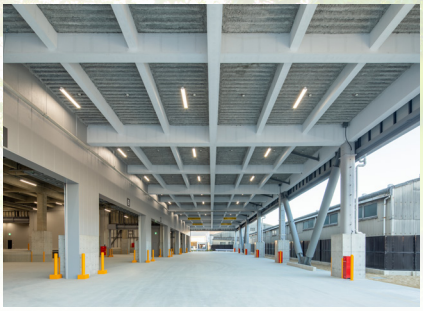
ESG Report 2026

Mitsui Fudosan Logistics Park

ESG Report 2026

We aim to maximize unitholder value and contribute to our stakeholders by leveraging a strategic partnership with Mitsui Fudosan and ITOCHU Group.



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Views on ESG

Top Message

As society becomes increasingly concerned about sustainability, companies are required to take various actions to resolve issues related to environmental, social, and governance (ESG). Regarding our business initiatives for addressing issues related to the environment, such as climate change, Biodiversity and natural capital issues facing society, such as those related to human rights, DEI and revitalization of communities, and issues related to governance, such as compliance with laws and regulations and risk management are the main issues. While we recognize these as medium to long term risk factors, we also believe that they will lead to improved corporate value and unitholder value, including the creation of new value and new business opportunities. In addition, greater emphasis is being placed ensuring the health and safe living of the working people.

Mitsui Fudosan Logistics Park Inc.
Hiroshi Asai, Executive Director

In the asset management business as well, it is extremely important to address environmental, social, and governance (ESG) issues in all aspects of our operations. We believe that logistics facilities are social infrastructure, which are the main investment target for Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”), can especially contribute to resolving environmental and social issues.

Mitsui Fudosan Logistics REIT Management Co., Ltd., the asset management company of MFLP-REIT, established basic guidelines in the form of its ESG (Environment, Society, Governance) Policy in November 2017, and is forging ahead with ESG initiatives for the reduction of the environmental impact and for its stakeholders such as local communities and employees through the operation of logistics facilities and so forth.

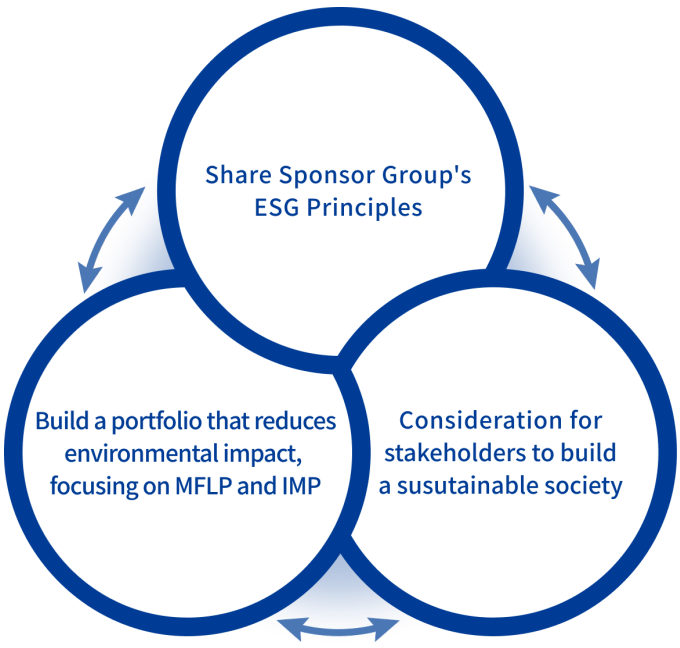
The objective of this ESG report is to provide a wide range of information to enhance stakeholder understanding of the ESG initiatives taken by MFLP-REIT and the Asset Management Company. Going forward, we will contribute to achieving a more sustainable society by promoting our ESG initiatives. We ask our unitholders for their continued support and unreserved advice.

Views on ESG

Policy for ESG Initiatives

Sharing ESG Principles with Sponsor Groups

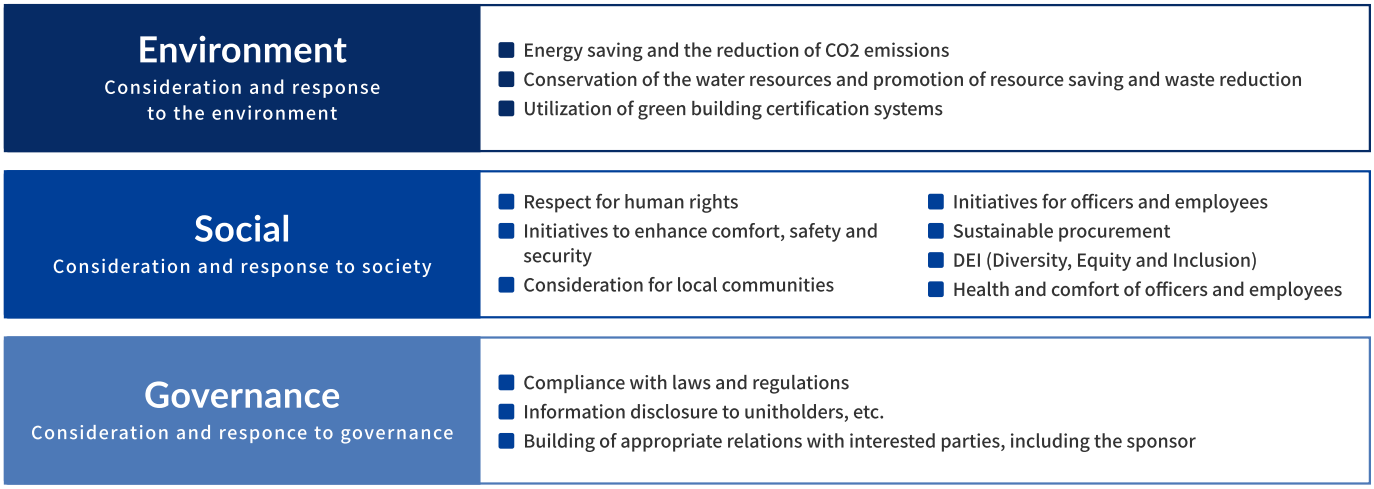
Mitsui Fudosan Logistics REIT Management Co., Ltd. (the "Asset Management Company”), as a member of Mitsui Fudosan and the ITOCHU Group—the sponsor groups of the Investment Corporation—shares their ESG principles. By focusing on MFLP (leading-edge logistics facilities developed by Mitsui Fudosan that meet the prescribed standard specifications) and IMP (logistics facilities developed by ITOCHU Corporation and ITOCHU Property Development that meet the prescribed standard specifications), we are building a portfolio that reduces environmental impact. Through these initiatives, we aim to contribute to the realization of a sustainable society and deliver long-term value to all stakeholders.



ESG (Environment, Society, Governance) Policy

The Asset Management Company regards the ESG initiatives as a management issue of utmost importance, and established the "ESG (Environment, Society, Governance) Policy PDF " in November 2017. The Asset Management Company believes that the ESG initiatives are essential for ensuring the sustainability and long-term, stable profits of MFLP-REIT, and for contributing to the benefit of all our stakeholders.

ESG (ENVIRONMENT, SOCIETY, GOVERNANCE) POLICY



Views on ESG

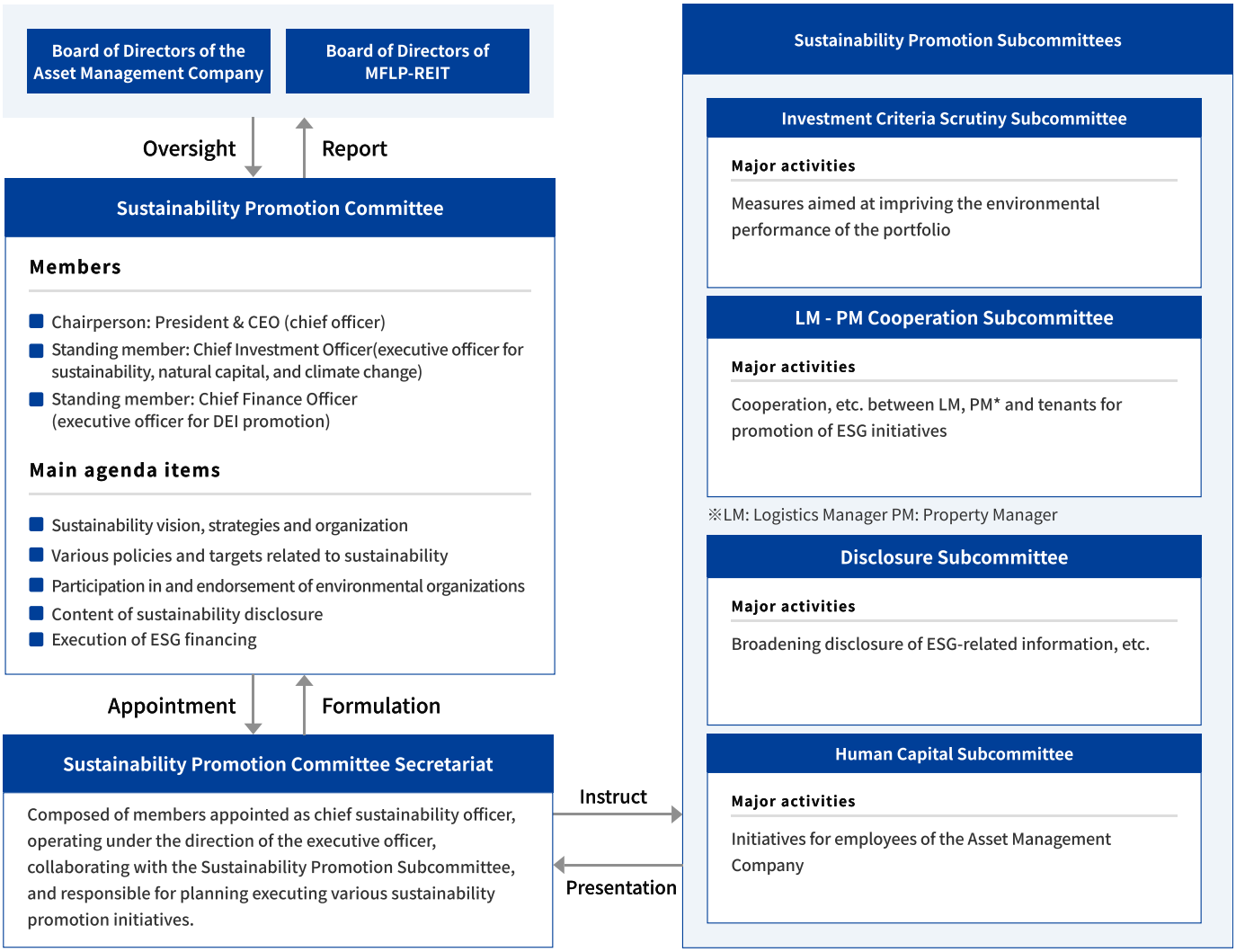
Sustainability Promotion Structure

Sustainability Promotion Committee and subcommittees

In order to oversee and promote ESG initiatives undertaken by the Asset Management Company in accordance with its ESG (Environment, Society, Governance) Policy, a Sustainability Promotion Committee ("the Committee") has been established with the President & CEO of the Asset Management Company acting as chairperson who bears ultimate responsibility. This incorporates a secretariat and four subcommittees to execute the matters deliberated by the Committee. The Committee meetings are held at least once every three months, and the Committee deliberates and decides on policies, strategies, and systems related to sustainability considering ESG-related risks and opportunities. Each subcommittee will formulate and implement specific action plans based on the decisions made by the Committee. In addition, the subcommittees report on the progress of the action plan to the Committee at least once a year through the secretariat.

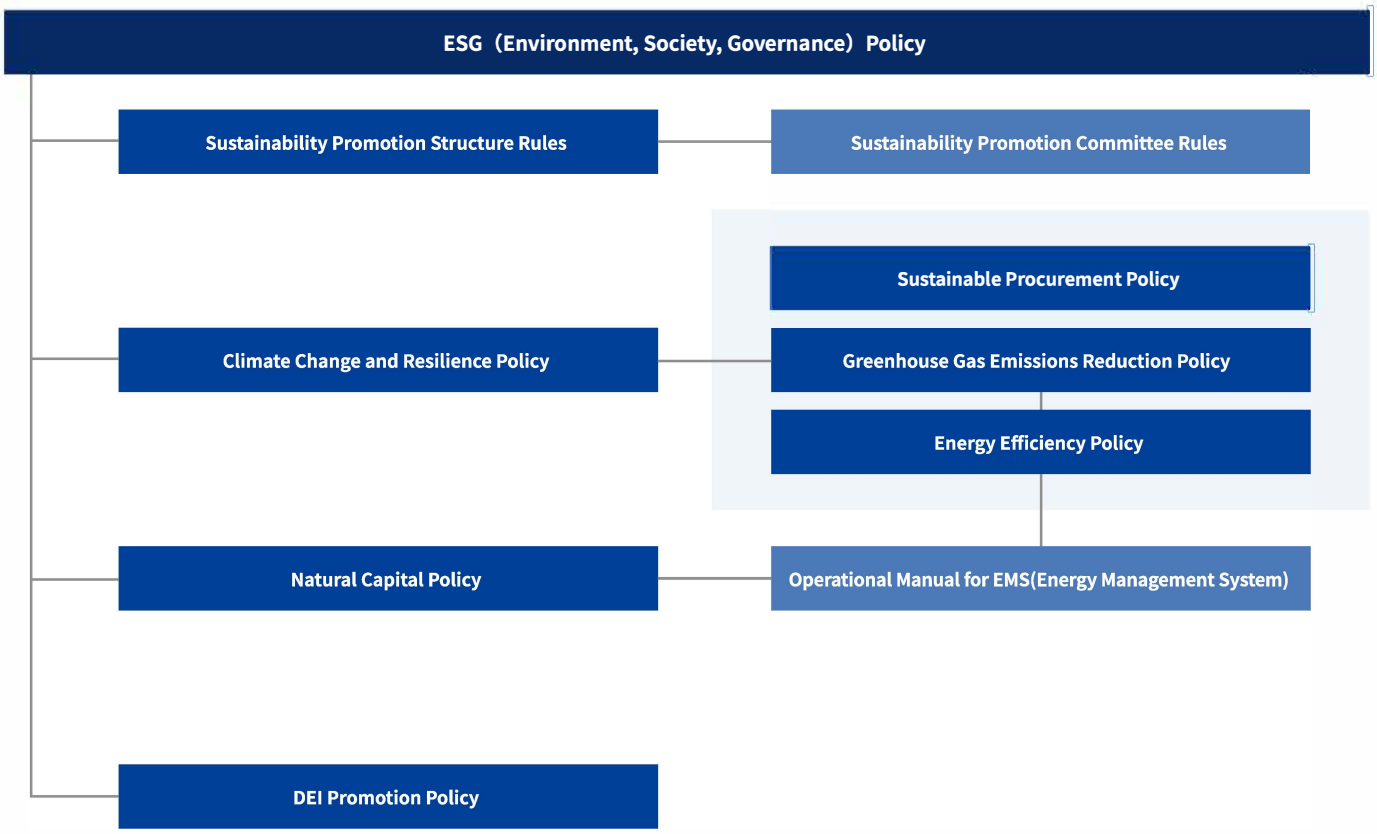
The secretariat will inform the officers and employees of the activities and share the details with them.

Organizational chart



ESG-related policies and rules

Relationship chart



Views on ESG

Supported Initiatives, External Evaluation, Etc.

Initiatives

Support for TCFD Recommendations

TCFD is an international initiative established by the Financial Stability Board ("FSB") at the request of the G20, to examine how climate-related information should be disclosed, and how financial institutions should respond. TCFD publishes recommendations for companies to disclose their "governance," "strategy," "risk management," and "metrics and targets" for climate change-related risks and opportunities.

The GX Future Consortium was established to promote joint endeavors by companies and financial institutions that support the TCFD recommendations and provide a forum for discussions on effective disclosures by companies and on initiatives to link disclosed information to appropriate investment decisions by financial institutions and other organizations.

The Asset Management Company declares its support for the recommendations of the Task Force on Climate-related Financial Disclosures in December 2021 and is a member of the GX Future Consortium.

* In April 2026, the "TCFD Consortium" , which had led discussions on climate-related non-financial information disclosure, was reorganized into the "GX Future Consortium," administered by the GX Acceleration Agency, the central institution of Japan's GX policy.

Participation in Japan Climate Initiative (JCI)

The Japan Climate Initiative (JCI) is a network established by Japanese companies, local governments, and non-governmental organizations actively working on climate change measures. It was founded in response to the 2015 Paris Agreement aimed at preventing global warming, with the goal of voluntarily achieving a decarbonized society.

From FY2022, the Asset Management Company has declared its support for the Japan Climate Initiative, and is working to create a framework for disclosing financial information related to climate change.

Signatory of Principles for Financial Action for the 21st Century

The "Principles for Financial Action towards a Sustainable Society (Principles for Financial Action for the 21st Century)" were established in October 2011 as a guideline for financial institutions that seek to fulfill their responsibilities and roles necessary for the formation of a sustainable society, with the Ministry of Environment taking on the role of secretariat.

The Asset Management Company became a signatory to the Principles for Financial Action for the 21st Century in March 2023. By acting on the principles, it will undertake its investment management in a responsible manner for the formation of a sustainable society.

External evaluation

Participation in GRESB Real Estate Assessment

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).The GRESB Real Estate Assessment is distinguished by its comprehensive evaluation of sustainability efforts of real estate companies and REITs, etc., and not of individual properties.

MFLP-REIT has received the highest "5 Stars" in GRESB Rating continuing from last year, which is based on GRESB Overall Score and its quintile position relative to global participants.

In addition, MFLP-REIT has won a "Green Star" designation for the 5-consecutive year since it is highly evaluated in both areas "Management Component" that evaluates policies and organizational structure for ESG promotion, and

"Performance Component" that assesses environmental performance and tenant engagement of properties owned.

Also received the highest "A revel" for the GRESB Public Disclosure, which assess the width of ESG disclosure.

Certification and Registration for "Eco Action 21"

Eco Action 21 is a third-party evaluation system to certify and register organizations which implement appropriate environmental initiatives, establish, operate, and maintain environmental management system, and promote environmental communication in accordance with the "Eco Action 21 Guideline" formulated by the Ministry of Environment.

MFLP-REIT has been certified and registered for the "Eco Action 21" since December 2024.

Selection as a Constituent of the "FTSE4Good Index Series"

FTSE4Good Index Series is an index series provided by FTSE Russell, a global index provider, designed to measure the performance of companies that demonstrate excellent environmental, social, and governance (ESG) practices. It is widely used in the composition and evaluation of responsible investment funds and other financial products.

MFLP-REIT has been recognized for its commitment to ESG and has been newly selected as a constituent of this index series starting in 2024.

For details of FTSE4Good Index Series, please click here.

Initiatives for ESG finance

In addition to further promoting ESG initiatives by procuring funds through ESG finance, MFLP-REIT intends to strengthen the funding base by expanding our sources of funding through approaching the group of investors interested in ESG investment and financing.

Environmental Initiatives

Climate Change Initiatives

Awareness of climate change

The Paris Agreement, adopted in 2015, clearly states a shared global goal of keeping the rise in average temperatures from pre-industrial levels well below 2°C. The Sixth Assessment Report by the IPCC (Working Group I), published in 2021, unequivocally concluded for the first time that human activities are the dominant cause of global warming. It warned that unless greenhouse gas emissions are significantly reduced over the coming decades, global temperatures are likely to exceed 1.5°C and 2°C above pre-industrial levels within the 21st century. The report also highlighted changes in the climate system, including the increasing intensity and frequency of natural disasters. Furthermore, the Synthesis Report released in 2023 reaffirmed these scientific findings and emphasized the urgent need for deep and immediate reductions in greenhouse gas emissions.

In November 2017, the Asset Management Company established the “ESG (Environment, Society, Governance) Policy” and is promoting ESG responses in order to maintain and improve the corporate value and the asset value of the properties under management over the medium to long term, and to contribute to all stakeholders. We recognize that addressing climate change is one of the most important issues.

Endorsement of the TCFD recommendations and participation in the GX Future Consortium and JCI

In FY2021, the Asset Management Company endorsed the TCFD[*1] recommendations.

Identifying, assessing, and managing the risks and opportunities that climate change poses to MFLP-REIT's asset management business in line with the TCFD Final Recommendations and enhancing the resilience of the business, are essential to ensure the MFLP-REIT's sustainable and stable earnings over the long term. We will consider further enhancement of information disclosure in the future.

By endorsing the TCFD recommendations, the Asset Management Company joined the GX Future Consortium[*2] and the Japan Climate Initiative (JCI). Many Japanese companies and organizations that have endorsed the TCFD recommendations participate in this Consortium, where their approaches to promoting climate-related disclosure are discussed and shared. JCI, a domestic network in Japan aiming for decarbonization, disseminates messages toward achieving net zero and compiles and provides information related to climate change. In 2024, together with 236 supporting organizations, it submitted a joint statement to the Japanese government calling for an ambitious 2035 target aligned with the 1.5°C goal. In addition to exchanging information with other participants through its activities in the GX Future Consortium[*2] and JCI, the Asset Management Company proactively disseminates information on its approach to climate-related disclosure.

In addition, as a member of the Association for Real Estate Securitization, the Asset Management Company regularly collects information on outstanding efforts by other member companies to reduce environmental burdens and build a sustainable society, which will be useful for further raising environmental awareness and expanding such efforts.

*1 TCFD is an abbreviation for Task Force on Climate-related Financial Disclosures. This organization was established by the Financial Stability Board at the request of the G20, and provides a framework for climate-related disclosure.

*2 In April 2026, the "TCFD Consortium" , which had led discussions on climate-related non-financial information disclosure, was reorganized into the "GX Future Consortium," administered by the GX Acceleration Agency, the central institution of Japan's GX policy.

Governance

In accordance with the Climate Change Resilience Policy, the Asset Management Company has designated the President & CEO as the responsible director for climate-related issues and the Chief Investment Officer as the responsible executive for climate-related issues.

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The responsible executive regularly reports to the Sustainability Promotion Committee, which includes the responsible director, on matters related to the identification and evaluation of the impact arising from climate change, the management of risks and opportunities, progress of initiatives, and the setting of indicators and targets.

The Sustainability Promotion Committee deliberates and reviews each agenda item, and decisions are made by the responsible director.

Climate-related issues are promoted within a supervisory framework centered on the President & CEO, who is the responsible director.

Strategy

In order to incorporate the uncertainties arising from the progression of climate change into the business strategy of the Asset Management Company, we have identified risks and opportunities, conducted scenario analyses based on a 1.5°C scenario and a 4°C scenario, and assessed the financial impact of climate-related risks and opportunities.

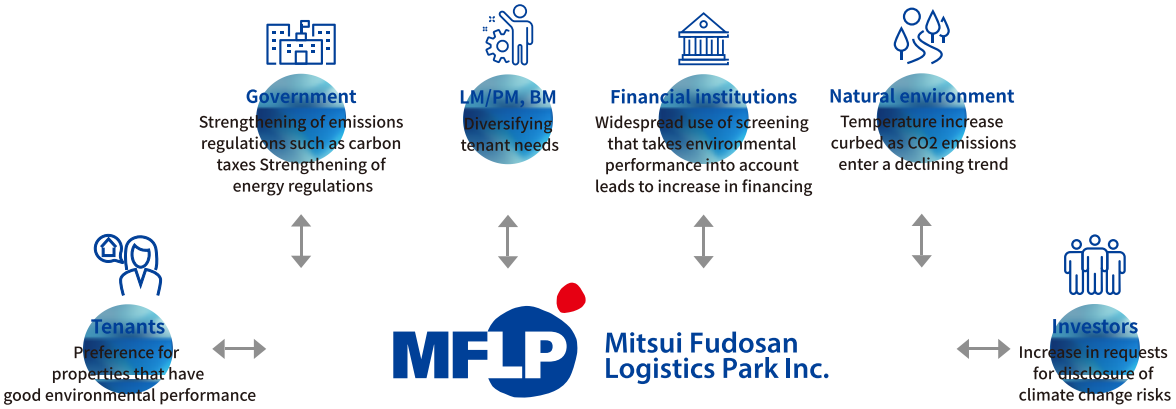
Scope of scenario analysis

The scope of the analysis is the asset management business of MFLP-REIT. In response to the evolving landscape of climate change, MFLP-REIT has conducted scenario analyses based on both the 1.5°C and 4°C pathways. Through these analyses, we have evaluated the potential financial impacts of climate-related risks and opportunities.

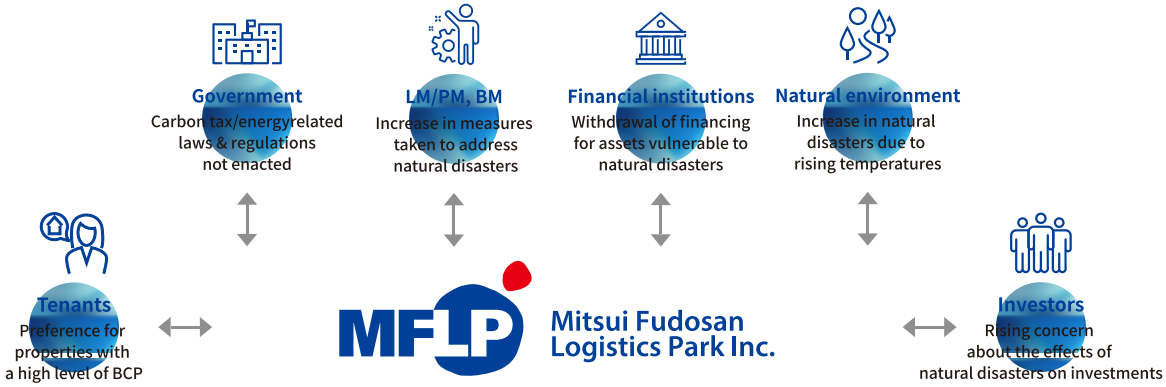
Main scenarios referenced

	Publishing agency/organization	1.5°C scenario	4°C scenario
Transition risk	International Energy Agency (IEA)	IEA World Energy Outlook2024 NZE2050	IEA World Energy Outlook2024 SPS
Physical risk	Intergovernmental Panel on Climate Change (IPCC)	Sixth IPCC Assessment Report IPCC RCP2.6	Sixth IPCC Assessment Report IPCC RCP8.5

1.5°C scenario: Following decarbonization and shift to low carbon, related laws and regulations become increasingly stringent



4°C scenario: Following decarbonization and shift to low carbon, related laws and regulations become increasingly stringent



Risks	Minor	Moderate	Major
Opportuniteis	Minor	Moderate	Major

		Related item for property management	Expected financial impact	Category	Degree of financial impact (Millions of JPY)				Response by the Asset Management Company
					1.5°C scenario		4°C scenario		
					medium term	Long term	medium term	Long term	
Transition risks/opportunities	Policies and laws	Strengthening of energy-saving standards for properties held	R1 Increase in renovation costs Increase in operating costs	Risk	-222	-	0	-	Utilization of Mitsui Fudosan's information and know-how Introduction of green leases Systematic switch to LED lighting Establishment of green energy procurement system Additional installation of solar power generation equipment and own consumption, electricity consignment
		Introduction of carbon taxes, etc.	R2 Increase in costs such as carbon taxes		-60	-107	-24	-38	
		Purchase of CO_2 emission credits	R3 Increase in the cost of purchasing CO_2 emission credits and non-fossil certificates to achieve net-zero targets		-3	-	0	-	
	Technology	Evolution of renewable energy and energy-saving technologies, diffusion of new technologies (Conversion of portfolio to ZEB)	R4 Increase in new technology introduction cost	Risk	-	-	-	-	
			O1 Reduction of utility costs through energy-saving measures and high-efficiency equipment Future reduction in electricity (utility) costs through the introduction of low-carbon facilities such as solar power generation	Opportunity	13	-	0	-	
	Market/reputation	Changes in tenant behavior	R5 Decrease in rental revenue due to owned properties not being compliant with environmental certifications	Risk	-101	-505	-43	-213	Improved environmental performance of the portfolio Obtaining external evaluations and certifications Establishment of procurement system for green electricity Implement tenant satisfaction surveys Promotion of cooperation with tenants
			O2 Increase in rental revenue due to owned properties being compliant with environmental certifications	Opportunity	433	2,166	183	914	
		Change in status of financing	R6 Decline in financing opportunities and deterioration of financing conditions due to low evaluation from investors and financial institutions	Risk	-25	-45	0	0	Improvement of the environmental performance of the portfolio Obtaining external evaluations and certifications Utilize ESG finance Expansion of disclosure of ESG-related information
			O3 Increased financing opportunities and improved financing conditions due to high evaluation by investors and financial institutions	Opportunity	25	45	0	0	

Risks	Minor	Moderate	Major
Opportuniteis	Minor	Moderate	Major

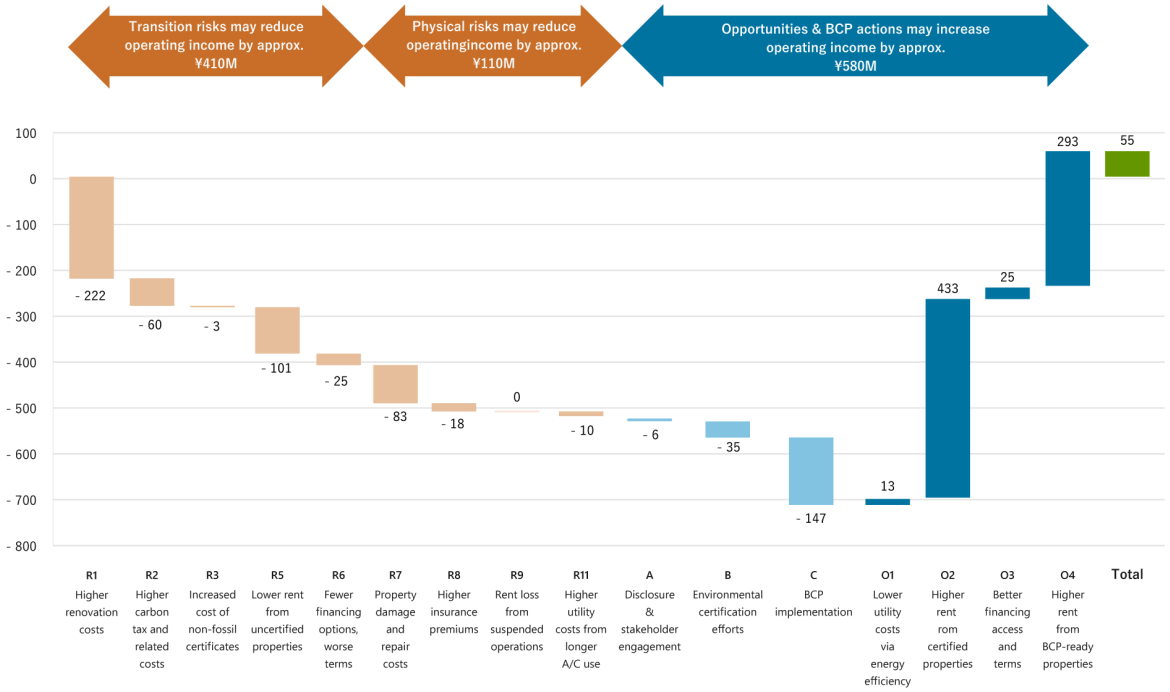
		Related item for property management	Expected financial impact	Category	Degree of financial impact (Millions of JPY)				Response by the Asset Management Company
					1.5°C scenario		4°C scenario		
					medium term	Long term	medium term	Long term	
Physical risks/opportunities	Acute	Increase in the frequency and intensity of natural disasters (concentrated torrential rain, typhoons, floods, landslides, etc.)	R7 Damage to owned properties Increase in expenses of repair expenses BCP measures and increased costs	Risk	-83	-281	-116	-578	Thorough BCP measures Implementation of regular disaster drills Implementation of regular disaster risk evaluations and implementation of response measures
			R8 Increase in expenses of insurance premiums, etc.		-18	-	-35	-	
			R9 Decrease in rental revenue due to business suspension days caused by insufficient BCP measures for owned properties	Risk	0	-	0	-	
	Chronic	Flooding caused by rising sea levels	R10 Increase in costs caused by major renovations (construction of embankments)	Risk	-	-	-	-	
		Operation of properties resilient to the increase and intensification of natural disasters (such as concentrated torrential rain, typhoons, floods, and landslides, etc.)	O4 Increased demand for properties with a high level of BCP both in terms of hardware and software and increased rental revenues	Opportunity	293	337	327	442	
		Increase in extremely hot days	R11 Increase in operating costs and repair costs of air conditioners due to an increase in air conditioning operating time	Risk	-10	-14	-17	-29	Consideration and introduction of high-efficiency air conditioning systems

(Note) This estimate is an analysis of part of MFLP-REIT's business and does not assess the overall impact. In addition, the qualitative assessment shows the annual amount of impact estimated in reference to the scenarios presented by major institutions, etc. based on MFLP-REIT's portfolio, operational performance, etc., and does not guarantee the accuracy of the figures. The assumed countermeasures are assumptions used in the estimation and their execution has not been planned or decided. Items indicated by a "-" have not been disclosed because their financial impact is considered immaterial or because a reasonable estimate of the financial impact cannot be made.

Based on the results of scenario analysis, the Asset Management Company will establish an internal structure, and examine countermeasures, and incorporate such measures into business strategies, while formulating, implementing, and monitoring them repeatedly and continuously, aiming to enhance corporate value and heighten business resilience. Specific initiatives are presented on Environmental Performance Results and Initiatives.

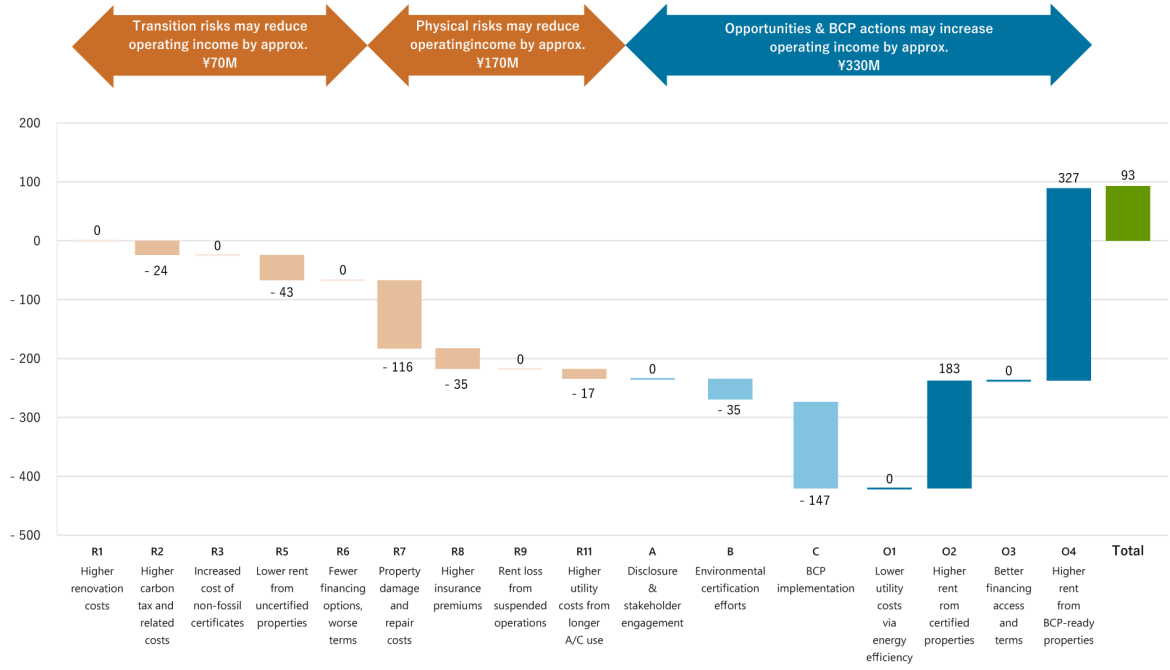
1.5℃ scenario

Even if transition and physical risks related to climate change materialize, it is possible to offset the decline in operating income by leveraging opportunities.



4℃ scenario

Although physical risks from climate change are significant, the decline in operating income can be offset by leveraging opportunities.



Risk management

In order to mitigate climate-related risks and take advantage of opportunities, the Asset Management Company identifies, evaluates, and manages climate-related risks and opportunities based on the following framework.

Process for identifying and evaluating climate-related risks and opportunities

Once a year, the responsible executive invites those who are essential to a climate-related working group, and identifies and evaluates climate-related risks for the Asset Management Company. Climate-related risks in this analysis are based on the following framework.

(1) Transition risk: impact on the business of the low-carbon/decarbonization transition of society and the economy

(a) **Policy, law and regulation risk:** risk of strengthened regulations caused by policy-driven promotion of decarbonization

(b) **Technology risk:** risk arising from the development of new technology, and its adoption by the mainstream, related to low-carbon/decarbonization

(c) **Market risk:** risks associated with markets, such as volatility in energy prices and fluctuations in demand for services

(d) **Reputation risk:** risk of negative changes in reputation among stakeholders such as customers, the general public, employees, and investors

(2) Physical risk: impact on the business arising from the progression of climate change, resulting in variations from previous weather patterns and climatic phenomena

(e) **Acute physical risk:** risks originating in events such as typhoons and flooding

(f) **Chronic physical risk:** risks originating in long-term shifts in weather patterns, such as high or low temperatures sustained over long periods

In addition, in cases where themes and elements that could provide business opportunities to the Asset Management Company and MFLP-REIT are identified during the process of uncovering risks, these are identified as climate-related opportunities in a separate category from risks, and their feasibility is investigated.

The responsible executive provides regular reports to the Sustainability Promotion Committee on the progress and outcomes of work to uncover risks and opportunities performed by the working group.

Process for managing climate-related risks and opportunities

For important climate-related risk and opportunity factors that the Asset Management Company has determined should be addressed as a priority based on the above process, a management process is set out as follows, with the aim of mitigating risks and taking advantage of opportunities.

- For high-priority climate-related risks and opportunities that have been deliberated by the Sustainability Promotion Committee and that are important in the context of business and financial plans, the responsible director designates a team in charge of addressing the issue, and instructs them to draft appropriate measures.
- The measures drafted by the team in charge of addressing the issue will be deliberated by the Sustainability Promotion Committee as necessary, and the details will be finalized in accordance with the appropriate rules governing administrative authority.
- The responsible director gives instructions for climate-related risks that are important in the context of business and financial plans to be taken into account by the existing company-wide risk management program with the aim of integrating risk identification, evaluation and management processes.

Indicators and targets

The Asset Management Company works to establish environmental KPIs, and to set and monitor indicators and targets, with the objective of mitigating climate-related risks and taking advantage of climate-related opportunities. The state of progress for each initiative is summarized at least once a year by the responsible executive, who presents a report to the Sustainability Promotion Committee.

The environmental KPIs that are currently established by the Asset Management Company, together with historical data, are shown on Environmental KPIs, Environmental Performance Results and Initiatives, and Initiatives to Obtain Green Building Certification.

The Asset Management Company will continue to consider and disclose any new environmental KPIs that seemappropriate to set.

Environmental Initiatives

Environmental KPIs

Reflecting the basic approach to environmental awareness set out in the ESG (Environment, Society, Governance) Policy, we set environmental KPIs in FY2021.

Environmental KPIs		2025	2030	2050
CO_2emissions intensity in logistics facilities (Base year: 2021)	Owner-managed portion (Scope1・2)	100% reduction	Whole building 30% reduction	Whole building **Net Zero**
	Tenant-managed portion (Scope3)	24% reduction		
Green leases as percentage of total in logistics facilities		75% or more	90% or more	
LED installed as percentage of total in logistics facilities	Owner-managed portion	Maintain 100%		
	Tenant-managed portion	100%		
Water usage intensity in logistics facilities		Maintain at of below 0.07 ㎥/㎡		
Green Building certification in logistics facilities *Figures are calculated on gross floor area basis		Maintain at least 95%		

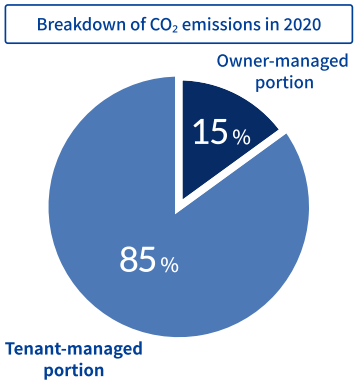
* CO_2 emissions intensity and water use intensity are excluded industrial real estate.

Approach to setting numerical targets for CO_2 emissions intensity

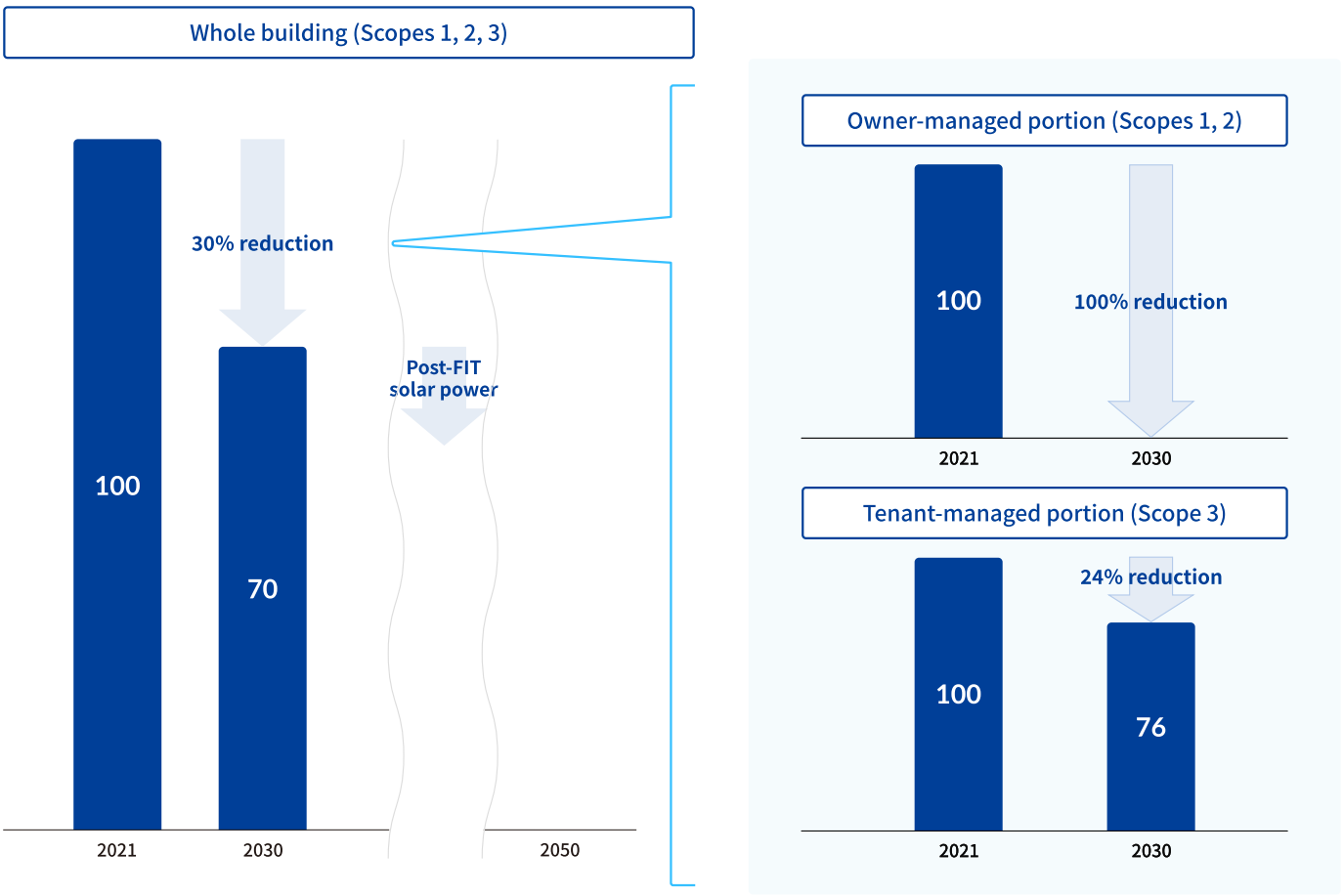
CO_2 emissions originating in the business activities of tenants within the buildings account for approximately 85% of the CO_2 emissions in MFLP-REIT's portfolio as a whole in 2020.

MFLP-REIT aims to reduce not only the portion of CO_2 emitted in ownermanaged portion (Scope 1 and 2) but also in the tenant-managed portion (Scope 3), aiming for reducing total CO_2 emissions for the whole building.

Going forward, it is conceivable that CO_2 emissions from tenant business activities could increase due to additional installation of air conditioning systems to improve working environments and the introduction of automation equipment. However, to realize CO_2 emissions reductions across the portfolio, it is essential to take various measures in cooperation with tenants, and MFLP-REIT will make arrangements for tenants to be able to stably procure green electricity.



How CO_2 emissions intensity can be reduced



Means of reduction

- Various energy-saving measures
- Installation of additional photovoltaic generation facilities and private consumption and consignment of electricity
- Purchase of green electricity (owner and tenant)

..., etc.

*1 It is assumed that the business-as-usual scenarios for intensity levels in 2030 will have roughly the same conditions as in 2021.

*2 “Various energy-saving measures” means reductions from the shift to LED lighting, controlled illumination, upgrades to air conditioning systems, and other operational improvements.

*3 “Post-FIT solar power” means the reduction that would be achieved if all currently sold renewable energy generated by solar power generation were consumed in-house.

*4 The reductions shown above do not incorporate an increase in electricity consumption driven by the installment of new air-conditioning systems and introduction of automated facilities at the request of tenants.

Environmental Initiatives

Environmental Performance Results and Initiatives

Environmental performance results

Items marked with an asterisk (*) are those that underwent independent assurance in the following environmental performance prepared by MFLP-REIT.

- Independent assurance statement (FY2024) PDF
- Independent assurance statement (FY2025) PDF

Energy consumption (whole buildings)

Item	2016 (Listing year)	2021 (Base year)	2024	2025
Energy consumption (thousand kWh): ①+②+③	14,806	54,560	76,884*	90,347*
Fuel consumption (thousand kWh): ①	0	345	398*	506
Purchased electricity consumption (thousand kWh): ②	14,805	54,215	71,867*	84,053
(Ref.)Non-fossil certificate purchases (thousand kWh)	-	-	2,284	2,845
Renewable energy self-consumption (thousand kWh): ③	-	-	4,620*	5,788
Energy consumption itensity (thousand kWh/㎡)	0.0333	0.0362	0.0390	0.0376

CO_2 emissions

Item	2016 (Listing year)	2021 (Base year)	2024	2025
CO_2 emissions (t-CO_2): A+B+C	7,581	23,720	27,581*	33,746
CO_2 emissions itensity (t-CO_2/㎡)	0.017	0.016	0.014	0.014
Owner-managed portion				
Scope 1 emissions (t-CO_2): A	1	16	11*	10*
Scope 2 emissions (t-CO_2) before application of non-fossil certificates, etc. (Note 3)	1,638	3,799	1,491*	3,838*
Scope 2 Non-fossil certificate (t-CO_2)	-	-	966*	3,623
Scope 2 emissions (t-CO_2) after application of non-fossil certificates, etc. (Note 3) :B	1,638	3,799	525*	215*
Scopes 1 and 2 emissions intensity (t-CO_2/㎡)	0.060	0.048	0.006	0.002
Tenant-managed portion				
Scope 3 category 13 emissions (t-CO_2): C	5,944	19,905	27,045*	33,521*
Scope 3 category 13 emissions intensity (t-Co_2/㎡)	0.014	0.014	0.014	0.014

Water consumption

Item	2016 (Listing year)	2021 (Base year)	2024	2025
Water consumption (㎥)	22,966	98,384	130,880*	145,617*
Water consumption intensity (㎥/㎡)	0.07	0.07	0.07	0.06

Waste

Item	2016 (Listing year)	2021 (Base year)	2024	2025
Waste emissions (t)	-	14,187	18,789	16,074
Owner-managed portion				
General waste emissions (t)	-	83	144	83
Industrial waste emissions (t)	-	16	18*	28*
Tenant-managed portion				
General waste emissions (t)	-	12,755	14,100	10,620
Industrial waste emissions (t)	-	1,333	4,527	5,343
Recycling rate (%)	-	70.1	65.9	62.6

(Note 1) The data in the table above were collected during the periods below. Please note that the data for 2016 is aggregated only from the multi-tenant type facilities of GLP-MFLP Ichikawa Shiohama, MFLP Kuki, MFLP Yokohama Daikoku, MFLP Yashio, and MFLP Sakai.
2016: from August 1, 2016 to July 31, 2017
2021: from January 1, 2021 to December 31, 2021
2024: from January 1, 2024 to December 31, 2024
2025：from January 1, 2025 to December 31, 2025

(Note 2) Intensity is the figure representing the consumption volume, etc. as the numerator with the total gross floor area of the properties owned (excluding MFIP) for which data for the relevant period is known as the denominator, with the consumption volume adjusted for months of operation (data covering less than 12 months is adjusted to represent 12 months of operation).

(Note 3) Emission reductions from non-fossil certificates and renewable electricity.

Introduction of green leases

MFLP-REIT is gradually introducing green leases across the whole of its portfolio. A green lease is a lease in which both owner and tenant promote environmental consideration through a building lease agreement.

With the permission of tenants, we are converting lighting in tenant-managed areas to LED lighting, with the aim of both saving energy for the property as a whole and reducing running costs

Green leases as percentage of total (as of Feburary 2, 2026)
84.5%

Properties that apply green leases (non-exhaustive)

MFLP Ibaraki

MFLP Sakai

MFLP Hino

IMP Kashiwa 2

(Note) The figures are calculated based on the total floor area, taking into account the (quasi-)co-ownership interests of each property (limited to logistics facilities).

Introduction of LED lighting

LED lighting

With the aim of raising the asset value of our portfolio by addressing environmental issues, as well as responding to tenant needs, we are moving forward with the introduction of LED lighting (exclusive-use and common-use areas).

MFLP Osaka I

LED installed as percentage of total (as of Feburary 2, 2026)	
Tenant-managed portion	Owner-managed portion
94.6%	**100.0**%

(Note 1) The figures are calculated based on the total floor area, taking into account the (quasi-)co-ownership interests of each property (limited to logistics facilities).

(Note 2) Exclude single tenant property from the denominator of properties owned by MFLP-REIT.

Introduction of solar power panels

Solar power panels

Some of the logistics facilities owned by MFLP-REIT have solar power panels installed to generate renewable energy.

MFLP Ibaraki

Solar power panel annual power generation (Actual, 2025)
25.8GWh

(Note) For the properties owned by MFLP-REIT, the value stated is the power generated during January 1, 2025 to December 31, 2025 from the 20 MFLP properties with solar panels installed. Note that this value is the total power generated from the entire properties and does not take into consideration MFLP-REIT's ownership ratio of the properties.

Reuse and recycle of water

Certain logistics facilities owned by MFLP-REIT are equipped with facilities to reuse well water, and we are working to reduce the amount consumed from water sources.

Collaboration programs with tenants

We think that cooperation with tenants is essential in reducing environmental impact. Therefore, Mitsui Fudosan and ITOCHU Group collaborate with tenants on a variety of initiatives to reduce environmental impacts.

Specifically, we are actively working to gain cooperation from tenants by putting up 3Rs (“reduce, reuse, recycle”) posters to encourage the sorting of garbage, displaying separate signs on trash cans, posting no-idling signs in truck waiting areas, and distributing a Sustainability Guide to tenants and so on.

Putting up 3R posters

Sustainability Guide

separate signs on trash cans

no-idling signs

Commercial arrangements and initiatives for environmental performance in collaboration with the sponsors

By leveraging our strategic partnership with Mitsui Fudosan and the ITOCHU Group to prioritize the inclusion of properties with outstanding environmental performance—developed by Mitsui Fudosan, ITOCHU Corporation and ITOCHU Property Development—into our portfolio, we aim to reduce the portfolio's environmental impact and mitigate environmental risks.

In addition, MFLP-REIT outsources the property management operations of the logistics facilities and industry real estate we own to Mitsui Fudosan and ITOCHU Group. When selecting an outsourced partner, an assessment of the partner's sustainability initiatives based on the Sustainability Procurement Policy is included as one of the selection and evaluation criteria and, in principle, is reviewed once a year. In conducting the assessment, beyond its operational management capabilities, we give consideration to the partner's cooperation and support of efforts to reduce energy consumption, reduce environmental contaminants, respect human rights, and achieve the sustainability policy and targets as set out by the Asset Management Company. The outsourcing contract also stipulates that both MFLP-REIT and Mitsui Fudosan work together in promoting environmental measures.

Investment in Urban Revitalization

Mitsui Fudosan and ITOCHU Group on creating local employment and improving convenience when developing logistics facilities.

MFLP Funabashi

MFLP Funabashi is a "neighborhood creation-type logistics facility", a multi-use base development centered on a logistics facility, that aims to coexist harmoniously with the local community and enliven the surrounding area.
On the site with a total floor area of approximately 700,000m^2, there are three logistics facilities, "MFLP Funabashi I," "MFLP Funabashi II," and "MFLP Funabashi III" (of which "MFLP Funabashi II" and "MFLP Funabashi III" are properties defined in “Right of first look and preferential negotiation agreement"). In addition to the three logistics facilities, the site has "&GATE", an ancillary facility with a cafeteria, fitness room and childcare facilities available for the use of MFLP Funabashi employees, and "&PARK", a green space also available for local residents. Within the "&PARK," a skating rink, "Mitsui Fudosan Ice Park Funabashi," has been invited, allowing people of all ages to enjoy skating, thereby contributing to connection with communities and community building through sports. Several commercial facilities and condominiums have also been developed in the surrounding area, contributing to the revitalization of the local community and reduction of environmental impact through urban development that integrates logistics facilities, commercial facilities, and housing.
MFLP Funabashi also holds events in collaboration with the “Mitsui Shopping Park LaLaport TOKYO-BAY”, a commercial facility located near Minami Funabashi Station, to create liveliness not only within the site but also in the Funabashi area as a whole, and to realize neighborhood creation that matures with age, increasing the appeal of the town over time.

MFLP Funabashi II

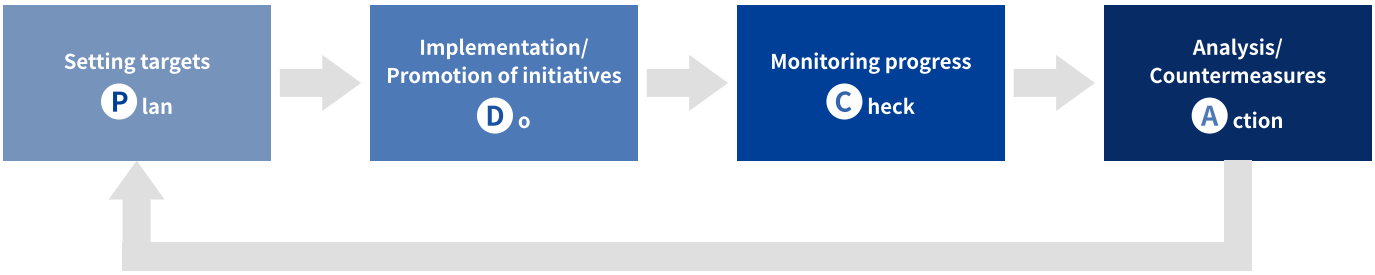
MFLP Funabashi III

&Park

Skating rink

Environmental management system / PDCA cycle

The Asset Management Company established an environmental management system in accordance with Eco Action 21 (EMS) and implements a PDCA cycle in accordance with the aforementioned structure and governance in order to manage the environmental load of its entire portfolio, such as energy consumption, CO_2 emissions, water consumption, and waste generation, and achieve its targets.



Understanding and reducing environmental risks in investment decisions and monitoring

Regarding due diligence for new investments, MFLP-REIT obtains an understanding of environmental and social risks by utilizing external experts and uses this information in its investment decisions. With regard to environmental risks in particular, before an investment decision is made, surveys are carried out as part of the engineering report for soil contamination risks, and to establish whether or not hazardous substances (such as asbestos and PCBs) have been used. Periodic monitoring of environmental and social risks is conducted for properties held as well and initiatives that provide opportunities for reducing risks and increasing property value are carried out, e.g., expert building assessments such as "Energy Efficiency Walkthroughs."

Utilization of an external consultant

MFLP-REIT utilizes the support of Nikken Sekkei Construction Management, Inc. as an expert consultant for suggestions for the portfolio's energy management and measures that contribute to increasing environmental performance.

Commitments related to greenfield developments

When investing in properties developed on greenfield, MFLP-REIT will only invest in properties that have obtained green building certification. Mitsui Fudosan, our sponsor, also gives consideration to the protection of the natural environment when developing on greenfield, by obtaining green building certification after development, considering that development activities may affect the natural environment and ecosystem of the subject site and its surroundings.Among the properties owned by MFLP-REIT, "MFLP Osaka Katano" and "MFLP Hiratsuka II" were developed through a land readjustment project on farm land, but they were developed in an environmentally friendly and obtained green building certification by installing solar panels on the roof.

MFLP Hiratsuka II

MFLP Osaka Katano

Soil contamination countermeasures

MFLP-REIT has built a strategic partnership with its sponsor, Mitsui Fudosan, and its acquisitions are centered on properties developed by Mitsui Fudosan. When conducting due diligence at the time we acquire a property, we confirm that soil contamination surveys are conducted and check whether appropriate countermeasures have been implemented at those properties for which they were deemed necessary.

The logistics facilities that are the main target for investments by MFLP-REIT are sometimes located on brownfield land where there is a risk of soil contamination, such as the sites of former factories, and soil contamination countermeasures may be required.

In cases where they have been left unused as sites of former factories, there may be soil contamination and other issues that can prevent the potential value of the real estate from being realized. Soil contamination countermeasures executed as part of new development lead to soil contamination no longer being left untreated, thus contributing not only to the property but also to the surrounding environment.

Strategic partnership with Mitsui Fudosan

Environmental Initiatives

Initiatives to Obtain Green Building Certification

Policy for acquiring Green Building certification

MFLP-REIT sets the targets as described on Environmental KPIs with the aim of acquiring Green Building certification for its entire portfolio for the purpose of reducing the environmental risks of its portfolio and increasing asset value over the medium to long term.

MFLP-REIT has been actively working to acquire Green Building certification, including ZEB certification. As of February 2, 2026, the proportion of logistics facilities that have acquired Green Building certification was 98.3%, and the equivalent figure for portfolio as a whole was 95.7%.

DBJ Green Building Certification

DBJ Green Building Certification aims to encourage the spread of real estate ("green buildings") that takes into account environmental performance and disaster preparedness, as well as the societal needs of various stakeholders, including local communities. This is assessed using a proprietary scoring model developed by Development Bank of Japan Inc., resulting in selected properties that address the needs of the times being given a ranking of 1 to 5 on a 5-star scale.

DBJ Green Building

CASBEE certification for Real Estate

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a comprehensive system, created under the leadership of the Ministry of Land, Infrastructure, Transport and Tourism, for evaluating the quality of buildings. In addition to the original goals of reduced energy consumption and the use of building materials with low environmental impacts, it also takes into account the comfort of the interior and the landscape.

The CASBEE certification awarded by the Institute for Building Environment and Energy Conservation and its designated certification bodies consists of four evaluation tools: CASBEE for Pre-Design, CASBEE for New Construction, CASBEE for Existing Building, and CASBEE for Renovation. These are used to provide an evaluation on a five-grade scale: Superior (S), Very Good (A), Good (B+), Slightly Poor (B-) and Poor (C). CASBEE certification for real estate for buildings whose construction was completed at least one year ago consists of an evaluation on a four-grade scale (S, A, B+, or B), which is in turn based on an assessment spanning five different categories: energy/greenhouse gases, water, materials, biodiversity/sustainable site, and indoor environment.

BELS certification

BELS is a third-party evaluation system that displays the energy-saving performance of buildings. From April 2016, real estate companies and other entities are required to make efforts to display the energy-saving performance of buildings based on the Act on the Improvement of Energy Consumption Performance of Buildings ("Building Energy Efficiency Act"). The specific method of display is set out in the energy conservation performance display guidelines for buildings prescribed by the Ministry of Land, Infrastructure, Transport and Tourism, and BELS is assessed based on these guidelines and rated on a 5-star scale.

ZEB certification

ZEB (Net Zero Energy Building) is a building that aims to achieve a zero energy balance through substantial reductions in annual primary energy consumption. This is achieved by saving as much energy as possible via better thermal insulation of the building and highly energy efficient equipment, etc., coupled with creating energy by solar power generation or other energy generating methods, while maintaining a comfortable environment. In the BELS certification system, the certification of the level of ZEB is presented in four stages: "ZEB," "Nearly ZEB," "ZEB Ready," and "ZEB Oriented."

Certification acquisition status for portfolio properties (as of February 02, 2026)

Green Building certification acquired in logistics facilities	Green Building certification acquired for portfolio as a whole	ZEB certification acquired in logistics facilities
98.3%	95.7%	66.5%

Property name	DBJ Green Building Certification	CASBEE (New Construction)	CASBEE (Real Estate)	BELS certification	ZEB certification
GLP/MFLP Ichikawa Shiohama		Rank A *1	Rank S *1	★★★★★	ZEB Ready
MFLP Kuki	★★★★	Rank A *1		★★★★	
MFLP Yokohama Daikoku	★★★★★ *1		Rank S	★★★★★	ZEB Ready
MFLP Yashio	★★★★	Rank A *1			
MFLP Atsugi	★★★		Rank A *2		
MFLP Funabashi Nishiura	★★★	Rank A *1			
MFLP Kashiwa		Rank A *1			
MFLP Sakai *3	★★★★★	Rank S *1		★★★★★	ZEB Ready
MFLP Komaki	★★★★		Rank A *2		
MFLP Hino	★★★★★			★★★★★	ZEB Ready
MFLP Hiratsuka			Rank A *2		
MFLP Tsukuba (Existing building)				★★★★	
MFLP Tsukuba (Annex building)				★★★★★	ZEB Ready

Property name	DBJ Green Building Certification	CASBEE (New Construction)	CASBEE (Real Estate)	BELS certification	ZEB certification
MFLP Inazawa	★★★★★	Rank A *1	Rank A *2	★★★★★	ZEB Ready
MFLP Atsugi II			Rank A *2	★★★★★	『ZEB』
MFLP Fukuoka I		Rank A *1			
MFLP Prologis Park Kawagoe	★★★★★	Rank A *1		★★★★★	
MFLP Hiroshima I	★★★★★		Rank A *2	★★★★★	ZEB Ready
MFLP Ibaraki	★★★★★		Rank A *2	★★★★★	ZEB Ready
MFLP Kawaguchi I	★★★★		Rank S *2	★★★★★	ZEB Ready
MFLP Yachiyo Katsutadai	★★★★★			★★★★★	Nearly ZEB
MFLP Osaka I			Rank A *2	★★★★★	ZEB Ready
MFLP Hiratsuka II	★★★★★		Rank A *2	★★★★★	ZEB Ready
MFLP Osaka Katano	★★★★★	Rank A *1		★★★★★	『ZEB』
MFLP Tomei Ayase	★★★★		Rank A *2	★★★★★	
MFLP Tokorozawa			Rank B+ *2		
MFLP Hiratsuka III	★★★★★		Rank A *2	★★★★★	Nearly ZEB
MFLP Shinkiba I	★★★★★			★★★★★	『ZEB』

Property name	DBJ Green Building Certification	CASBEE (New Construction)	CASBEE (Real Estate)	BELS certification	ZEB certification
SG Realty MFLP Fukuoka Kasuya	★★★★	Rank A		★★★★★	『ZEB』
MFLP Tsukubamirai	★★★★★			★★★★★★	『ZEB』
MFLP Shinkiba II	★★★★★			★★★★★	『ZEB』
MFLP/OGUD Osaka Torishima	★★★★			★★★★★	『ZEB』
i Missions Park Kashiwa	★★★★				
i Missions Park Noda	★★★★				
i Missions Park Moriya	★★★★			★★★★★	
i Missions Park Misato	★★★★			★★★★	
i Missions Park Chiba-Kita				★★★★★	
i Missions Park Kashiwa 2			Rank S	★★★★★	ZEB Ready
i Missions Park Inzai 2	★★★★			★★★★★	
i Missions Park Tokyo Adachi	★★★★			★★★★★	
i Missions Park Miyoshi	★★★★			★★★★★	
i Missions Park Ichikawa-Shiohama			Rank S	★★★★★	ZEB Ready
i Missions Park Atsugi 2			Rank A *2	★★★★★	
i Missions Park Kazo			Rank A *2		
i Missions Park Kasugai			Rank A *2		
Total certifications acquired	30	11	20	32	22

(Note 1) The certification period has expired.

(Note 2) This is an evaluation based on the local government notification system.

(Note 3) In addition to the above green building certifications, MFLP Sakai also won the FY2015 Osaka Environmentally Friendly Architecture Award (Retail and other facilities category).

Social Initiatives

Basic Approach Regarding Social Considerations

Stakeholders of MFLP-REIT

MFLP-REIT and the Asset Management Company intend to actively fulfill our roles and responsibilities and make contributions through their business activities, etc. to all stakeholders, including not only investors but also tenants, LM/PM and business partners, local communities, and employees of the Asset Management Company. For example, MFLPREIT's portfolio is geographically diversified, and contributes both to regional job creation and to the vitalization of local communities. In addition, all properties in MFLP-REIT's portfolio offer convenience commuting using public transport (train stations, bus stops, etc.) and are also accessible to people with disabilities. When selecting LM/PM and business partners, we consider their sustainability initiatives as one of the selection criteria based on the "Sustainable Procurement Policy", and the content of the "Sustainable Procurement Policy" regarding DEI is shared with LM/PM. MHLP-REIT and LM/PM are working together to promote initiatives related to DEI.

Responsibilities of MFLP-REIT and the Asset Management Company to key stakeholders

- **Investors:** Distribution of stable profit, maximization of the interests of unitholders in the medium to long term, and timely and appropriate disclosure of information
- **Tenants:** Provision of safe, secure and functional spaces in buildings in collaboration with LM/PM, and increase of business continuity and employee satisfaction
- **LM/PM and business partners:** Provision of a safe, secure, and comfortable work environment
- **Local communities:** Contribution to local vitalization and development, and support during emergencies
- **Employees of the Asset Management Company:** Provision of a safe, secure, and comfortable work environment, and opportunities for capability development

Examples of specific initiatives

Providing comfortable work environment

Unmanned store

To meet the needs of facility users, an unmanned concession stand is available 24 hours a day, 7 days a week.

Commuter shuttle bus

We provide shuttle buses to support the commuting of tenant employees. It also contributes to ease crowding in local public transport.

Bicycle sharing

To enhance the convenience of transportation for tenant employees, we offer a bicycle sharing scheme.

Sky lounge

To provide a comfortable work environment for tenant employees, we provide a full range of spaces for food and resting places with extensive outside views.

Cafeteria

To provide a comfortable work environment for tenant employees, the cafeteria within a facility offers a diverse food menu.

CS survey

In order to achieve better operation of facilities, we also conduct regular satisfaction surveys of tenant employees.

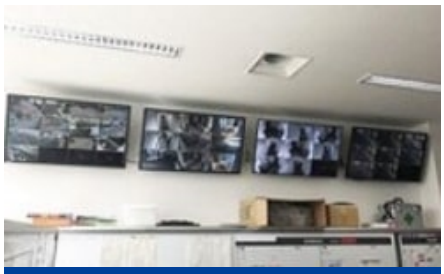
BCP initiatives

Adoption of seismic isolation

We adopted seismic isolation technology to not only ensure the safety of users in the event of a large-scale earthquake, but also mitigate the impact on goods stored.

Emergency power generator

The facilities are equipped with emergency power generators that can operate for up to 72 hours for BCP response, including ensuring safety in the facility in the event of a power outage.

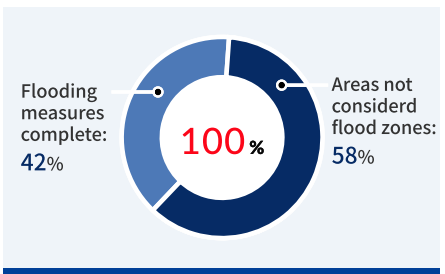


Remote monitoring using ITV

The facilities are equipped with a system that, in the event of a natural disaster, enables the state of damage suffered both inside and outside a facility to be checked in real time.

Stockpiles for disaster prevention

We have prepared for emergencies by stocking a wide range of necessary items, such as drinking water and emergency food rations for those having difficulty returning home in the event of a disaster.



Measures based on hazard maps

58% of the entire portfolio is located in areas that are not considered likely to suffer from flooding, and flood-control measures have been taken for the remaining 42%, including measures for raising the height of voltage substations.

(Note 1) MFLP, IMP and each portfolio asset may not be equipped with some of the above standard specifications or features.

(Note 2) Calculations based on total floor area not adjusted to reflect (quasi) co-ownership interests.

Response to local communities

Cleanup activities near facilities

We conduct cleanup activities in the areas surrounding facilities to contribute to achieve a better local environment.

Child care facilities on-site

We provide a child care facility on-site for child-rearing support not only for tenant employees, but also people nearby the facility.

Creation of community space

By establishing public areas with green spaces, cherry trees, etc., we provide places for local residents to relax.

Disaster preparedness equipment

By setting up facilities that can be used as toilets and benches that can be used as a stove in the event of a disaster, we provide support for residents of the surrounding neighborhoods in the form of infrastructure for daily life.

Designated as a tsunami evacuation building

We support local residents living near the facilities in the event of a disaster by securing designations as disaster evacuation sites from municipalities.

Introduction of green curtains

We mitigate any sense of oppression by establishing green curtains on slope areas, for local residents and the landscape they see.

(Note) MFLP, IMP and each portfolio asset may not be equipped with some of the above standard specifications or features.

Social contribution initiatives

Local contribution activities

We actively engage in initiatives to promote local contribution and environmental awareness among employees by participating in community cleanup activities.

Aluminum Resource Circulation Initiative

We participate in an aluminum recycling program for coffee capsules, contributing to CO_2 reduction through the promotion of resource circularity and energy efficiency.

Disaster Supply Donation

We donated disaster supplies from IMP Noda to the City of Noda and received a letter of appreciation.

DEI promotion initiative

Cooperation with support group for the disabilities

We collaborated with a disability support organization to host events such as a kitchen car selling curry made at a workshop and an art exhibition featuring and selling artworks created by people with disabilities.

Support for social participation

We support the activities of Itochu Unidus Co., Ltd., a company established to promote employment for people with disabilities, by outsourcing printing tasks such as business cards to them.

International Women's Day Event

In order to contribute to the realization of gender equality, we presented mimosa flowers to employees of the asset management company on International Women's Day in March.

Social Initiatives

Initiatives for Employees of the Asset Management Company

Initiatives for human rights	DEI (Diversity,Equity, and Inclusion) of the Asset Management Company	Initiatives for human resource development
Talent pipeline development strategy	Creation of working environments conducive to work and work-life balance	Promotion of Health Management

Initiatives for human rights

The Asset Management Company has established a human rights policy based on the Mitsui Fudosan Group Human Rights Policy and the Mitsui Fudosan Group Sustainable Procurement Standards of Mitsui Fudosan. MFLP-REIT and the Asset Management Company support and respect international norms regarding human rights, such as the core labor standards set out in the ILO Declaration on Fundamental Principles and Rights at Work (freedom of association, recognition of the right to collective bargaining, elimination of forced labor, abolition of child labor, and elimination of discrimination) in light of the Universal Declaration of Human Rights and the International Bill of Human Rights. In addition, the Sustainable Procurement Policy established by the Asset Management Company incorporates respect for human rights into the selection and evaluation standards used to choose the content of work and business partners for the portfolio value chain.

Based on the above, the Asset Management Company has defined the initiatives for respect of human rights in the Compliance Manual as described in the table below and is working to instill its policy on respecting human rights in all employees.

Details	Policy and initiatives
Prohibition of discrimination and harassment	The Asset Management Company shall prohibit discrimination or unfair treatment based on nationality, social status, race, belief, gender, age, disability, sexual orientation, gender identity, education, marriage status, employment type or any other reason not related to business roles. In addition, no harassment in any form is allowed in the workplace.
Policy to prevent child labor or forced labor	The Asset Management Company shall not permit child labor or forced labor. The Asset Management Company has never used child or forced labor. To ensure that none is used in the future, the Asset Management Company complies thoroughly with the laws and regulations of each country.
Freedom of association and the right to collective bargaining	The Asset Management Company shall support and respect the freedom of association and the right to collective bargaining. Up to the present, no labor unions have been formed, but labor-management relations at the Asset Management Company have been harmonious, and there have been no large-scale layoffs in the past. In addition, the Asset Management Company has entered into a labormanagement agreement on overtime work (36 Agreement) with its employees, and is striving to maintain the health of its employees and improve labor productivity by appropriately managing working hours. The Asset Management Company is making the following efforts to reduce excessive working hours and overtime. ・ Monitoring working hours ・ Periodic interviews with supervisor ・ Notifying both employees and their direct supervisors when they are in danger of overwork ・ Implementing stress checks
Policy supporting rights to a minimum wage and living wage	The Asset Management Company conducts labor management while abiding by the labor laws and regulations. In terms of wages, the Asset Management Company has adopted a basic policy of following the rules on minimum wages.

There were no serious violations of labor-related laws and regulations during the period from April 1, 2025 to March 31, 2026.

DEI (Diversity,Equity, and Inclusion) of the Asset Management Company

The Asset Management Company will strive to build an organization that recognizes diversity,equity, and inclusion. Specifically, in accordance with the philosophy of the Mitsui Fudosan Group that based on the idea that “to generate new value through cooperation, coexistence and co-creation, we forge ahead, innovating.” in response to the dramatically changing needs of society, we are working to realize new value creation based on work style reforms, with the management ranks overseeing the diversity of employees, working to build an organization in which human resources of diverse values, talents, and lifestyles can realize their full individual potential and comfortable workplace.

Based on the above, the Asset Management Company has defined the "DEI Promotion Policy". Under this policy, the Asset Management Company has set KPIs as shown in the table below and promote DEI initiatives.

Item	FY2023	FY2024	FY2025	KPI
Total number of officers and employees	28	37	38	-
(Number of seconded employees accepted)	9	14	14	-
(Number of direct employees)	19	23	24	-
	Male: 7 Female: 12	Male: 9 Female: 14	Male: 11 Female: 13	-
Percentage of female employees*	63%	61%	54%	-
Percentage of female managers*	14%	17%	13%	40% by FY2030
Percentage of female executives*	0%	0%	0%	-
Average employment period*	3.2 years	3.3 years	4.0 years	-
Rate of used portion of paid vacation*	81%	81%	75%	70%
Rate of employees who took 10 or more days of paid leave*	91%	88%	95%	100%
Average monthly overtime hours*	12 hours 30 minutes	16 hours 18 minutes	12 hours 14 minutes	Overtime within 45 hours

Item	FY2023	FY2024	FY2025	KPI
Rate of employees using childcare leave*	-	100%	100%	100%
(of which male employees)*	(-)	(100%)	(-)	(100%)
Number of employees using the shorter hours system for childcare*	0	0	1	-
Rate of employees using childcare leave*	33%	50%	71%	More than 50%
Rate of health checks received*	100%	100%	100%	-
Employment of people with disabilities	0	0	0	-
Number of new hires*	8	5	2	-
Number of retired employees*	3	1	1	-
Rate of return-to-work rate after childcare leave*	-	100%	100%	100% return-to-work rate after childcare leave
Employee turnover rate in the fiscal year*	20%	5%	4%	-
Social Contribution Activities	100%	100%	100%	100% participation twice a year by all employees
Rate of employees participation in training on DEI	100%	100%	100%	100%

(Note 1) Indication of “officers and employees” means the total officers and employees including direct employees and seconded employees mentioned above.
An asterisk (*) indicates data for direct employees, including contract employees.

(Note 2) The average employment period is the average of figures calculated by dividing the total number of days enrolled as an employee up to each day by 365, as the number of days in one year.

(Note 3) Calculated using data on enrolled employees as of the fiscal year-end, but excluding those mid-career hires who joined during the fiscal year.

【Examples of initiatives】

- Training by viewing a DVD that promotes understanding of human rights and diversity (promoting active participation of women, employment of senior employees, training on LGBT issues)
- Harassment prevention training

Initiatives for human resource development

The Asset Management Company is taking steps to secure and develop specialists with high-level expertise in real estate finance and potential leaders who have the management ability to increase the productivity of the organization. Furthermore, it aims to develop human resources who will contribute to society and to increasing corporate earnings, aiming not only to build knowledge, comprehension, and communication skills through short-term education and training, but also the ability to grasp the big picture of a situation or incident from a broad perspective and envisage the future course of events.

1 Support for acquiring qualifications

1-(1) Support for acquisition and maintenance of specialized qualifications

The Asset Management Company supports all employees (including both regular and contract employees, etc.) in their efforts to obtain degree programs and certifications, such as ARES (Association for Real Estate Securitization) Certified Master, and all officers and employees (including both regular and contract employees, etc.) may utilize a system whereby such expenses are borne by the Asset Management Company. Furthermore, to encourage the acquisition of difficult certifications, a certification allowance is paid to all employees (including both regular and contract employees, etc.) who hold certifications in Japan as a real estate appraiser, lawyer, tax accountant, or certified public accountant.

The number of employees with specialized certificates is as shown below (including seconded employees accepted).

Qualification	Number of employees with qualifications
ARES (Association for Real Estate Securitization) Certified Master	12
Real estate transaction agent	27
Real estate appraiser	1
First-class architect	1
Real Estate Consulting Master	2
Certificate-holder Member of the Securities Analysts Association of Japan	1
Eco Test (Certification Test for Environmental Specialists)	14
Bookkeeping, 1st grade	1
Certified Property Manager	2
AML/CFT standard course	2

(Note 1) As of March 31, 2026.

(Note 2) Includes personnel who have passed the credentialing exam but are not yet credentialed.

Fiscal year	Number of cases using the qualification support system	Officers and employees using the system	Amount of support funds (excl. tax)
FY2023	26	17（63%）	¥592,709
FY2024	24	17（56%）	¥1,040,766
FY2025	20	17（47%）	¥938,834

1-(2) Others

Since MFLP-REIT conducts public offerings in overseas markets, we make efforts to improve the English language abilities of all employees (including both regular and contract employees, etc.) of the Asset Management Company in order to develop human resources able to operate globally, and have also established an English conversation school course fee support system.

2 Various training programs

One of the pillars of the Asset Management Company's human resource development efforts is the various training programs listed below under "2-(1) to 2-(3)."

<table>
<tr><th rowspan="2"></th><th colspan="3">Training for all officers and employees</th><th colspan="2">Selective training programs</th></tr>
<tr><th>Compliance training</th><th>Job-specific development training</th><th>Level-specific and leadership training</th><th>Individual skill training</th><th>Department-specific skills training</th></tr>
<tr><td>Executives</td><td rowspan="4">・Training on fundamentals of securities monitoring
・Training on overview of FSA's supervisory guidelines flor investment business
・Training on general theory of compliance
・Training on conflicts of interest</td><td rowspan="4">・Logistics real estate market study group with external experts
・Data center-related study group
・Real estate market research explanation meeting
・ESG training</td><td>Training for executives</td><td rowspan="4">Business skills,
IT skills,
English</td><td rowspan="4">Corporate planning, Human resources, General affairs, Legal, General accounting, Finance, Sales, Marketing, Production</td></tr>
<tr><td>Top management</td><td>Training for top management</td></tr>
<tr><td>Middle management</td><td>Training for middle management</td></tr>
<tr><td>New employees</td><td>Training for new employees</td></tr>
</table>

Fiscal year		Training expenses	Training expenses per person	Total hours	Total hours per person
FY2023	Compliance training	¥927,000	¥34,435	138 hours	5 hours and 7 minutes
	Specialized field training	¥1,200,000	¥44,577	391 hours and 50 minutes	14 hours and 33 minutes
	Level-specific and leadership training, Individual skill training, Department-specific skills training	¥475,200	¥17,652	155 hours and 34 minutes	5 hours and 46 minutes
	Total	¥2,602,200	¥96,664	685 hours and 24 minutes	25 hours and 27 minutes
FY2024	Compliance training	¥927,000	¥30,560	187 hours	6 hours and 9 minutes
	Specialized field training	¥1,473,180	¥48,566	533 hours and 20 minutes	17 hours and 34 minutes
	Level-specific and leadership training, Individual skill training, Department-specific skills training	¥475,200	¥15,666	175 hours and 38 minutes	5 hours and 47 minutes
	Total	¥2,875,380	¥95,792	895 hours and 58 minutes	29 hours and 32 minutes
FY2025	Compliance training	¥988,800	¥27,594	215 hours and 30 minutes	6 hours and 00 minutes
	Specialized field training	¥1,629,988	¥45,489	627 hours and 36 minutes	17 hours and 30 minutes
	Level-specific and leadership training, Individual skill training, Department-specific skills training	¥475,200	¥13,261	195 hours and 06 minutes	5 hours and 26 minutes
	Total	¥3,093,988	¥86,344	1038 hours and 12 minutes	28 hours and 56 minutes

(Note) The annual total hours per person are targeted to exceed 20 hours.

2-(1) Compliance training

We strive to enhance not only individual capabilities but also organizational capabilities by implementing compliance training programs for all officers and employees (including both regular and contract employees, etc.).

[Examples of initiatives]

- Training on General Compliance Principles
- Cybersecurity and systems response training
- Training on the Act on the Protection of Personal Information
- Anti-Money Laundering/Counter Financing of Terrorism Training
- Findings from Inspections by the FSA

2-(2) Job-specific development training

For the purpose of periodically updating fundamental knowledge necessary for asset management of all officers and employees (including both regular and contract employees, etc.), we regularly conduct training programs led by external lecturers to study the circumstances of the economic environment and real estate market and the REIT market, etc.

[Examples of trainings]

- Real Estate Market Training
  We regularly invite several external lecturers to provide training on real estate market trends. 10 training sessions were held for all employees in FY2025.
- ESG Training
  We invite several external lecturers to provide training on ESG-related situations and issues to be addressed by MFLP-REIT and the Asset Management Company. In FY2025, Training on biodiversity and TNFD, climate change and water security, and women's health issues was conducted, and all employees participated in the training.

2-(3) Level-specific and leadership training, Individual skill training, Department-specific skills training by external educational institutions

We provide a system that enables all officers and employees (including both regular and contract employees, etc.) to choose from around 1,700 level- and field-specific courses offered by an external educational institutions (SMBC Consulting Co., Ltd.) per year. Level-specific and leadership training, Individual skill training and Department-specific skill training is taken by the relevant officers and employees depending on their level, skill, situation, and department. The primary objective is to provide an environment that assists the development of executive candidates by improving their management and leadership skills and encourages the active development of a career vision by each employee.

3 Periodic career interviews

At the Asset Management Company, regular career interviews are held for direct employees (including contract employees) with directors at least once every six months. By providing employees with opportunities to discuss their own career development, feedback on their performance, and requests to the company, we encourage employees to increase their motivation and broaden their skill sets.

Fiscal year	Ratio of interviews held (direct employees)
FY2023	100% (19 out of 19 employees)
FY2024	100% (23 out of 23 employees)
FY2025	100% (22 out of 22 employees)

4 Performance appraisal

For performance appraisals, we hold a start-of-year interview (goal setting), interim interview (progress check and advice), and end-of-year interview (appraisal feedback) for direct employees (excluding contract employees), as part of building a transparent goal-setting and appraisal feedback system that ensures mutual understanding of intentions between supervisors and subordinates.

5 Personnel appraisal and Compensation

Direct employees (excluding contract employees) are interviewed by their supervisors at least once every six months using a behavioral appraisal sheet tailored to their position each year and are promoted and their base compensation is renewed once a year according to the appraisal. The behavioral appraisal is an objective, numerical assessment of how well the employee has demonstrated the behavioral characteristics required for the job grade and is reflected in the amount of the employee's compensation.

6 Goal Setting and Compensation

Direct employees (excluding contract employees) hold goal-setting meetings with their supervisors in April and October of each year, using a goal-setting sheet.
Twice a year, in September and March, performance against the set goals is evaluated at the end-of-term interviews (feedback of evaluation results). The performance appraisal is based on an objective, numerical assessment of the degree of achievement of individual performance goals directly related to divisional goals, as well as the operational performance of the investment corporation. The amount of the employee's contingent remuneration is reflected according to the degree of achievement.

Talent pipeline development strategy

The Asset Management Company has established a recruitment plan for the image of human resources required for each department and the necessary timeframe, in line with the business execution structure of the medium- to long-term business plan and has built a system that enables the timely and appropriate assignment of human resources. For example, we are increasing the number of Operations Team members as the scale of assets under management increases, Investment Team member to gather information on a wide range of properties, not limited to those from our sponsors, and members to expand our investor base and address ESG issues. Therefore, the Asset Management Company make maximum use of the talent pool of recruiters for mid-career hiring, such as multiple staffing agencies, and constantly provide information on future hiring plans to recruiters, so that we can attract highly specialized personnel and hire the people we need in the execution of the asset management company's operations. Similarly, the Asset Management Company accepts secondees from our sponsors and others in line with its strategic workforce plan and utilizes them as a pool of highly specialized personnel with diverse backgrounds. For mid-career hires, the Asset Management Company promote various skill development programs through the aforementioned education and training programs. In addition, the Asset Management Company has a full benefit program and is promoting the establishment of comfortable working environments to enable employees to continue working with confidence. We are also promoting efforts to increase work efficiency by encouraging long-term employment and increasing the motivation of employees.
At the same time, we are making use of the secondees‘ expert capabilities to make qualitative improvements in operational expertise, aiming to realize advanced asset management operations.

Employees in managerial positions seconded from sponsors and others possess expert know-how as well as organization management skills, thus they have contributed to asset management and vitalization of the Asset Management Company.

[Number of persons seconded from our sponsors and others] As of March 31, 2026

- Mitsui Fudosan Co., Ltd.: 8
- ITOCHU REIT Management Co., Ltd.: 5
- Sumitomo Mitsui Banking Corporation: 1

At the Asset Management Company, the Board of Directors and General Meeting of Shareholders oversee the appointments of officers. Other managerial appointments are determined by the President & CEO. When making changes to personnel appointments, an appropriate management candidate is selected from among direct employees and the human resource pipeline by sponsors and others, and the change is planned to ensure smooth continuation of business and duties.

Furthermore, Mitsui Fudosan regularly conducts new graduate recruitment, and the Asset Management Company also accepts secondments of young employees with less than 10 years of experience at Mitsui Fudosan who have completed human resource development training programs at Mitsui Fudosan.

Please refer to this PDF for information about Mitsui Fudosan's training program.

Additionally, Mitsui Fudosan offers internships for university and graduate students aimed at understanding the industry and job roles.

Talent Cultivation

To support the development of future professionals in the J-REIT industry, our employees serve as guest lecturers and deliver lectures at universities.

Creation of working environments conducive to work and work-life balance

Human resources are recognized as the most important asset of the Asset Management Company, which not only meets the legal standards for health and safety, such as work-life balance, employee health, labor management, and risk management, but also works to create working environments where all employees can continue to work with confidence through the various initiatives described later. In addition, the Asset Management Company introduce Activity Based Working through office renewal to further improve the level of comfort for working environment.

(1) Employee engagement survey

In 2021, the Asset Management Company started conducting an employee satisfaction survey to ascertain the current status and hopes of all employees (including both regular and contract employees, etc.) for use in improving the working environment. Since then, the Asset Management Company has confirmed employee satisfaction regarding the degree of fulfillment of their current assignments and satisfaction with their work environment at least once a year. Based on the results of this survey, the Asset Management Company is striving to build better working environments.

Year	Employee Satisfaction Survey Average (five-point scale)
2023	3.53
2024	3.62
2025	3.58

[Key workplace improvement initiatives based on employee engagement results]

- Improving individual work efficiency through the introduction and promotion of generative AI
- Creating an environment where all employees can utilize Activity Based Working (ABW) by abolishing fixed-line telephones and transitioning to a system in which external calls are received via mobile phones
- Presenting bouquets from the company to employees with the aim of enhancing employee well-being and improving workplace relationships
- Enhancing the efficiency of visitor reception and guidance operations through the introduction of a reception system
- Promoting the digitization of documents to improve accessibility, while effectively utilizing office space through the reduction of storage cabinets

(2) Structure for collecting requests and grievances of employees

During interviews with directors, all employees (including both regular and contract employees, etc.) are provided with an opportunity to air their various hopes for the Asset Management Company and to confirm their own career options.

In addition, the Asset Management Company has established internal and external contact points for consultation based on the internal consultation and whistleblowing regulations. The system enables the employees (including both regular and contract employees, etc.) to anonymously report organizational or individual behavior that violates laws and regulations (behavior that violates or is suspected of violating laws, corporate ethics, and internal rules such as the compliance manual) or harassment to the Chief Compliance Officer (or for matters concerning the Chief Compliance Officer, the President & CEO) or an external law office. The same regulations protect whistleblowers and prohibit any disadvantage to whistleblowers, including retaliatory measures by the Asset Management Company such as dismissal. The regulations also oblige the Asset Management Company to determine and take appropriate measures regarding the reported matters.

(3) Cumulative investment unit investment program

The Asset Management Company has introduced a “cumulative investment unit investment program” targeting all employees (including both regular and contract employees, etc.) of the Asset Management Company, through which they can acquire investment units of MFLP-REIT. Officers, etc. of the Asset Management Company who have been seconded from Mitsui Fudosan, our sponsor, can also use their company’s “cumulative investment unit investment program” to acquire investment units in MFLP-REIT. It is anticipated that this system will result in all officers and employees (including both regular and contract employees, etc.) being more focused on improving the performance of MFLP-REIT, and that this in turn will contribute to the continuous growth of MFLP-REIT and enhancement of unitholder value. Furthermore, the Asset Management Company provides financial incentives to all employees (including both regular and contract employees, etc.) utilizing the program in an endeavor to further enhance their benefit and welfare programs.

(4) Benefit and welfare

The various benefit and welfare (incentive) programs listed below have been established to create a working environment in which all employees (including both regular and contract employees, etc.) can continue to work in comfort and with peace of mind.

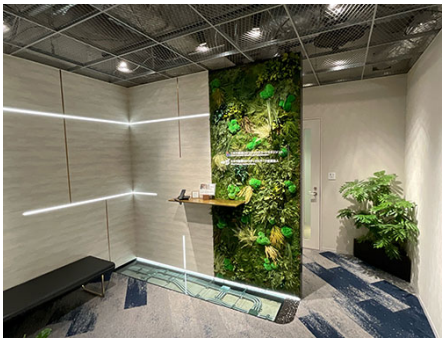
- Defined contribution pension plan (Note 1)
- Pre- and post-natal leave system
- Nursing care and childcare leave system (Note 2)
- Childcare leave at birth system
- Paid nursing care Leave and child nursing leave (Note 2)
- Childcare allowance
- Paid health and wellness leave
- Congratulation and condolence leave/money
- Term-end bonuses
- Flex-time system
- Remote work system
- Loan of PC and printer for working from home
- Shared-office expenses borne by the company
- Loan of smartphone
- Subsidization of fees for club activities
- Cafeteria plan
- Award of prizes and bonuses under a reward system
- Introduction of hourly paid leave under the paid leave system

(Note 1) From May 2024, eligibility for membership in the defined contribution pension plan, which had been limited to full-time employees and those up to age 60, has been expanded to full-time and contract employees and those up to age 65.

(Note 2) In order to support the balance between work and child rearing, a childcare leave system is available until the child turns one year old (two years old if certain conditions are met), a childcare shortened working hour system is available until the child turns three years old, and a nursing care leave system or nursing care shortened working hour system is available for those with family members requiring nursing care. In addition, employees can take paid leave to care for a child until the end of third grade in elementary school and paid leave to care for a family member who requires nursing care.

(5) Employee-Centered Office Environment

We have created an office environment that prioritizes employee comfort and well-being. The workspace features abundant greenery, aroma diffusers, and carefully designed lighting and acoustics to foster a pleasant and productive atmosphere. To support focused work, telephone booths and solo seats have been installed. Meeting areas have been expanded, and digital transformation has been promoted through the addition of monitors and web conferencing equipment, contributing to a more paperless and efficient workplace. In the library space, an office bookstore (subscription for self-help and business books) has been introduced to provide employees with opportunities to come into contact with books of various genres.



Promotion of Health Management

Human resources are recognized as the most important asset of the Management Company. We will not only comply with the legal standards for health and safety, such as work-life balance, health of employees, labor management, and risk management, but also work to create working environments where all employees can continue to work with confidence through the various initiatives described later. Specifically, the Asset Management Company has joined the Mitsui Health Insurance Association and provides various assistance systems such as subsidies for influenza, external subsidies for smoking ban and other vaccinations as well as health screening fees, encourage to undergo periodic health checkups and physical examinations (the medical examination rate in FY2025 was 100%), to all employees (including both regular and contract employees, etc.). In addition, balance balls and elevating tables have been introduced in office renovations to promote physical exercise due to desk work. Health management measures are being implemented such as the use of health apps to promote exercise and improve diet.

Also, the Asset Management Company support the maintenance and promotion of employees' health through follow-up services such as invitations to undergo reexamination by industrial physicians. Seconded employees also benefit from similar subsidy systems, and initiatives for the health of all officers and employees are implemented. In addition, in cooperation with an industrial physician, the Asset Management Company has established a consultation point where all employees can consult about both mental and physical health. Furthermore, to ensure the safety of workplaces, the Asset Management Company conducts onsite checks by an industrial physician.

The Asset Management Company strives to care for the mental health of all employees by conducting stress checks for all officers and employees and holding mental health seminars performed by external instructors (the participation rate in FY2025 was 100%). In addition, as events to promote health, the Asset Management Company participate in walking team competitions also provide subsidies for the use of health-related facilities and sports facilities as part of our welfare program. As a result of these activities, we were awarded "authorization of silver" for healthy excellent company for the three consecutive years in November 2024. In March 2025, we achieved the “authorization of gold” for the first time. Additionally, we were recognized as a Certified Health & Productivity Management Outstanding Organizations (under the SME category) for four consecutive years in March 2026, and received, for the first time, recognition as a “Next Bright 1000,” which represents a higher evaluation category within the program.

2026
健康経営優良法人
KENKO Investment for Health
中小規模法人部門
ネクストブライト1000
健
健康優良企業

Certified Health & Productivity Management Outstanding Organizations

Introduction of health appliance

Installation of blood pressure monitor

Supporting Women's Health in the Workplace

From 2025, we have been gradually enhancing our initiatives to support women’s health and well-being. These efforts include the introduction of the Workplace Laurier program, hosting women’s health seminars, offering follow-up medical checkups, and establishing paid health and wellness leave that can be used for menopause-related symptoms, menstrual leave, and other health concerns unique to women.

We remain committed to fostering a work environment that supports the diverse health needs of our employees, with particular attention to women’s health.

Governance Initiatives

Governance Framework

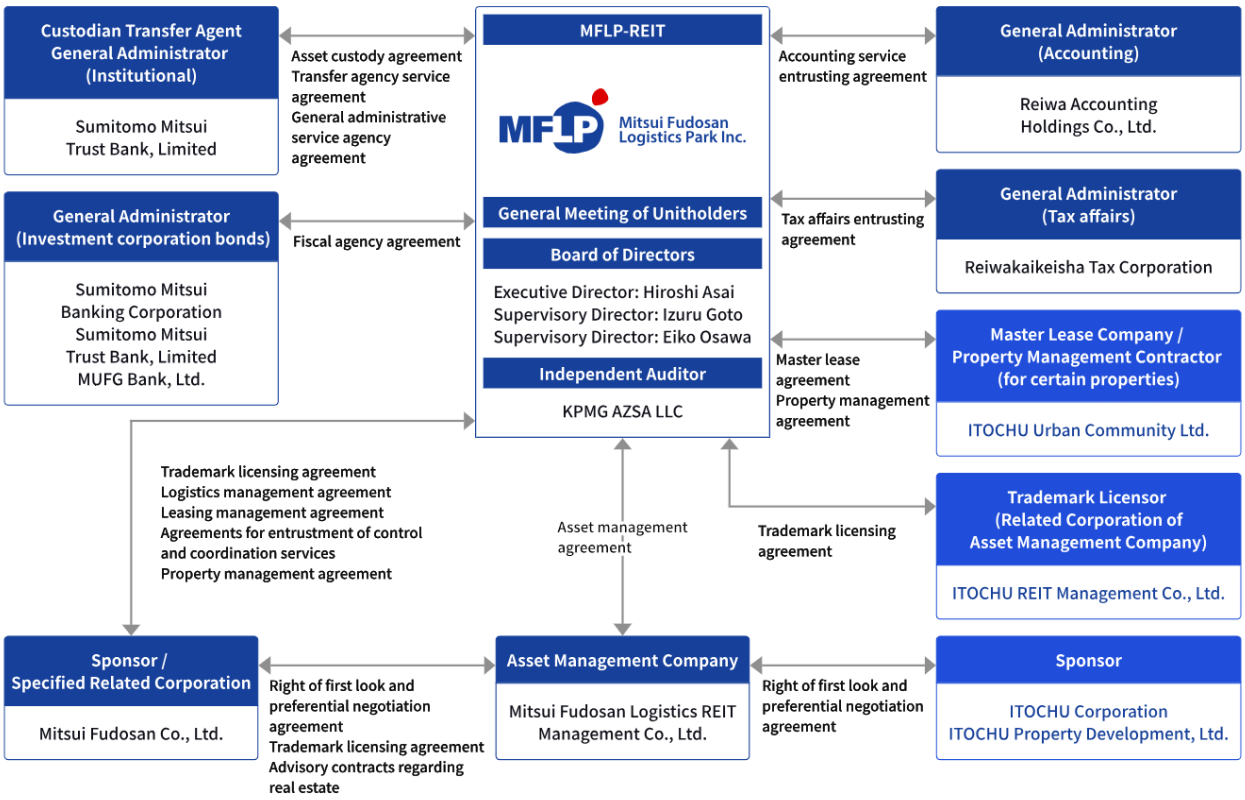
Organization of the investment corporation

Investment corporations have at least one executive director and at least one more supervisory director than the number of executive directors. Please refer to "Directors" for information regarding the composition of directors.

Furthermore, the executive directors of MFLP-REIT do not serve concurrently as directors of the Asset Management Company.

The organization of MFLP-REIT is composed of the General Meeting of Unitholders, which is comprised of unitholders; the Board of Directors, which is comprised of one executive director and two supervisory directors; and the independent auditor.

Organization



Independent auditor

Audit remuneration paid to the independent auditor for the 19th Fiscal Period (August 1, 2025 to January 31, 2026) was as follows.

Name	Continuing Audit Period	Amount of remuneration in the 19th Fiscal Period
KPMG AZSA LLC	From March 2016 until present	¥17,000 thousand

(Note) No payment of fees for non-auditing services has been made.
Furthermore, the independent auditor operates as follows, in accordance with the provisions on independent auditors under the Certified Public Accountants Act, etc.

- Engagement partners may work on the audit operation for no more than seven accounting periods and lead engagement partners for no more than five accounting periods.
- Engagement partners may not work on the audit operation again for five accounting periods after being replaced, and lead engagement partners may not work on the audit operation again after being replaced.

Fines arising from ESG issues in the audited accounts

During the year from April 1, 2025 to March 31, 2026, there were no cases of fines levied due to ESG problems.

Directors

The composition of MFLP-REIT's Board of Directors during the 19th Fiscal Period (August 1, 2025 to January 31, 2026) totaled three members, namely one executive director (one male member) and two supervisory directors (one male member and one female member). The attendance rate of these three directors at meetings of MFLP-REIT's Board of Directors and their compensation are as follows. These Directors are selected by resolution of the unitholders' meeting for the following reasons.

- Current percentage of female directors: 33%
  From the perspective of DEI promotion policy, the goal for the proportion of female executives is set at 30% or more.

Position	Name of director, etc.	Length of service	Attendance	Monthly remuneration per director	Reason of Election
Executive director	Hiroshi Asai	4 years 3 months (from November 2021)	35/35 times(100%)	¥500,000 per month	MFLP-REIT appointed him as Executive Director because he has abundant knowledge and experience in asset management and real estate securitization, and he is capable of performing his duties as a representative of MFLP-REIT.
Supervisory director	Izuru Goto	9 years 11 months (from March 2016)	77/77 times(100%)	¥300,000 per month	MFLP-REIT appointed him as Supervisory Director because, as an attorney-at-law, he has expert knowledge and experience in risk management related to legal affairs and compliance, and he is competent enough to supervise the execution of the Executive Officer's duties.
Supervisory director	Eiko Osawa	4 years 3 months (from November 2021)	35/35 times(100%)	¥300,000 per month	MFLP-REIT appointed her as Supervisory Director because, as a certified public accountant, she has expert knowledge and experience in risk management related to accounting and taxation, and she is competent enough to supervise the execution of the Executive Officer's duties.

(Note) Remuneration shown is since November 2021.

Executive Director

Hiroshi Asai

Supervisory Director

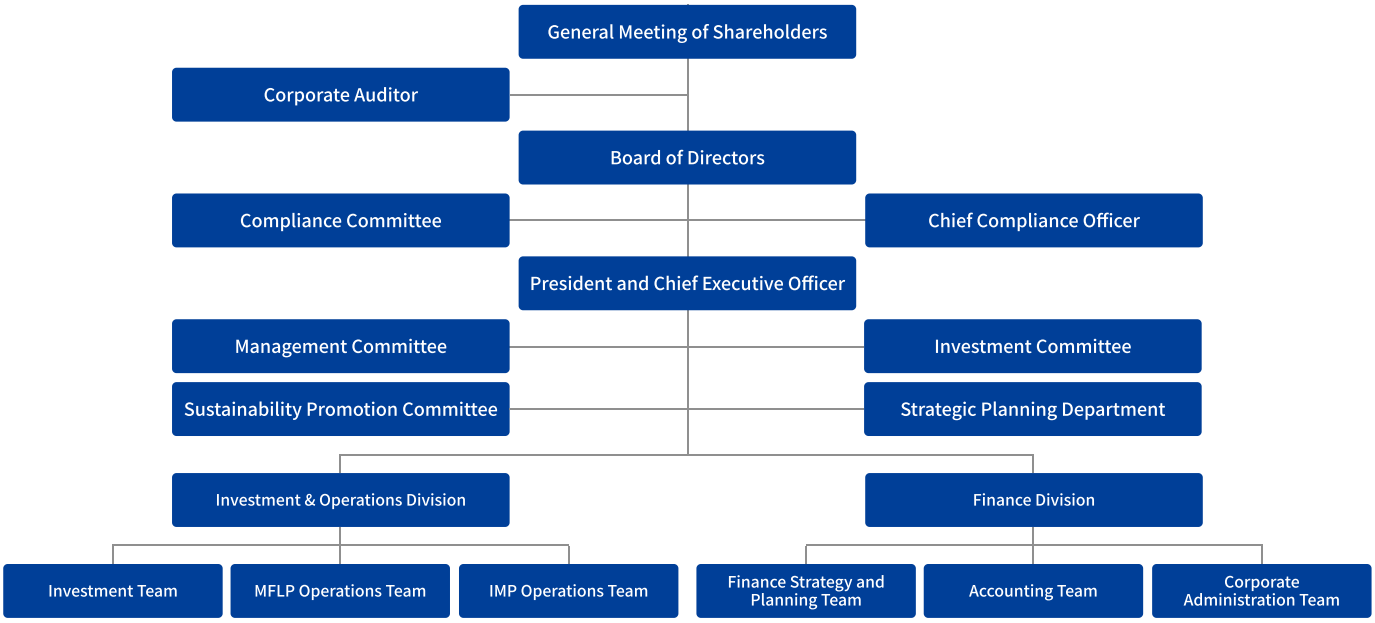
Izuru Goto

Supervisory Director

Eiko Osawa

Organization chart

Management of the assets of MFLP-REIT is entrusted to the Asset Management Company. The Asset Management Company engages in operations under the following operation structure in accordance with the Asset Management Agreement concluded with MFLP-REIT.



For further details, please refer to the section of "(ii) Operation system" in the securities report

Asset management fee structure consistent with the interests of unitholders

The aim is to keep the interests of MFLP-REIT's unitholders consistent with the interests of the Asset Management Company.

Asset management fee I	Total assets (after deduction of an amount equal to unamortized goodwill) × 0.1% (maximum)
Asset management fee II	Operating income (before deduction of asset management fees and depreciation, and after addition of amortization of goodwill) × 5.5% (maximum)
Asset management fee III	Pre-tax earnings (before deduction of asset management fees, and after addition of loss on disposition and deduction of gain on disposition of real estate, etc., and addition of amortization of goodwill and deduction of gain on negative goodwill) × EPU (Pre-tax earnings per investment unit) × 0.001%* (maximum)

*If a relevant operating period falls short of six months or exceeds six months, the rate shall be adjusted by multiplying 0.001% by “183 divided by the actual number of days in the relevant operating period.”

Governance Initiatives

Internal Control

All officers and employees of MFLP-REIT and the Asset Management Company are to conduct corporate activities honestly and appropriately based on high ethical standards beyond mere compliance with laws and regulations.

Pursuant to the Act on Investment Trusts and Investment Corporation and the Articles of Incorporation of MFLP-REIT, MFLP-REIT stipulates in its Board of Directors Regulations that a Board of Directors meeting must be held at least once every three months, at which the executive director must report on the status of business execution to ensure the supervision and control function of the supervisory directors. As of March 31, 2026, there are no cases where the interval between Board of Directors meetings has exceeded three months. The Board of Directors has a structure with one executive director and two supervisory directors, both of whom are selected as experts with external specializations such as a lawyer and a Certified Public Accountant.

Pursuant to the “Operation Policies” and the “Operation Guidelines” setting forth its basic philosophy for the fulfillment of fiduciary responsibility in asset management operations, the Asset Management Company considers compliance to be an important issue in its management in order to increase trust from investors and all other related parties. In addition, as an asset management company that is entrusted with asset management, the Asset Management Company has fiduciary responsibility to strive to manage assets appropriately by setting out concrete standards, strategies, and processes to be observed.

The Asset Management Company considers “Compliance” not only as legal compliance but also as observing its internal rules and taking appropriate actions following social ethics and codes. As such, the Asset Management Company sets internal rules, such as “Compliance Rules” as concrete guidelines and rules. In addition, the Chief Compliance Officer has drawn up a Compliance Program, and is promoting a company-wide culture of compliance that includes compliance awareness-raising and training activities for officers and employees.

The Asset Management Company sets forth in its “Compliance Rules” that when doubts concerning a breach of or conflict with laws, regulations or internal rules, etc. arise, its officers and employees must immediately report the facts to the Chief Compliance Officer. In cases where the Chief Compliance Officer judges that there are problems with the content of a report, the Chief Compliance Officer shall promptly report them to the President & CEO, the Chief Investment Officer, and the Chief Finance Officer, and form an appropriate response after conducting internal deliberations and performing checks with external specialists, as required. Subsequently, after summarizing investigations into the facts of the matter, how the issue occurred, and measures to resolve it, a report is submitted to the Compliance Committee, the Board of Directors, and the Board of Directors of MFLP-REIT. Furthermore, reports will also be made to the relevant government agencies, as required. In light of applicable laws and regulations or internal rules etc., if a compliance violation or an act deemed to be a compliance violation exists, the relevant officer will be subject to necessary measures pursuant to deliberation by the Board of Directors, and the relevant employee will be subject to a disposition under its work rules. (There were no complaints, violations or discipline of officers or employees related to non-compliance from April 1, 2025 to March 31, 2026.)

In addition, the Asset Management Company has established internal and external contact points for consultation based on the Internal Consultation and Whistleblowing Regulations. The system enables officers and employees to anonymously report organizational or individual behavior that violates laws and regulations (behavior that violates or is suspected of violating laws, corporate ethics, and internal rules such as the compliance manual) to the Chief Compliance Officer (or for matters concerning the Chief Compliance Officer, the General Manager of Finance Division) or an external law office. These regulations are designed to help ensure compliance with laws and regulations for the activities of MFLP-REIT and the Asset Management Company. Companies are required to determine and execute appropriate measures for reported matters, and whistleblowers are protected by the Whistleblower Protection Act.

Anti-bribery and anti-corruption policy

MFLP-REIT and the Asset Management Company have positioned thorough compliance as a fundamental principle of management, and are striving to build a compliance system and promote compliance. They ensure thorough compliance and prevention of bribery and corruption by stipulating in the Compliance Manual regarding excluding refusing dealings with anti-social forces, AML/CFT, ensuring fair competition, prohibiting insider trading, and receiving gifts, entertainment and donation.

Prohibition of bribery and handling of gifts and entertainment

At the Asset Management Company, the Compliance Manual prohibits providing entertainment or gifts that go beyond the bounds of moderation internally or for business partners or relevant parties, providing entertainment or gifts that are intended to influence the decisions of the other party, and, in accordance with the National Public Service Ethics Act, providing entertainment or gifts that are presented to office holders of government offices.

In addition, the Compliance Manual also prohibits accepting entertainment or gifts that go beyond the bounds of moderation internally or for business partners or relevant parties, accepting, requesting, or promising bribes, etc. (entertainment or gifts, etc., that exceed the bounds of moderation) from external business partners or relevant parties, or providing special arrangements based on such bribes.

Anti-corruption initiatives

All officers and employees (including contract employees) receive compliance training, including corruption prevention such as "refusing dealings with anti-social forces," "AML/CFT," "fair and transparent decisionmaking," "prohibition of insider trading," "entertainment, gifts, and donations," as set out in the Compliance Manual to ensure that they are fully aware of these. In selecting new business partners and developing business in Japan and overseas, MFLP-REIT and the Asset Management Company strive to evaluate the risk of corruption and prevent it. Through a checksheet for counterparties and confirmation, etc. by the Chief Compliance Officer, new business partners are checked comprehensively for "refusing dealings with anti-social forces," "AML/CFT," "elimination of unfair trading practices," "prohibition of insider trading," and "entertainment, gifts, and donations," and for businesses deemed to be a high risk of corruption, the response is determined by the Management Committee after discussion by the Compliance Committee. These anti-corruption policies are overseen by the Board of Directors. Specifically, the Compliance Committee oversees and periodically reports to the Board of Directors on corruption prevention such as "refusing dealings with antisocial groups," "AML/CFT," "prohibition of insider trading," and "entertainment, gifts, and donations."

Fines, surcharges and settlements related to bribery and corruption

There were no serious violations of laws and regulations due to non-compliance with anti-bribery regulations nor fines, surcharges or settlements related to corruption paid from April 1, 2025 to March 31, 2026.

Employees subjected to discipline or dismissal related to bribery and corruption

No employees were disciplined or dismissed in relation to bribery or corruption from April 1, 2025 to March 31, 2026.

Establishment of systems for refusing dealings with antisocial groups

MFLP-REIT and the Asset Management Company strive to take a firm position on antisocial group and refuse any relationships with them in accordance with the Mitsui Fudosan Group Compliance Policy. Furthermore, when MFLPREIT or the Asset Management Company starts a transaction with a third party, they investigate and confirm that the counterparty is not an antisocial group before starting the transaction. If it becomes clear that the counterparty is an anti-social force, and if the anti-social force makes an unjustified demand, the concrete procedures are set forth in the Compliance Manual and the Regulation for Refusing Dealings with Antisocial Forces for clarifying the firm response to anti-social forces. The Asset Management Company is a supporting member of the Tokyo Center for Removal of Criminal Organizations, and has established a structure for refusing dealings with anti-social forces by appointing a responsible person under Article 14 paragraph 1 of the Act on Prevention of Unjust Acts by Organized Crime Group Members. If it encounters unjustified demands or violent behavior from anti-social forces, the Asset Management Company contacts the police station with jurisdiction and takes necessary legal measures and so forth.

Regular implementation of internal audits and monitoring system

In compliance with the Internal Audit Guidelines set out by the Asset Management Company, the Asset Management Company 's Chief Compliance Office (CCO) as the Internal Control Officer will conduct an internal audit once a year, covering all aspects of asset management at MFLP-REIT. The internal audit of the CCO's operations is led by the head of the Finance Division as the Internal Control Officer.
As a part of the compliance program, at the beginning of each fiscal year an Internal Governance Plan and Internal Audit Execution Plan are formulated and approved after deliberations by the Compliance Committee and the Board of Directors. Based on these plans, regular audits, with some functions outsourced to third-party specialists, and voluntary self-inspections are conducted.
Separate to the regular audits, in the event where facts come to light that diverge from the risk management conditions as assessed at the time of the formulation of the Internal Audit Plan, a special audit may be conducted at the order of the chief executive and president.
After the completion of a regular audit, issues identified through the audit, or that require consideration, as well as proposed remedial measures will be communicated to all staff. The Internal Control Officer will work with the third-party specialists that conducted the audit to hold a briefing based on the Internal Control Report, to report on the remedial measures proposed by the audited departments and subsequent progress to the Compliance Committee and the Board of Directors.
The reported content will be reviewed from the standpoint of confirming that the internal audit process is functioning effectively. Where necessary, the Internal Governance Plan will be revised in the following year to ensure improvements are being implemented on an ongoing basis.

Political contributions

No donations were made related to political activities to people outside of political parties or political foundations. Moreover, when supporting the activities of a political group, MFLP-REIT and the Asset Management Company do so appropriately in accordance with relevant laws and regulations, such as the Political Funds Control Act and the Public Offices Election Act.

Record of donations related to political activities and support for activities of political groups

No political contributions were made in the year from April 1, 2025 to March 31, 2026.

Risk management initiatives

MFLP-REIT and the Asset Management Company aim to evade and minimize risks in investment and management of its assets under management.

Information Security Management Structure

The Company has established rules and regulations related to information management, including cybersecurity management regulations, in order to appropriately manage and protect information assets handled in the course of the operations of the Company and the Investment Corporation (including customer information, internal corporate information, and information relating to officers and employees), as well as the information systems that process such information. Based on these frameworks, the Company has developed a comprehensive information security management structure comprising both an information asset management system and a cybersecurity management system.

Information assets are classified according to their importance under the supervision of the Chief Officer in charge of Information Asset Management, and are managed organization-wide through the establishment of standards governing employee conduct and decision-making. Through these measures, the Company strives to ensure the proper protection of its information assets.

With respect to cybersecurity relating to information systems and the data handled through such systems, the Company, under the supervision of the Chief Information Security Officer (CISO), implements protection measures tailored to the importance and characteristics of each system and data set, while also developing incident response frameworks and response plans to prepare for potential cybersecurity incidents.

Furthermore, based on risk information and technological trends related to cybersecurity, the Company continuously reviews and enhances its management structure and related security measures.

Occurrence of an information security incident

No information system faults with financially or socially significant impacts occurred during the year from April 1, 2025 to March 31, 2026.

Disaster and terrorism response

MFLP-REIT and the Asset Management Company strive to raise awareness of disaster prevention through ordinary training, inspections, and education, and aim to ensure safety and security by establishing and regularly reviewing crises management manuals for disasters.

Status of unitholders

Of the total number of investment units issued and outstanding, the top 10 ranking companies by percentage of investment units owned is as follows.

As of January 31, 2026

Name	Number of investment units owned (units)	Number of investment units owned expressed as a percentage of total number of investment units issued and outstanding (%)
Custody Bank of Japan, Ltd. (Trust Account)	645,870	20.1%
The Master Trust Bank of Japan, Ltd. (Trust Account)	489,871	15.2%
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	161,882	5.0%
Mitsui Fudosan Co., Ltd.	115,600	3.6%
STATE STREET BANK AND TRUST CLIENT OMNIBUS ACCUNT OM02 505002	56,203	1.7%
STATE STREET BANK AND TRUST COMPANY 505001	53,553	1.7%
THE NOMURA TRUST AND BANKING CO., LTD. AS THE TRUSTEE OF REPURCHASE AGREEMENT MOTHER FUND	52,612	1.6%
Mizuho Securities Co., Ltd.	47,388	1.5%
JP MORGAN CHASE BANK 385781	44,747	1.4%
STATE STREET BANK AND TRUST COMPANY 505103	40,060	1.2%

* "Number of investment units owned expressed as a percentage of total number of investment units issued and outstanding" is rounded to the first decimal place.

ESG Finance

Sustainability Finance Framework

Sustainability Finance Framework

Issuance Status of Investment Corporation Bonds Utilizing this Framework

Borrowing Status of ESG Loans Utilizing this Framework

Reporting

MFLP-REIT aims to strengthen the funding base by expanding the group of investors interested in ESG investment and financing, along with promoting initiatives for ESG even further, by procuring funds through ESG finance.

Sustainability Finance Framework

Overview of the Sustainability Finance Framework

Establish Sustainability Finance Framework

Eligible Green Project Criteria
Properties that address environmental issues

+

Eligible Social Project Criteria
Properties that address social issues

Sustainability Finance Framework PDF

Use of Proceeds from sustainability finance

The proceeds (the "Proceeds") from sustainability finance shall be allocated towards the acquisition of specific assets ("Eligible Green Assets" and "Eligible Sustainable Assets" under sustainability finance, as defined below) and towards refinancing new or existing debt and bonds to acquire these assets.

Eligible Sustainable Assets

Eligible Green Assets meet the following Eligible Green Project Criteria. Eligible Sustainable Assets meet the requirements of both Eligible Green Project Criteria and Eligible Social Project Criteria (for these two types of eligible assets, hereinafter referred to as "Eligible Assets").

Eligible Green Project Criteria

The acquisition or planned future acquisition of certification or re-certification (hereinafter "Green Building Certification") by the following third-party certification institutions (1) to (5):

(1)DBJ Green Building Certification	
3 stars or higher (top three certification levels)	
(2)BELS Certification	
FY2016 standard	
3 stars or higher (top three certification levels)*1	
FY2024 standard	
Non-residential	4 stars or higher (top three certification levels)
Residential with renewable energy equipment	3 stars or higher (top four certification levels)*2
Residential without renewable energy equipment	3 stars or higher (top two certification levels)*2
(3)CASBEE Appraisal	
CASBEE for Buildings, CASBEE for Real Estate	B+ or higher (top three certification levels)
CASBEE Local Governments Version	B+ or higher (top three certification levels)*3
(4)LEED Certification	
Silver, Gold or Platinum (top three certification levels)*4	
(5)BREEAM Certification	
Very Good, Excellent or Outstanding (top three certification levels)*5	

(Note 1) Buildings must be eligible, i.e. in case of factories and others including logistics facilities and warehouses, BEI must be 0.75 and under.

(Note 2) When acquiring buildings built before 2016, they are deemed to be eligible at Level 2 or higher, regardless of renewable energy equipment.

(Note 3) Limited to buildings which are less than 3 years from date of construction completion.

(Note 4) For LEED BD+C, version 4.0 or later.

(Note 5) For BREEAM New Construction, version 6.0 or later.

Eligible Social Project Criteria

New or existing real estate properties that meet two or more of the following criteria (1) to (3).

(1) Basic infrastructure development to revitalize the local community

Real estate that utilizes the land lot in a way that contributes to "urban development (machi-zukuri)" of the surrounding area such as providing recreational green space based on the needs of the local society.

(2) Access to essential services for daily life

Real estate with adequate countermeasures to disaster such as evacuation centers used in the event of a disaster or has stockpiles of supplies for local residents.
Real estate that contributes to the local community such as having an authorized nursery center in the property.

(3) Socio-economic improvement and empowerment

Contributions to local societies and economies such as job creation by tenant companies and utilization of local companies in construction projects.

Management of Proceeds

The upper limit of funds raised through sustainability finance is calculated by multiplying the interest-bearing debt ratio (as of the most recent period-end that can be calculated as of the payment date or execution date of bond or loan financing) by total acquisition price of the Eligible Sustainable Assets.

External review

In a third-party evaluation of its Sustainability Finance Framework, MFLP-REIT has been assigned an "Su1(F)" evaluation, the highest of in the JCR Sustainability Finance Framework Evaluation by Japan Credit Rating Agency, Ltd. (JCR). In addition, as a third-party evaluation of 1st Unsecured Bonds also obtained SU1 by JCR, the highest on the rating scale for the JCR Sustainability Bond Evaluation.

For details of the evaluation, please refer to JCR's website
https://www.jcr.co.jp/en/greenfinance/

Issuance Status of Investment Corporation Bonds Utilizing this Framework

On February 12, 2021, MFLP-REIT issued its first bond as a Sustainability Bond, for which it experienced strong demand from investors with an interest in ESG.

Lenders	Amount (Millions of yen)	Interest Rate	Issue date	Redemption date	Repayment Period	Term	Subject Property	Status of fund allocation	Others
1st Unsecured Bonds (Special pari passu conditions among specified investment corporation bonds) (Sustainability bond)	3,000	0.500%	Feb. 12, 2021	Feb. 12, 2031	30th	10 years	MFLP Kawaguchi I MFLP Ibaraki	allocated	Unsecured Non-guaranteed Credit Rating JCR: AA
2nd Unsecured Bonds (Special pari passu conditions among specified investment corporation bonds) (Green bond)	2,000	0.820%	Nov. 25, 2022	Nov. 25, 2032	33rd	10 years	MFLP Yachiyo Katsutadai MFLP Osaka Ⅰ MFLP Hiratsuka Ⅱ	allocated	Unsecured Non-guaranteed Credit Rating JCR: AA
Total	5,000	-							

Borrowing Status of ESG Loans Utilizing this Framework

Lenders	Classification	Amount (Millions of yen)	Interest Rate	Fixed / Floating	Borrowing Date	Maturity Date	Repayment Period	Term	Subject Property	Status of fund allocation	Others
Mizuho Bank, Ltd. (Green Loan)	Long-term	400	0.7488%	Fixed	Aug. 02, 2022	Aug. 02, 2032	33rd	10 years	MFLP Kuki etc(*3)	allocated	Unsecured Non-guaranteed
Nippon Life Insurance Company (Green Loan)	Long-term	500	0.6455%	Fixed	Aug. 04, 2022	Aug. 04, 2031	31st	9 years	MFLP Komaki	allocated	Unsecured Non-guaranteed
The Norinchukin Bank (Green Loan)	Long-term	500	0.4988%	Fixed	Aug. 04, 2022	Aug. 03, 2029	27th	7 years	MFLP komaki	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan)	Long-term	2,000	Base rate +0.33%(*1)	Floating	Sep. 01, 2022	Sep. 01, 2033	35th	11 years	GLP/MFLP Ichikawa Shiohama	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan)	Long-term	500	0.50%	Fixed	Feb. 06, 2023	Feb. 01, 2027	22th	4 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
MUFG Bank, Ltd. (Green Loan)	Long-term	1,000	0.63%	Fixed	Feb. 06, 2023	Feb. 07, 2028	24th	5 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan)	Long-term	500	1.2363%	Fixed	Feb. 06, 2023	Feb. 01, 2033	34th	10 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd. (Green Loan)	Long-term	500	1.2363%	Fixed	Feb. 06, 2023	Feb. 07, 2033	34th	10 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
MUFG Bank, Ltd. (Green Loan)	Long-term	2,200	0.6725%	Fixed	Mar. 01, 2023	Mar. 01, 2028	24th	5 years	GLP/MFLP Ichikawa Shiohama	allocated	Unsecured Non-guaranteed
The Norinchukin Bank (Green Loan)	Long-term	600	0.935%	Fixed	Mar. 15, 2023	Mar. 17, 2031	30th	8 years	MFLP Hiratsuka	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd. (Green Loan)	Long-term	300	1.1163%	Fixed	Mar. 15, 2023	Feb. 07, 2033	34th	10 years	MFLP Hiratsuka	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	Long-term	2,000	0.5313%	Fixed	Sep. 01, 2023	Sep. 01, 2027	23th	4 years	GLP/MFLP Ichikawa Shiohama	allocated	Unsecured Non-guaranteed
MUFG Bank, Ltd. (Green Loan)	Long-term	1,200	0.52125%	Fixed	Feb. 01, 2024	Feb. 01, 2027	22th	3 years	MFLP Hiratsuka III etc(*5)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	Long-term	1,200	0.6225%	Fixed	Feb. 01, 2024	Feb. 01, 2028	24th	4 years	MFLP Hiratsuka III etc(*5)	allocated	Unsecured Non-guaranteed
The Bank of Fukuoka, Ltd. (Green Loan)	Long-term	1,000	Base rate +0.2%(*1)	Floating	Feb. 01, 2024	Feb. 02, 2032	32th	8 years	MFLP Hiratsuka III etc(*5)	allocated	Unsecured Non-guaranteed
Hachijuni Nagano Bank, Ltd. (Green Loan)	Long-term	1,000	Base rate +0.2125%(*1)	Floating	Feb. 01, 2024	Aug. 02, 2032	33th	8.5 years	MFLP Hiratsuka III etc(*5)	allocated	Unsecured Non-guaranteed
The Iyo Bank, Ltd. (Green Loan)	Long-term	1,000	Base rate +0.25%(*1)	Floating	Feb. 01, 2024	Feb. 01, 2034	36th	10 years	MFLP Hiratsuka III etc(*5)	allocated	Unsecured Non-guaranteed
The Bank of Fukuoka, Ltd. (Green Loan)	Long-term	1,300	Base rate +0.225%(*1)	Floating	Feb. 02, 2024	Feb. 02, 2033	34th	9 years	MFLP Kuki etc(*3)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	Long-term	1,500	0.6288%	Fixed	Feb. 05, 2024	Feb. 07, 2028	24th	4 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan)	Long-term	1,700	Base rate +0.33%(*1)	Floating	Mar. 04, 2024	Mar. 05, 2035	34th	11 years	MFLP Hiroshima I	allocated	Unsecured Non-guaranteed
MUFG Bank, Ltd. (Green Loan)	Long-term	800	0.5225%	Fixed	Mar. 15, 2024	Mar. 15, 2027	22nd	3 years	MFLP Tomei Ayase	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	Long-term	800	0.6088%	Fixed	Mar. 15, 2024	Mar. 15, 2028	24th	4 years	MFLP Tomei Ayase	allocated	Unsecured Non-guaranteed
Hachijuni Nagano Bank, Ltd. (Green Loan)	Long-term	500	Base rate +0.2125%(*1)	Floating	Mar. 15, 2024	Sep. 15, 2032	33rd	8.5 years	MFLP Tomei Ayase	allocated	Unsecured Non-guaranteed
The Yamaguchi Bank, Ltd. (Green Loan)	Long-term	1,000	1.2419%	Fixed	Mar. 15, 2024	Sep. 15, 2033	35th	9.5 years	MFLP Tomei Ayase	allocated	Unsecured Non-guaranteed
Mizuho Bank, Ltd. (Green Loan)	Long-term	1,700	Base rate +0.25%(*1)	Floating	Aug. 02, 2024	Aug. 02, 2034	37th	10 years	MFLP Kuki etc(*6)	allocated	Unsecured Non-guaranteed
MUFG Bank, Ltd. (Green Loan)	Long-term	800	0.8738%	Fixed	Dec. 09, 2024	Dec. 09, 2027	23rd	3 years	i Missions Park Kashiwa etc(*7)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	Long-term	1,050	0.9350%	Fixed	Dec. 09, 2024	Dec. 11, 2028	25th	4 years	i Missions Park Kashiwa etc(*7)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan)	Long-term	1,150	1.2813%	Fixed	Dec. 09, 2024	Dec. 09, 2032	33rd	8 years	i Missions Park Kashiwa etc(*7)	allocated	Unsecured Non-guaranteed

Lenders	Classification	Amount (Millions of yen)	Interest Rate	Fixed / Floating	Borrowing Date	Maturity Date	Repayment Period	Term	Subject Property	Status of fund allocation	Others
Development Bank of Japan Inc. (Green Loan)	Long-term	600	1.2813%	Fixed	Dec. 09, 2024	Dec. 09, 2032	33rd	8 years	i Missions Park Kashiwa etc(*7)	allocated	Unsecured Non-guaranteed
Mizuho Bank, Ltd. (Green Loan)	Long-term	650	1.450%	Fixed	Dec. 09, 2024	Dec. 11, 2034	37th	10 years	i Missions Park Kashiwa etc(*7)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	Long-term	650	1.0415%	Fixed	Feb. 03, 2025	Feb. 05, 2029	26th	4 years	i Missions Park Kashiwa 2	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan)	Long-term	750	1.1960%	Fixed	Feb. 03, 2025	Feb. 03, 2031	30th	6 years	i Missions Park Kashiwa 2	allocated	Unsecured Non-guaranteed
The Bank of Fukuoka, Ltd. (Green Loan)	Long-term	400	Base rate +0.14%(*1)	Floating	Feb. 03, 2025	Feb. 03, 2032	32nd	7 years	i Missions Park Kashiwa 2	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd. (Green Loan)	Long-term	750	1.5475%	Fixed	Feb. 03, 2025	Feb. 05, 2035	38th	10 years	i Missions Park Kashiwa 2	allocated	Unsecured Non-guaranteed
Mizuho Bank, Ltd. (Green Loan)	Long-term	500	1.5475%	Fixed	Feb. 03, 2025	Feb. 05, 2035	38th	10 years	i Missions Park Kashiwa 2	allocated	Unsecured Non-guaranteed
SBI Shinsei Bank, Limited (Green Loan)	Long-term	300	1.5475%	Fixed	Feb. 03, 2025	Feb. 05, 2035	38th	10 years	i Missions Park Kashiwa 2	allocated	Unsecured Non-guaranteed
Shinkin Central Bank (Green Loan)	Long-term	1,800	Base rate +0.20%(*2)	Floating	Feb. 04, 2025	Feb. 04, 2033	34th	8 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	Long-term	800	1.1515%	Fixed	Mar. 03, 2025	Mar. 05, 2029	26th	4 years	MFLP Hiroshima I	allocated	Unsecured Non-guaranteed
Mitsui Sumitomo Insurance Company, Limited. (Green Loan)	Long-term	600	Base rate +0.10%(*1)	Floating	Aug. 04, 2025	Aug. 02, 2030	29th	5 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
The Fukui Bank, Ltd (Green Loan)	Long-term	500	1.8088%	Fixed	Feb. 02, 2026	Feb. 03, 2031	30th	5 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Fukui Bank, Ltd (Green Loan)	Long-term	500	Base rate +0.14%(*1)	Floating	Feb. 02, 2026	Feb. 02, 2033	34th	7 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Joyo Bank, Ltd. (Green Loan)	Long-term	500	Base rate +0.11%(*1)	Floating	Feb. 02, 2026	Aug. 04, 2031	31st	5.5 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Bank of Fukuoka, Ltd. (Green Loan)	Long-term	1,000	Base rate ＋0.143%(*2)	Floating	Feb. 02, 2026	Aug. 02, 2032	33rd	6.5 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
Daishi Hokuetsu Bank, Ltd. (Green Loan)	Long-term	1,000	Base rate +0.13%(*1)	Floating	Feb. 02, 2026	Aug. 02, 2032	33rd	6.5 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Keiyo Bank, Ltd. (Green Loan)	Long-term	1,000	2.0350%	Fixed	Feb. 02, 2026	Feb. 02, 2033	34th	7 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
Kiraboshi Bank, Ltd. (Green Loan)	Long-term	500	2.0350%	Fixed	Feb. 02, 2026	Feb. 02, 2033	34th	7 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Nishi-Nippon City Bank, Ltd. (Green Loan)	Long-term	500	2.0350%	Fixed	Feb. 02, 2026	Feb. 02, 2033	34th	7 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Chiba Bank, Ltd. (Green Loan)	Long-term	1,000	Base rate ＋0.154%(*2)	Floating	Feb. 02, 2026	Feb. 02, 2033	34th	7 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
SBI Shinsei Bank, Limited (Green Loan)	Long-term	1,000	2.3128%	Fixed	Feb. 02, 2026	Feb. 02, 2035	38th	9 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Yamaguchi Bank, Ltd. (Green Loan)	Long-term	1,000	2.3128%	Fixed	Feb. 02, 2026	Feb. 02, 2035	38th	9 years	MFLP Tsukubamirai etc(*8)	allocated	Unsecured Non-guaranteed
The Chiba Bank, Ltd. (Green Loan)	Long-term	1,000	Base rate ＋0.154%(*2)	Floating	Feb. 04, 2026	Feb. 04, 2033	34th	7 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
SBI Shinsei Bank, Limited (Green Loan)	Long-term	1,800	2.3203%	Fixed	Feb. 04, 2026	Feb. 05, 2035	38th	9 years	MFLP Hino etc(*9)	allocated	Unsecured Non-guaranteed
The Yamaguchi Bank, Ltd. (Green Loan)	Long-term	600	2.4375%	Fixed	Feb. 04, 2026	Feb. 04, 2036	40th	10 years	MFLP Hino etc(*4)	allocated	Unsecured Non-guaranteed
Total		48,400	-								

(Note 1) The base interest rate is the JBA three-month Japanese Yen TIBOR published by JBA. 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 JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (http://www.jbatibor.or.jp/english/rate/).

(Note 2) The base interest rate is the JBA one-month Japanese Yen TIBOR published by JBA. 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 JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (http://www.jbatibor.or.jp/english/rate/).

(Note 3) MFLP Yokohama Daikoku, MFLP Yashio, MFLP Atsugi, MFLP Funabashi Nishiura, MFLP Kashiwa, MFLP Sakai, GLP/MFLP Ichikawa Shiohama

(Note 4) MFLP Inazawa, MFLP Atsugi Ⅱ, MFLP Fukuoka Ⅰ

(Note 5) MFLP Shinkiba Ⅰ, SG Realty MFLP Fukuoka Kasuya

(Note 6) MFLP Yokohama Daikoku, MFLP Atsugi, MFLP Sakai

(Note 7) i Missions Park Noda, i Missions Park Moriya, i Missions Park Misato, i Missions Park Chiba-Kita

(Note 8) MFLP Tsukubamirai, MFLP Shinkiba Ⅱ, MFLP/OGUD Osaka Torishima

(Note 9) MFLP Inazawa, MFLP Atsugi Ⅱ, MFLP Fukuoka Ⅰ, MFLP Yachiyo Katsutadai, MFLP Osaka Ⅰ, MFLP Hiratsuka Ⅱ

Click here for the List of Interest-Bearing Debt

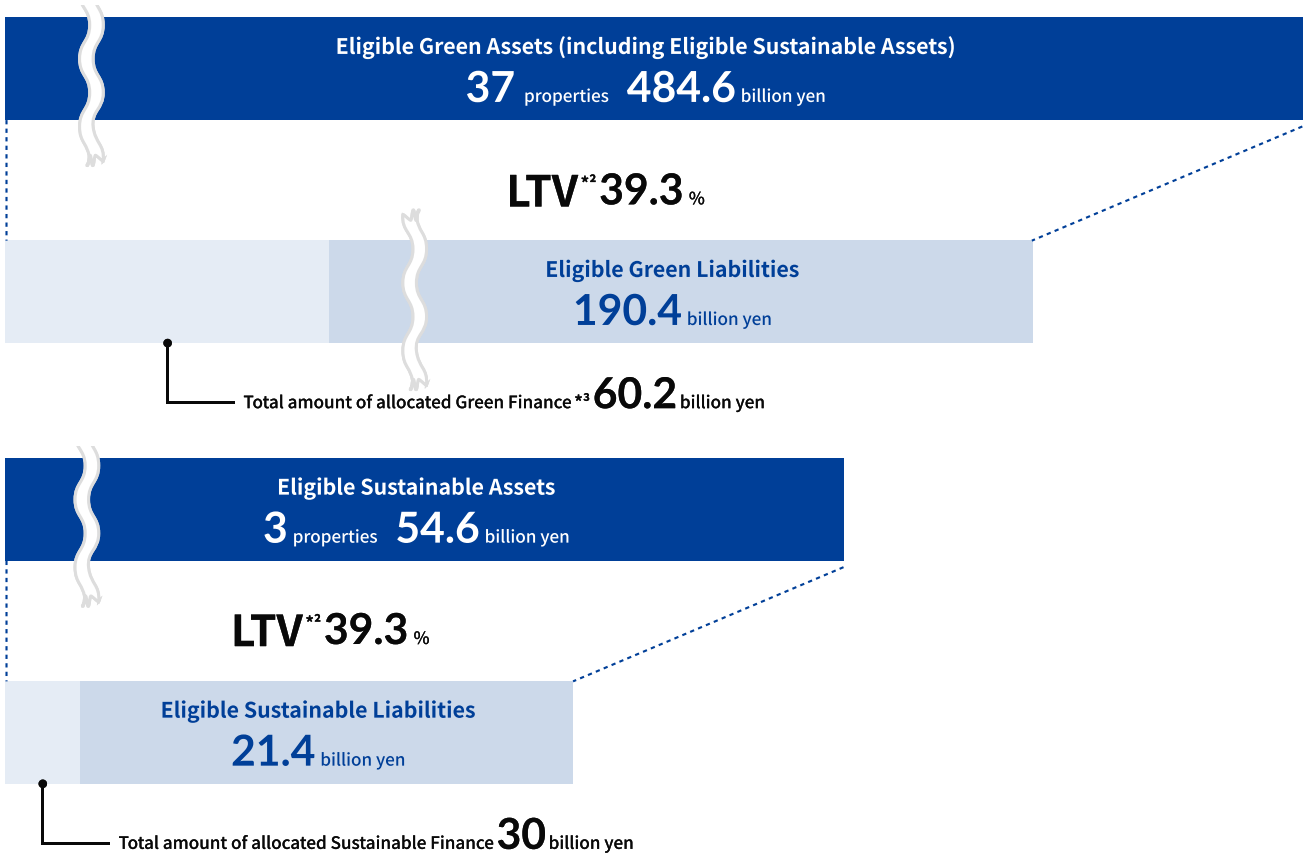
Reporting

MFLP-REIT will publish the following items each year on its website as long as there is outstanding sustainability finance.

Information as of January 31, 2026

Status of fund allocation

The upper limit of funds raised through sustainability finance is calculated by multiplying the interest-bearing debt ratio ("LTV", as of the most recent period-end that can be calculated as of the payment date or execution date of bond or loan financing) by total acquisition price of the Eligible Green Assets[*1] (including Eligible Sustainable Assets) and the Eligible Sustainable Assets[*1].



(Note 1) The total of eligible assets selected through the procedures set forth in the Framework.

(Note 2) LTV is as of the end of 18th FP (July 31, 2025).

(Note 3) Including Sustainable Finance.

Reporting on environmental improvement effects

- **The status of the green building assessments and certification levels**
  See Initiatives to Obtain Green Building Certification for details.

Reporting on social benefits

Output indicators

Number of Eligible Social Assets	3 properties

Outcome

(1) Basic infrastructure development to revitalize the local community	
Overview of the project (Target Assets)	
MFLP Hino	As well as incorporating a certified child care facility that can be used not only by employees but also by local residents, the seismically isolated structure also contains stockpiles for disaster prevention.
MFLP Sakai	As well as being seismically isolated, this building provides infrastructure for use in times of emergency, such as stockpiles for disaster prevention, emergency-use toilets, and disaster relief vending machines. It has also been designated a tsunami refuge by the local government.
MFLP Kawaguchi I	When acquiring and developing real estate owned by the City of Kawaguchi, as well as helping to promote local industry in Kawaguchi, we also provide disaster relief services to local residents and establish spaces for their relaxation.
Number of facilities equipped with seismic isolation structures	2 properties/3 properties
(2) Access to essential services	
Number of facilities designated as evacuation sites in the event of a disaster	1 property／3 properties
Number of facilities equipped with disaster relief vending machines	2 properties／3 properties
Number of facilities equipped with emergency supply stockpiles	3 properties／3 properties
Number of facilities equipped with cooking bench* *The "cooking bench" is a brick-enclosed base with a seat plate placed on it. It is normally used as a bench, but it is also used as a kitchen range in the event of a disaster.	1 property／3 properties
Number of facilities equipped with emergency toilets	2 properties／3 properties
Number of facilities equipped with emergency power supply	3 properties／3 properties
Number of licensed nursery centers	1 property／3 properties
(3) Socio-economic improvement and empowerment	
Number of facilities hiring local residents	3 properties／3 properties
Number of facilities hiring local companies for construction work	3 properties／3 properties

ESG Finance

Sustainability Linked Loan Framework

MFLP-REIT aims to strengthen the funding base by expanding the group of investors interested in ESG investment and financing, along with promoting initiatives for ESG even further, by procuring funds through ESG finance.

Sustainability Linked Loan Framework

Overview of the Sustainability Linked Loan Framework

With a view to procuring the Sustainability Linked Loan, MFLP-REIT has developed the Framework, the first time for J-REIT.

Under the Framework, "CO_2 emission intensity in logistics facilities (Scope 1 and 2)" was selected as a KPI (the "KPI"), and the following SPT was established based on the KPI.

Sustainability Linked Loans are loan products that aim to help borrowers and lenders achieve sustainability by incentivizing the achievement of ambitious SPTs predetermined by the borrower.

The selection of KPI

The KPI "energy conservation and reduction of CO_2 emissions" selected for this framework corresponds to "reduction of environmental impact and energy generation" among the six priority action items in the "VISION 2025" ,which policy of Mitsui Fudosan Group. It is also consistent with the content of the environmental KPI set by MFLP-REIT in March 2022.

Measurement of SPT

In the "CO_2 emissions intensity of logistics real estate (base year: 2016)" section of the environmental KPI set in March 2022, MFLP-REIT has set a target of 100% reduction by 2030 compared to the base year for the owner-managed portion (Scope 1 and 2).
If the loan term ends before 2030, reduction targets shall be set for the individual loan term, as necessary, and shall be specified in the Loan Agreement and other documents.

Characteristics of the Loan

The borrowing rate will be linked to the degree of achievement of the SPT as follows:

Details of SPT determination	Incentive/Disincentive
① Scope 1 and 2: Reduce CO_2 emissions intensity from logistics real estate by 100% by 2030 compared to 2016 (base year)	Reduction of applicable interest rates upon achievement of SPT
② Scope 1 and 2: Reduce CO_2 emissions intensity from logistics real estate in 2030 below 2016 (base year)	Increase in applicable interest rate when SPT not achieved

The specific applicable interest rate linkage range shall be separately stipulated in the Loan Agreement, etc. for each individual loan.

In cases where reduction targets are set for individual loan periods, the details of the determination of SPT and the applicable conditions shall also be separately stipulated in the Loan Agreement, etc.

External Review

MFLP-REIT has gotten Rating and Investment Information, Inc. to obtain the second opinion that the Framework complies with the "Sustainability Linked Loan Principles" and the Ministry of Environment Guidelines on "Expectations for Sustainability Linked Loans". The second opinion is available on their website.

Borrowing Status of Sustainability Linked Loans Utilizing this Framework

Lenders	Classification	Amount (Millions of yen)	Interest Rate	Fixed / Floating	Borrowing Date	Maturity Date	Repayment Period	Term	Status of fund allocation	Remarks
Sumitomo Mitsui Banking Corporation	Long-term	500	0.49%(*2)	Fixed	Feb 01, 2023	Feb 01, 2027	22nd	4 years	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation	Long-term	400	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited	Long-term	500	0.5775%(*2)	Fixed	Feb 01, 2023	Feb 01, 2027	22nd	4 years	allocated	Unsecured Non-guaranteed
Mizuho Bank, Ltd.	Long-term	500	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
MUFG Bank, Ltd.	Long-term	300	0.5275%(*2)	Fixed	Feb 01, 2023	Feb 01, 2027	22nd	4 years	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd.	Long-term	500	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
The Bank of Fukuoka	Long-term	500	1.0175%	Fixed	Feb 01, 2023	Aug 01, 2030	29th	7.5 years	allocated	Unsecured Non-guaranteed
Nippon Life Insurance Company	Long-term	500	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
The Norinchukin Bank	Long-term	500	0.9663%	Fixed	Feb 01, 2023	Feb 01, 2030	28th	7 years	allocated	Unsecured Non-guaranteed
The Yamaguchi Bank, Ltd.	Long-term	500	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
Shinkin Central Bank	Long-term	500	1.2265%	Fixed	Feb 01, 2023	Aug 01, 2032	33rd	9.5 years	allocated	Unsecured Non-guaranteed
Sumitomo Life Insurance Company	Long-term	500	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
The Chiba Bank, Ltd.	Long-term	400	1.0175%	Fixed	Feb 01, 2023	Aug 01, 2030	29th	7.5 years	allocated	Unsecured Non-guaranteed
SBI Shinsei Bank, Limited	Long-term	500	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
The Joyo Bank, Ltd.	Long-term	400	1.0175%	Fixed	Feb 01, 2023	Aug 01, 2030	29th	7.5 years	allocated	Unsecured Non-guaranteed
Daishi Hokuetsu Bank, Ltd.	Long-term	400	0.9663%	Fixed	Feb 01, 2023	Feb 01, 2030	28th	7 years	allocated	Unsecured Non-guaranteed
The Bank of Kyoto, Ltd.	Long-term	400	1.2265%	Fixed	Feb 01, 2023	Aug 02, 2032	33rd	9.5 years	allocated	Unsecured Non-guaranteed
Momiji Bank Ltd.	Long-term	400	1.2265%	Fixed	Feb 01, 2023	Aug 02, 2032	33rd	9.5 years	allocated	Unsecured Non-guaranteed
The Keiyo Bank, Ltd.	Long-term	400	1.0175%	Fixed	Feb 01, 2023	Aug 01, 2030	29th	7.5 years	allocated	Unsecured Non-guaranteed
The Yamagata Bank Ltd.	Long-term	400	0.9663%	Fixed	Feb 01, 2023	Feb 01, 2030	28th	7 years	allocated	Unsecured Non-guaranteed
Kiraboshi Bank, Ltd.	Long-term	300	0.9663%	Fixed	Feb 01, 2023	Feb 01, 2030	28th	7 years	allocated	Unsecured Non-guaranteed
Kiraboshi Bank, Ltd.	Long-term	200	1.2713%	Fixed	Feb 01, 2023	Feb 01, 2033	34th	10 years	allocated	Unsecured Non-guaranteed
Hachijuni Nagano Bank, Ltd.	Long-term	500	1.0175%	Fixed	Feb 01, 2023	Aug 01, 2030	29th	7.5 years	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation	Long-term	1,700	1.1300%	Fixed	Feb 01, 2024	Feb 02, 2032	32nd	8 years	allocated	Unsecured Non-guaranteed
Mizuho Bank, Ltd.	Long-term	1,200	1.3238%	Fixed	Feb 01, 2024	Feb 01, 2034	36th	10 years	allocated	Unsecured Non-guaranteed
The Norinchukin Bank	Long-term	1,000	1.2275%	Fixed	Feb 01, 2024	Feb 01, 2033	34th	9年	allocated	Unsecured Non-guaranteed
The Joyo Bank, Ltd.	Long-term	1,000	1.13%	Fixed	Feb 01, 2024	Feb 02, 2032	32nd	8 years	allocated	Unsecured Non-guaranteed

Lenders	Classification	Amount (Millions of yen)	Interest Rate	Fixed / Floating	Borrowing Date	Maturity Date	Repayment Period	Term	Status of fund allocation	Remarks
Daishi Hokuetsu Bank, Ltd.	Long-term	1,000	0.9888%	Fixed	Feb 01, 2024	Feb 03, 2031	30th	7 years	allocated	Unsecured Non-guaranteed
Resona Bank, Limited	Long-term	1,500	Base rate +0.2375% (*)	Floating	Feb 01, 2024	Aug 01, 2033	35th	9.5 years	allocated	Unsecured Non-guaranteed
The Keiyo Bank, Ltd.	Long-term	500	0.9888%	Fixed	Feb 01, 2024	Feb 03, 2031	30th	7 years	allocated	Unsecured Non-guaranteed
The Yamagata Bank Ltd.	Long-term	700	1.2756%	Fixed	Feb 01, 2024	Aug 01, 2033	35th	9.5 years	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation	Long-term	1,000	1.145%	Fixed	Feb 05, 2024	Feb 05, 2032	32nd	8 years	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd.	Long-term	500	Base rate +0.225% (*)	Floating	Feb 05, 2024	Feb 07, 2033	34th	9 years	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd.	Long-term	600	Base rate +0.225% (*)	Floating	Mar 01, 2024	Feb 07, 2033	34th	9 years	allocated	Unsecured Non-guaranteed
The Chiba Bank, Ltd.	Long-term	1,000	0.9563%	Fixed	Mar 15, 2024	Mar 17, 2031	30th	7 years	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation	Long-term	1,400	1.0975%	Fixed	Mar 15, 2024	Mar 15, 2032	32nd	8 years	allocated	Unsecured Non-guaranteed
Shinkin Central Bank	Long-term	1,500	1.0975%	Fixed	Mar 15, 2024	Mar 15, 2032	32nd	8 years	allocated	Unsecured Non-guaranteed
Resona Bank, Limited	Long-term	500	Base rate +0.2125% (*)	Floating	Mar 15, 2024	Sep 15, 2032	33rd	8.5 years	allocated	Unsecured Non-guaranteed
The Norinchukin Bank	Long-term	500	1.195%	Fixed	Mar 15, 2024	Mar 15, 2033	34th	9 years	allocated	Unsecured Non-guaranteed
SBI Shinsei Bank, Limited	Long-term	1,200	1.195%	Fixed	Mar 15, 2024	Mar 15, 2033	34th	9 years	allocated	Unsecured Non-guaranteed
Mizuho Bank, Ltd.	Long-term	800	1.2888%	Fixed	Mar 15, 2024	Mar 15, 2034	36th	10 years	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd.	Long-term	700	Base rate +0.25% (*)	Floating	Sep 02, 2024	Sep 04, 2034	37th	10 years	allocated	Unsecured Non-guaranteed
Daishi Hokuetsu Bank, Ltd.	Long-term	1,000	1.06880%	Fixed	Nov 01, 2024	Nov 04, 2031	31st	7 years	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation	Long-term	1,600	1.18880%	Fixed	Nov 01, 2024	Nov 01, 2032	33rd	8 years	allocated	Unsecured Non-guaranteed
Sumitomo Mitsui Banking Corporation	Long-term	1,500	1.27630%	Fixed	Nov 01, 2024	Nov 01, 2033	35th	9 years	allocated	Unsecured Non-guaranteed
The Joyo Bank, Ltd.	Long-term	500	1.18880%	Fixed	Nov 01, 2024	Nov 01, 2032	33rd	8 years	allocated	Unsecured Non-guaranteed
Shinkin Central Bank	Long-term	1,000	Base rate +0.20% (*)	Floating	Nov 01, 2024	Nov 01, 2032	33rd	8 years	allocated	Unsecured Non-guaranteed
The Yamagata Bank Ltd.	Long-term	1,000	Base rate +0.225% (*)	Floating	Nov 01, 2024	Nov 01, 2033	35th	9 years	allocated	Unsecured Non-guaranteed
The 77 Bank, Ltd.	Long-term	700	Base rate +0.225% (*)	Floating	Nov 01, 2024	Nov 01, 2033	35th	9 years	allocated	Unsecured Non-guaranteed
Mizuho Bank, Ltd.	Long-term	1,200	1.36880%	Fixed	Nov 01, 2024	Nov 01, 2034	37th	10 years	allocated	Unsecured Non-guaranteed
The Yamaguchi Bank, Ltd.	Long-term	1,000	1.36880%	Fixed	Nov 01, 2024	Nov 01, 2034	37th	10 years	allocated	Unsecured Non-guaranteed
SBI Shinsei Bank, Limited	Long-term	1,000	Base rate +0.25% (*)	Floating	Nov 01, 2024	Nov 01, 2034	37th	10 years	allocated	Unsecured Non-guaranteed
Mizuho Trust & Banking Co., Ltd.	Long-term	600	1.450%	Fixed	Dec 09, 2024	Dec 11, 2034	37th	10 years	allocated	Unsecured Non-guaranteed
Total		39,400	-							

(Note 1) The base interest rate is the JBA three-month Japanese Yen TIBOR published by JBA. 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 JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (http://www.jbatibor.or.jp/english/rate/).

(Note 2) Interest Rates have been reduced due to the achievement of SPT.

Click here for the List of Interest-Bearing Debt

Reporting and Verification

MFLP-REIT shall submit evidence to the Lender regarding SPT results (Reduction rate of CO_2 emissions intensity for Scope 1 and 2 compared to the base year) for the previous calculation year by June 30 of each calculation year, regardless of whether the SPT is determined or not. However, if MFLP-REIT has publicized the same information on website, etc., submission of the materials is not required.