka II" which were acquired on February 2, 2022.

(3) Expected date of expenditure

February 2, 2026 and February 4, 2026

II. Details of Repayment

Lender	Amount (million yen)	Borrowing date	Repayment date
MUFG Bank, Ltd.	300	February 2, 2022	February 2, 2026
MUFG Bank, Ltd.	500	February 4, 2019	February 4, 2026
The Norinchukin Bank	1,000	February 4, 2019	February 4, 2026
The Yamaguchi Bank, Ltd.	600	February 4, 2019	February 4, 2026
The Chiba Bank, Ltd.	1,000	February 4, 2019	February 4, 2026

III. Status of the borrowings after execution of Borrowing

(Unit: millions of yen)

	Prior to execution	After execution	Change
Short-term borrowing ^(*)	0	6,000	6,000
Long-term borrowing ^(*)	203,250	211,750	8,500
Total borrowing	203,250	217,750	14,500
Investment corporation bonds	7,000	7,000	0
Total of borrowing and investment corporation bonds	210,250	224,750	14,500

(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, 2025.

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

End

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