

14th Fiscal Period Asset Management Report

Mitsui Fudosan Logistics Park Inc.

6-8-7 Ginza, Chuo-ku, Tokyo

From: February 1, 2023
To: July 31, 2023

I. To Our Unitholders

Mitsui Fudosan Logistics Park Inc. (MFLP-REIT) has ended its 14th fiscal period in July 2023 with smooth sailing, and has continuously increased revenue, increased profit, and increased distributions since its listing up to the 14th fiscal period.

I would like to convey my sincere appreciation to you, our unitholders, for your continued support of MFLP-REIT.

The Japanese economy has been experiencing downward pressure from on-going high prices of raw materials and a sluggish pace of recovery in the overseas economies. However, economic activity is expected to recover moderately as it is receiving a boost from the realization of pent-up demand, as well as from accommodative financial conditions, the effects of the government's economic measures and other factors.

The leasing market for logistics facilities has maintained stable rents and a low vacancy rate because of the solid supply-demand balance in recent years. Demand is expected to continue rising, mainly for advanced logistics facilities, against a backdrop of the expansion in the third-party logistics operators segment and the e-commerce market. The funding environment has also remained favorable due to the current monetary easing policy.

Under such circumstances, in managing MFLP-REIT's assets, we aim to maximize MFLP-REIT's unitholder value through financial and cash management that focuses on stability and efficiency, and to establish a high-quality portfolio by taking advantage of Mitsui Fudosan's business platform in the logistics facilities business, such as its property pipelines and client network.

We are grateful for the continued support and guidance of all our unitholders.



Shinobu Sakanoshita, President and Chief Executive Officer
Mitui Fudosan Logistics REIT Management Co., Ltd.

II. Asset Management Report

1. Overview of Asset Management

(1) Management and other performance highlights of the investment corporation

Fiscal period		14th period (From February 1, 2023 to July 31, 2023)	13th period (From August 1, 2022 to January 31, 2023)	12th period (From February 1, 2022 to July 31, 2022)	11th period (From August 1, 2021 to January 31, 2022)	10th period (From February 1, 2021 to July 31, 2021)
Operating revenues	(millions of yen)	11,478	10,960	10,607	9,502	9,267
[Of which: Property leasing business revenues]	(millions of yen)	[11,478]	[10,960]	[10,607]	[9,502]	[9,267]
Operating expenses	(millions of yen)	6,874	6,455	6,148	5,531	5,332
[Of which: Property leasing business expenses]	(millions of yen)	[5,652]	[5,271]	[5,011]	[4,506]	[4,337]
Operating income	(millions of yen)	4,604	4,504	4,459	3,971	3,935
Ordinary income	(millions of yen)	4,261	4,206	4,166	3,742	3,708
Net income	(millions of yen)	4,260	4,205	4,165	3,741	3,708
Total assets	(millions of yen)	350,013	336,551	339,016	294,411	296,103
[Period-on-period change]	(%)	[4.0]	[(0.7)]	[15.2]	[(0.6)]	[3.8]
Net assets	(millions of yen)	203,652	204,230	204,837	187,013	187,508
[Period-on-period change]	(%)	[(0.3)]	[(0.3)]	[9.5]	[(0.3)]	[(0.1)]
Interest-bearing debt	(millions of yen)	135,200	120,700	123,900	97,400	99,400
Unitholders' capital, net (Note 2)	(millions of yen)	199,391	200,025	200,671	183,272	183,800
Total number of investment units issued and outstanding	(units)	576,000	576,000	576,000	542,000	542,000
Net assets per unit	(yen)	353,562	354,567	355,619	345,043	345,956
Net income per unit (Note 3)	(yen)	7,396	7,300	7,233	6,902	6,841
Total amount of distributions	(millions of yen)	5,071	4,838	4,811	4,279	4,236
Distribution per unit	(yen)	8,804	8,401	8,353	7,895	7,816
[Of which: Distribution of earnings per unit]	(yen)	[7,396]	[7,301]	[7,231]	[6,902]	[6,842]
[Of which: Allowance for temporary difference adjustment per unit]	(yen)	[11]	[-]	[-]	[-]	[-]
[Of which: Other distribution in excess of retained earnings per unit]	(yen)	[1,397]	[1,100]	[1,122]	[993]	[974]
Ratio of ordinary income to total assets (Note 4)	(%)	1.2	1.2	1.3	1.3	1.3
[Annualized]	(%)	[2.5]	[2.5]	[2.7]	[2.5]	[2.6]
Return on equity (Note 4)	(%)	2.1	2.1	2.1	2.0	2.0
[Annualized]	(%)	[4.2]	[4.1]	[4.3]	[4.0]	[4.0]
Equity ratio at end of period (Note 4)	(%)	58.2	60.7	60.4	63.5	63.3
[Period-on-period change]	(%)	[(2.5)]	[0.3]	[(3.1)]	[0.2]	[(2.5)]
Payout ratio (Note 4)	(%)	100.0	100.0	100.0	100.0	100.0
Other reference information						
Number of days of asset management during period	(days)	181	184	181	184	181
Number of investment properties at end of period	(properties)	25	24	24	21	21
Occupancy rate at end of period (Note 5)	(%)	99.8	99.8	99.9	100.0	100.0
Depreciation and amortization (Note 6)	(millions of yen)	2,984	2,707	2,708	2,372	2,344
Capital expenditures	(millions of yen)	194	227	128	338	110
Net operating income (NOI) from property leasing (Note 4)	(millions of yen)	8,810	8,396	8,304	7,369	7,274
Funds from operations (FFO) (Note 4)	(millions of yen)	7,244	6,913	6,873	6,113	6,052

Fiscal period		14th period (From February 1, 2023 to July 31, 2023)	13th period (From August 1, 2022 to January 31, 2023)	12th period (From February 1, 2022 to July 31, 2022)	11th period (From August 1, 2021 to January 31, 2022)	10th period (From February 1, 2021 to July 31, 2021)
FFO per unit (Note 4)	(yen)	12,578	12,002	11,933	11,279	11,166
Ratio of interest-bearing debt to total assets at end of period (LTV ratio) (Note 4)	(%)	38.6	35.9	36.5	33.1	33.6

(Note 1) Unless otherwise specified, any numerical figures are rounded down to the nearest specified unit and percentage figures are rounded to the first decimal place.

(Note 2) “Unitholders’ capital, net” is the amount of “Unitholders’ capital” less “Deduction from unitholders’ capital.”

(Note 3) “Net income per unit” is calculated by dividing net income by the daily weighted average number of investment units. Diluted net income per unit is not stated because there are no dilutive investment units.

(Note 4) The following formulas are used in calculations.

Ratio of ordinary income to total assets	$\text{Ordinary income} \div \{(\text{Total assets at beginning of period} + \text{Total assets at end of period}) \div 2\} \times 100$
Return on equity	$\text{Net income} \div \{(\text{Net assets at beginning of period} + \text{Net assets at end of period}) \div 2\} \times 100$
Equity ratio at end of period	$\text{Net assets at end of period} \div \text{Total assets at end of period} \times 100$
Payout ratio	Distribution per unit (excluding distribution in excess of retained earnings) \div Net income per unit $\times 100$ (rounded to the first decimal place) Payout ratio for the 12th fiscal period is calculated by the following formula, because new investment units were issued. $\text{Total amount of distribution (excluding distribution in excess of retained earnings)} \div \text{Net income} \times 100$
Net operating income (NOI) from property leasing	Property leasing business revenues – Property leasing business expenses + Depreciation and amortization
Funds from operations (FFO)	Net income + Depreciation and amortization of rental properties + Loss on retirement of non-current assets \pm Gain (Loss) on sales of real estate properties
FFO per unit	$\text{FFO} \div \text{Total number of investment units issued and outstanding}$
Ratio of interest-bearing debt to total assets at end of period (LTV ratio)	$\text{Interest-bearing debt at end of period} \div \text{Total assets at end of period} \times 100$

(Note 5) “Occupancy rate at end of period” is leased area of the building expressed as a percentage of leasable area of the building of each real estate in trust on each lease agreement concluded for each property as at the end of the fiscal period, rounded to the first decimal place.

(Note 6) “Depreciation and amortization” is depreciation and amortization of investment and rental property.

(2) Developments in management of assets in the fiscal period under review

i) Brief history of the investment corporation

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”), a Japanese real estate investment corporation, was established on March 4, 2016 under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, including subsequent amendments; the “Investment Trust Act”), by Mitsui Fudosan Logistics REIT Management Co., Ltd. (the “Asset Management Company”) as the organizer, and listed on the Real Estate Investment Trust Securities Market (J-REIT section) of Tokyo Stock Exchange, Inc. (“Tokyo Stock Exchange”) on August 2, 2016 (Securities Code: 3471). MFLP-REIT held assets totaling 25 properties amounting to a total acquisition price of ¥358.7 billion as at the end of the fiscal period under review.

ii) Investment environment and management performance

The Japanese economy remains on a recovering trend mainly backed by a recovery in private consumption and inbound demand due to the gradual easing of movement restrictions placed stemming from the novel coronavirus disease (COVID-19), and other factors. Capital investment has been gradually increasing. The employment and income environments are also gradually recovering.

In the logistics market, the 3PL business (Note 1) specializing in outsourced logistics services continues to expand, and e-commerce demand remains at high levels. A move aimed at streamlining logistics operations and rebuilding supply chains also continues in all business fields such as manufacturers and retailers. While the uncertain situation largely due to inflation such as escalating resource prices resulting from the situation in Ukraine and the weaker yen, and the rising trend of long-term interest rates in major countries deserves continued attention, the demand for leading-edge logistics facilities is expected to continue to increase.

Under such circumstances, upholding a basic policy of pursuing maximization of unitholder value by achieving sustainable growth through formation of a strategic partnership in the logistics facilities business with Mitsui Fudosan Co., Ltd. (“Mitsui Fudosan”), MFLP-REIT has conducted steady management of the 25 properties held as at the end of the fiscal period under review (total acquisition price of ¥358.7 billion) to maintain an excellent occupancy rate of 99.8% for the entire portfolio as at the end of the fiscal period under review.

MFLP-REIT is promoting initiatives for ESG. In the fiscal period under review, MFLP-REIT raised funds utilizing the Sustainability Linked Loan Framework (Note 2) for the first time among J-REITs.

(Note 1) “3PL business” refers to the third-party logistics business (business of providing logistics services to client companies outsourcing part or all of their supply chain management functions).

(Note 2) The Sustainability Linked Loan Framework is a framework that enables financing through sustainability linked loans appropriately by using stipulated loan-related matters including selection of Key Performance Indicators (KPIs) and Sustainability Performance Targets (“SPTs”), changes in interest on loans according to the level of achievement of the SPTs, and reporting/validation items for the status of achievement of the SPTs, in order to continue financing through sustainability linked loans in the future.

iii) Overview of financing

In the fiscal period under review, MFLP-REIT executed debt financing of ¥16,500 million (short-term loans payable of ¥6,500 million; long-term loans payable of ¥10,000 million) in February 2023 to fund the acquisition of MFLP Osaka Katano; ¥2,500 million (long-term loans payable) in February 2023 and ¥3,100 million (long-term loans payable) in March 2023 to repay long-term loans payable; ¥4,500 million (short-term loans payable) in April 2023 to pay out distributions; and ¥4,000 million (short-term loans payable) in March 2023, ¥4,000 million (short-term loans payable) in April 2023, ¥8,500 million (short-term loans payable) in May 2023, ¥4,500 million (short-term loans payable) in June 2023, and ¥4,500 million (short-term loans payable) in July 2023 to repay short-term loans payable; and executed repayments in the fiscal period under review of a total of ¥37,600 million (short-term loans payable of ¥32,000 million; long-term loans payable of ¥5,600 million) using funds from part of borrowing and internal reserve arising from depreciation, etc. As a result, at the end of the fiscal period under review, the balance of interest-bearing debt was ¥135,200 million (short-term loans payable of ¥4,500 million; current portion of long-term loans payable of ¥10,600 million; investment corporation bonds of ¥5,000 million; long-term loans payable of ¥115,100 million) and the ratio of interest-bearing debt to total assets (LTV ratio) was 38.6%.

The following is the rating obtained by MFLP-REIT as at the end of the fiscal period under review.

Credit rating agency	Rating details	Outlook
Japan Credit Rating Agency, Ltd. (JCR)	Long-term issuer rating: AA	Stable

iv) Summary of business performance and distributions

Through the management described above, business performance for the fiscal period under review resulted in operating revenues of ¥11,478 million, operating income of ¥4,604 million, ordinary income of ¥4,261 million, and net income of ¥4,260 million.

In accordance with the distribution policy as defined in the Articles of Incorporation of MFLP-REIT, distributions for the fiscal period under review shall be subject to application of special provisions for taxation of investment corporations (Article 67-15 of the Act on Special Measures Concerning Taxation). Based on this, MFLP-REIT declared the distribution of ¥4,260,096,000, which is the integral multiple of the total number of investment units issued and outstanding (576,000 units) of unappropriated retained earnings. Accordingly, MFLP-REIT declared distribution of earnings per unit of ¥7,396.

In addition, in accordance with the distribution policy as defined in the Articles of Incorporation, MFLP-REIT shall execute distributions of cash in excess of retained earnings each fiscal period on a continuous basis in principle (Note 1). Based on this, MFLP-REIT declared the distribution of ¥811 million, which is the amount almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,260 million from ¥5,071 million or 70% of FFO (Note 2), as return of capital applicable to distribution reducing unitholders' capital for tax purposes and allowance for temporary difference adjustment. Accordingly, MFLP-REIT declared distribution in excess of retained earnings per unit of ¥1,408.

(Note 1) In addition to the continuous distributions in excess of retained earnings, in cases where the distribution amount for distribution per unit is expected to temporarily decline by a certain degree due to such factors as the procurement of funds through the issuance of new investment units, etc., a temporary distribution in excess of retained earnings may be executed by MFLP-REIT in order to standardize the amount of the distribution per unit.

However, from the perspective of continuing to maintain owned assets for a long period of time, in cases where the above distribution of cash is executed, and where the amount equal to the equivalent of depreciation and amortization for the applicable operating period minus the amount of the distribution in excess of retained earnings for the applicable operating period falls below the standard amount of capital for building maintenance (Note 3), the distribution in excess of retained earnings will be decreased by a maximum amount that the distribution amount does not fall below the total equivalent of the distribution of earnings, and this may lead to cases where distribution in excess of retained earnings will not be executed. In addition, from the perspective of continuing stable financial management, distributions in excess of retained earnings will not be executed in cases where the appraisal LTV ratio (Note 4) exceeds 60% in the event that the above distribution of cash is executed.

(Note 2) "FFO" is an acronym for funds from operations and refers to the figure calculated by adding depreciation and amortization of rental properties for the applicable operating period and loss on retirement of non-current assets to net income (excluding gain (loss) on sales of real estate properties, etc.).

(Note 3) "Standard amount of capital for building maintenance" refers to the amount that results by multiplying the six-month-equivalent amount of the 12-year-average amount of the amount equivalent to the capital expenditure amount noted in the Building Condition Evaluation Report by two.

(Note 4) Appraisal LTV ratio (%) = $A/B \times 100$ (%)

A = Total interest-bearing debt on the applicable accounts settlement date

B = Total assets on the balance sheets on the applicable accounts settlement date – Amount of book value after depreciation of owned real estate on the applicable accounts settlement date + Appraisal value of owned real estate on the applicable accounts settlement date

(3) Status of capital increase, etc.

The following are the changes in the total number of investment units issued and outstanding and unitholders' capital, net of MFLP-REIT for the most recent five years.

Date	Description	Total number of investment units issued and outstanding (units)		Unitholders' capital, net (millions of yen) (Note 1)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
February 1, 2019	Capital increase through public offering	110,700	373,474	33,617	105,488	(Note 2)
February 27, 2019	Capital increase through third-party allotment	5,526	379,000	1,678	107,166	(Note 3)
April 23, 2019	Distribution of cash in excess of retained earnings (return of capital)	—	379,000	(84)	107,081	(Note 4)
October 15, 2019	Distribution of cash in excess of retained earnings (return of capital)	—	379,000	(259)	106,822	(Note 5)
February 3, 2020	Capital increase through public offering	59,000	438,000	28,289	135,111	(Note 6)
February 27, 2020	Capital increase through third-party allotment	3,000	441,000	1,438	136,549	(Note 7)
April 23, 2020	Distribution of cash in excess of retained earnings (return of capital)	—	441,000	(257)	136,292	(Note 8)
October 5, 2020	Capital increase through public offering	96,190	537,190	45,922	182,214	(Note 9)
October 19, 2020	Capital increase through third-party allotment	4,810	542,000	2,296	184,510	(Note 10)
October 21, 2020	Distribution of cash in excess of retained earnings (return of capital)	—	542,000	(342)	184,168	(Note 11)
April 22, 2021	Distribution of cash in excess of retained earnings (return of capital)	—	542,000	(368)	183,800	(Note 12)
October 12, 2021	Distribution of cash in excess of retained earnings (return of capital)	—	542,000	(527)	183,272	(Note 13)
February 1, 2022	Capital increase through public offering	32,380	574,380	17,082	200,355	(Note 14)
February 24, 2022	Capital increase through third-party allotment	1,620	576,000	854	201,209	(Note 15)
April 22, 2022	Distribution of cash in excess of retained earnings (return of capital)	—	576,000	(538)	200,671	(Note 16)
October 21, 2022	Distribution of cash in excess of retained earnings (return of capital)	—	576,000	(646)	200,025	(Note 17)
April 21, 2023	Distribution of cash in excess of retained earnings (return of capital)	—	576,000	(633)	199,391	(Note 18)

Date	Description	Total number of investment units issued and outstanding (units)		Unitholders' capital, net (millions of yen) (Note 1)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
August 9, 2023	Capital increase through public offering	30,470	606,470	14,086	213,478	(Note 19)
August 23, 2023	Capital increase through third-party allotment	1,530	608,000	707	214,185	(Note 20)
October 12, 2023	Distribution of cash in excess of retained earnings (return of capital)	—	608,000	(811)	213,374	(Note 21)

(Note 1) "Unitholders' capital, net" is the amount of "Unitholders' capital" less "Deduction from unitholders' capital."

(Note 2) New investment units were issued through public offering at an issue price of ¥313,986 (paid-in amount of ¥303,680) per unit mainly for the purpose of procuring funds for acquisition of new properties.

(Note 3) Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥303,680 per unit.

(Note 4) By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 15, 2019, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥322 per unit was declared as distribution of cash for the 5th fiscal period (fiscal period ended January 31, 2019), the payout of which commenced on April 23, 2019.

(Note 5) By resolution of the Board of Directors of MFLP-REIT at its meeting held on September 13, 2019, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥685 per unit was declared as distribution of cash for the 6th fiscal period (fiscal period ended July 31, 2019), the payout of which commenced on October 15, 2019.

(Note 6) New investment units were issued through public offering at an issue price of ¥495,747 (paid-in amount of ¥479,476) per unit mainly for the purpose of procuring funds for acquisition of new properties.

(Note 7) Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥479,476 per unit.

(Note 8) By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 13, 2020, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥679 per unit was declared as distribution of cash for the 7th fiscal period (fiscal period ended January 31, 2020), the payout of which commenced on April 23, 2020.

(Note 9) New investment units were issued through public offering at an issue price of ¥493,350 (paid-in amount of ¥477,411) per unit mainly for the purpose of procuring funds for acquisition of new properties.

(Note 10) Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥477,411 per unit.

(Note 11) By resolution of the Board of Directors of MFLP-REIT at its meeting held on September 16, 2020, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥777 per unit was declared as distribution of cash for the 8th fiscal period (fiscal period ended July 31, 2020), the payout of which commenced on October 21, 2020.

(Note 12) By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 12, 2021, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥679 per unit was declared as distribution of cash for the 9th fiscal period (fiscal period ended January 31, 2021), the payout of which commenced on April 22, 2021.

(Note 13) By resolution of the Board of Directors of MFLP-REIT at its meeting held on September 14, 2021, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥974 per unit was declared as distribution of cash for the 10th fiscal period (fiscal period ended July 31, 2021), the payout of which commenced on October 12, 2021.

(Note 14) New investment units were issued through public offering at an issue price of ¥545,190 (paid-in amount of ¥527,576) per unit mainly for the purpose of procuring funds for acquisition of new properties.

(Note 15) Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥527,576 per unit.

(Note 16) By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 15, 2022, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥993 per unit was declared as distribution of cash for the 11th fiscal period (fiscal period ended January 31, 2022), the payout of which commenced on April 22, 2022.

(Note 17) By resolution of the Board of Directors of MFLP-REIT at its meeting held on September 14, 2022, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥1,122 per unit was declared as distribution of cash for the 12th fiscal period (fiscal period ended July 31, 2022), the payout of which commenced on October 21, 2022.

(Note 18) By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 14, 2023, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥1,100 per unit was declared as distribution of cash for the 13th fiscal period (fiscal period ended January 31, 2023), the payout of which commenced on April 21, 2023.

(Note 19) New investment units were issued through public offering at an issue price of ¥477,750 (paid-in amount of ¥462,315) per unit mainly for the purpose of procuring funds for acquisition of new properties.

(Note 20) Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥462,315 per unit.

(Note 21) By resolution of the Board of Directors of MFLP-REIT at its meeting held on September 14, 2023, distribution of cash in excess of retained earnings of ¥1,408 per unit was declared as distribution of cash for the 14th fiscal period (fiscal period ended July 31, 2023), the payout of which commenced on October 12, 2023. The increase (decrease) in unitholders' capital, net includes the change in unitholders' capital resulting from the distribution in excess of retained earnings related to allowance for temporary difference adjustment of ¥6 million.

[Historical market price of investment securities]

The following are the highest and lowest prices (closing price) by fiscal period on the Tokyo Stock Exchange Real Estate Investment Trust Securities Market on which MFLP-REIT investment securities are listed.

Fiscal period	14th period (From February 1, 2023 to July 31, 2023)	13th period (From August 1, 2022 to January 31, 2023)	12th period (From February 1, 2022 to July 31, 2022)	11th period (From August 1, 2021 to January 31, 2022)	10th period (From February 1, 2021 to July 31, 2021)
Highest (yen)	532,000	550,000	590,000	652,000	627,000
Lowest (yen)	439,500	440,000	487,500	560,000	467,000

(4) Distribution

The following is the distribution, etc. performance up to the fiscal period under review.

Fiscal period		14th period (From February 1, 2023 to July 31, 2023)	13th period (From August 1, 2022 to January 31, 2023)	12th period (From February 1, 2022 to July 31, 2022)	11th period (From August 1, 2021 to January 31, 2022)	10th period (From February 1, 2021 to July 31, 2021)
Total amount of unappropriated retained earnings	(thousands of yen)	4,260,455	4,205,480	4,165,308	3,741,033	3,708,373
Retained earnings	(thousands of yen)	359	104	252	149	9
Total amount of distribution of cash	(thousands of yen)	5,071,104	4,838,976	4,811,328	4,279,090	4,236,272
[Distribution per unit]	(yen)	[8,804]	[8,401]	[8,353]	[7,895]	[7,816]
Of which: Total amount of distribution of earnings	(thousands of yen)	4,260,096	4,205,376	4,165,056	3,740,884	3,708,364
[Distribution of earnings per unit]	(yen)	[7,396]	[7,301]	[7,231]	[6,902]	[6,842]
Of which: Total amount of return of capital	(thousands of yen)	811,008	633,600	646,272	538,206	527,908
[Return of capital per unit]	(yen)	[1,408]	[1,100]	[1,122]	[993]	[974]
Of total amount of return of capital: Total amount of distribution from allowance for temporary difference adjustment	(thousands of yen)	6,336	—	—	—	—
[Of return of capital per unit: Distribution from allowance for temporary difference adjustment per unit]	(yen)	[11]	—	—	—	—
Of total amount of return of capital: Total amount of distribution from distribution reducing unitholders' capital for tax purposes	(thousands of yen)	804,672	633,600	646,272	538,206	527,908
[Of return of capital per unit: Distribution from distribution reducing unitholders' capital for tax purposes]	(yen)	[1,397]	[1,100]	[1,122]	[993]	[974]

(Note) For a summary of MFLP-REIT's distribution policy and distributions for the fiscal period under review, please refer to "(2) Developments in management of assets in the fiscal period under review; iv) Summary of business performance and distributions" presented earlier in this document.

(5) Future management policy and issues to be addressed

MFLP-REIT has established a strategic and collaborative partnership in the logistics facilities business with Mitsui Fudosan, under which it seeks to maximize unitholder value by focusing investments primarily in logistics facilities as a basic policy. Based on this policy, in addition to expansion of asset size for the purpose of further stabilizing the revenues base continuing into future periods, MFLP-REIT will perform stable and efficient financial management by addressing changes in the external and internal environment to maximize unitholder value.

i) External growth strategy

“External growth based on the growth potential and extensive pipeline of Mitsui Fudosan’s logistics facilities business”

MFLP-REIT aims for continuous growth by focusing investments on MFLP facilities (leading-edge logistics facilities with Mitsui Fudosan quality (Note 1)), utilizing the right of first look and preferential negotiation based on “Right of first look and preferential negotiation agreement” that was concluded with Mitsui Fudosan, which boasts high growth in the logistics facilities business, and the Asset Management Company.

(Note 1) Based on the principles of “harmonious coexistence” and “linking diverse values” set by the Mitsui Fudosan Group (Note 2), Mitsui Fudosan’s logistics facilities business keeps up efforts aimed at not only providing logistics facilities space but also creating value beyond conventional boundaries. In order to achieve this, MFLP-REIT incorporates the highly-specialized and advanced management, operational know-how, etc. accumulated in the office building business, retail properties business, etc. and the know-how, etc. accumulated through urban development as a comprehensive real estate company. It also captures the diverse needs that change with the times of the various stakeholders associated with logistics facilities (tenants, people working at the logistics facilities, and local community). MFLP-REIT refers to the quality of logistics facilities realized through these efforts by the name “Mitsui Fudosan quality.”

(Note 2) “Mitsui Fudosan Group” refers to a corporate group comprising Mitsui Fudosan, Mitsui Fudosan’s consolidated subsidiaries and Mitsui Fudosan’s associates accounted for using the equity method. The same shall apply hereinafter.

ii) Internal growth strategy

“Stable management utilizing the Platform (business foundation) and client network of the Mitsui Fudosan Group”

MFLP-REIT aims for stable management by utilizing the Platform (business foundation) and client network that the Mitsui Fudosan Group has developed over years as a comprehensive real estate company.

iii) Financial strategy

“Financial and cash management with an emphasis on stability and efficiency”

MFLP-REIT will manage its finances stably, including funds raised through the issuance of new investment units and borrowings, and at the same time it will aim to secure both stable distribution levels and efficient cash management for distributions through continuous distributions in excess of retained earnings (return of capital) based on cash flow (FFO).

(6) Significant subsequent events

i) Issuance of new investment units

Regarding the issuance of new investment units decided in the meetings of the Board of Directors of MFLP-REIT held on July 31, 2023 and August 3, 2023, as stated below, payment for the issuance of said units was completed through public offering on August 9, 2023 and through a third-party allotment on August 23, 2023.

As a result, the unitholders' capital, net is ¥214,185,910,748, and there are 608,000 units of total number of investment units issued and outstanding.

- a. Issuance of new investment units through public offering (primary offering)
 - Number of new investment units issued: 30,470 units (Domestic: 20,870 units, Overseas: 9,600 units)
 - Issue price: ¥477,750 per unit
 - Total amount of issue price: ¥14,557,042,500
 - Amount paid in (paid-in amount): ¥462,315 per unit
 - Total amount paid in (total paid-in amount): ¥14,086,738,050
 - Payment date: August 9, 2023
- b. Issuance of new investment units through a third-party allotment (third-party allotment)
 - Number of new investment units issued: 1,530 units
 - Amount paid in (paid-in amount): ¥462,315 per unit
 - Total amount paid in (total paid-in amount): ¥707,341,950
 - Payment date: August 23, 2023
 - Allottee: Daiwa Securities Co. Ltd.

ii) Acquisitions of properties

On July 31, 2023, MFLP-REIT concluded an agreement for sale and purchase of trust beneficiary interest with the seller of each of the following assets. Based on the agreements for sale and purchase of trust beneficiary interest, MFLP-REIT acquired the trust beneficiary interests for MFLP Tomei Ayase and MFLP Tokorozawa on August 10, 2023 (two properties, total acquisition price of ¥13,700 million).

Category	Property no.	Property name	Location	Acquisition price (millions of yen) (Note 1)	Acquisition date
Logistics facilities	L-24	MFLP Tomei Ayase (Note 2)	Ayase-shi, Kanagawa	9,610 (Co-ownership 50%)	August 10, 2023
	L-25	MFLP Tokorozawa	Miyoshi-machi, Iruma-gun, Saitama	4,090	August 10, 2023

(Note 1) "Acquisition price" is the purchase price of each trust beneficiary interest as set forth in each agreement for sale and purchase of trust beneficiary interest for the acquired assets (excluding consumption tax and local consumption tax or the various costs required in the acquisition), rounded down to the nearest million yen.

(Note 2) For "MFLP Tomei Ayase," the acquisition price is the prorated figure equivalent to the co-ownership in the property acquired by MFLP-REIT (50%).

(Reference Information)

MFLP-REIT entered into a sale and purchase agreement as of July 31, 2023 for the acquisition of the following assets, and the delivery is scheduled on February 1, 2024.

Category	Property no.	Property name	Location	Planned acquisition price (millions of yen) (Note 2)	Planned acquisition date
Logistics facilities	L-26	MFLP Hiratsuka III	Hiratsuka-shi, Kanagawa	8,410	February 1, 2024
	L-27	MFLP Shinkiba I	Koto-ku, Tokyo	5,940	February 1, 2024
	L-28	SG Realty MFLP Fukuoka Kasuya (Note 3)	Kasuya-machi, Kasuya-gun, Fukuoka	3,040 (Co-ownership 50%)	February 1, 2024

(Note 1) This sale and purchase agreement falls under the category of forward commitments, etc. (defined as "a postdated sales contract under which payment and delivery shall be made at least one month after the conclusion of the contract, or any other contract similar thereto" in the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." established by the Financial Services Agency). Under this sale and purchase agreement, implementation of the sale and purchase is subject to completion of procurement of necessary funds through issuance of investment units and borrowing of funds, and other matters. If this condition is not met, the sale and purchase agreement shall determinately lose its validity, and the parties shall not seek payment or compensation for any damages, losses and expenses (including legal fees) arising in relation

to the conclusion or lapse of the agreement. Therefore, in the case where the obligation to pay the price under the sale and purchase agreement cannot be performed due to the inability to complete the issuance of investment units and borrowing of funds, this failure to perform the obligation will not result in payment of penalty. Hence, MFLP-REIT believes that the agreement is unlikely to have a significant negative impact directly on its finance, distributions, etc.

(Note 2) “Planned acquisition price” is the purchase price of each trust beneficiary interest as set forth in each agreement for sale and purchase of trust beneficiary interest for the assets to be acquired (excluding consumption tax and local consumption tax or the various costs required in the acquisition), rounded down to the nearest million yen.

(Note 3) For “SG Realty MFLP Fukuoka Kasuya,” the planned acquisition price is the prorated figure equivalent to the co-ownership (50%) in the property to be acquired by MFLP-REIT.

2. Overview of the Investment Corporation

(1) Status of investments in capital

Fiscal period	14th period (July 31, 2023)	13th period (January 31, 2023)	12th period (July 31, 2022)	11th period (January 31, 2022)	10th period (July 31, 2021)
Total number of investment units authorized (units)	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000
Total number of investment units issued and outstanding (units)	576,000	576,000	576,000	542,000	542,000
Unitholders' capital, net (Note) (millions of yen)	199,391	200,025	200,671	183,272	183,800
Number of unitholders (unitholders)	7,889	8,022	7,847	7,216	7,446

(Note) "Unitholders' capital, net" is the amount of "Unitholders' capital" less "Deduction from unitholders' capital."

(2) Major unitholders

Of the unitholders as of July 31, 2023, the following are the top ten unitholders in terms of investment unit-holding ratio.

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 (%) (Note)
Custody Bank of Japan, Ltd. (trust account)	103,613	17.98
The Master Trust Bank of Japan, Ltd. (trust account)	91,467	15.87
Mitsui Fudosan Co., Ltd.	28,900	5.01
The Nomura Trust and Banking Co., Ltd. (investment trust account)	26,573	4.61
SMBC Nikko Securities Inc.	16,949	2.94
SSBTC Client Omnibus Account	14,791	2.56
Stichting Pensioenfonds Zorg en Welzijn	10,616	1.84
State Street Bank and Trust Company 505103	10,066	1.74
The Bank of New York Mellon 140044	9,904	1.71
State Street Bank West Client - Treaty 505234	8,916	1.54
Total	321,795	55.86

(Note) "Number of investment units owned expressed as a percentage of total number of investment units issued and outstanding" is rounded down to the second decimal places.

(3) Matters concerning directors, etc.

i) Executive director, supervisory directors and independent auditor in the fiscal period under review

Position	Name	Key concurrently-held position, etc.	Total amount of compensation by position for the applicable operating period (thousands of yen)
Executive director	Hiroshi Asai	—	3,000
Supervisory director	Izuru Goto	Attorney, City-Yuwa Partners	1,800
	Eiko Osawa	Representative, Osawa Certified Public Accountant Office Certified Public Accountant Outside Auditor, EXEO Group, Inc.	1,800
Independent auditor	KPMG AZSA LLC	—	11,000

(Note 1) As of July 31, 2023, Executive Director Hiroshi Asai owns six MFLP-REIT investment units in his own name. In addition, as of July 31, 2023, Supervisory Directors Izuru Goto and Eiko Osawa do not own MFLP-REIT investment units in their own name or in the name of others.

(Note 2) Supervisory directors may be directors of other corporations other than those stated above, but none of them, including those above, have any interest in MFLP-REIT.

(Note 3) The amount for the independent auditor represents the amount payable as compensation for the audit for the fiscal period under review, plus the compensation for the audit of English financial statements (¥2,200 thousand). Furthermore, there is no compensation paid to persons belonging to the same network as KPMG AZSA LLC.

ii) Policy for deciding on dismissal and refusal of reappointment of the independent auditor

Decisions are made at a meeting of the Board of Directors of MFLP-REIT by taking into account the various circumstances in a comprehensive manner.

iii) Matters concerning indemnity agreements between directors, etc. and MFLP-REIT

Not applicable.

(4) Matters concerning directors and officers liability insurance policy

MFLP-REIT has entered into a directors and officers liability insurance policy as follows.

Scope of insureds	Summary of insurance policy
All executive directors and supervisory directors of MFLP-REIT	(Summary of insurance incidents covered) Pursuant to the provisions of Article 116-3, paragraph (1) of the Investment Trust Act, MFLP-REIT has entered into a directors and officers liability insurance policy with an insurance company. The insurance policy covers certain losses incurred by an insured due to the receipt of claims for damages arising from the performance of duties as a director of MFLP-REIT. (Portion of insurance premiums borne) The full amount of the insurance premiums for the insurance policy is borne by MFLP-REIT. (Measures to ensure that the proper performance of duties is not impaired) The insurance policy contains coverage exclusions, such as damages resulting from deliberate intent or gross negligence are not covered.

(5) Asset management company, custodian, and general administrators

The following are the asset management company, custodian and general administrators as of July 31, 2023.

Entrustment category	Name
Asset management company	Mitsui Fudosan Logistics REIT Management Co., Ltd.
Custodian	Sumitomo Mitsui Trust Bank, Limited
General administrator (transfer agent)	Sumitomo Mitsui Trust Bank, Limited
General administrator (institutional)	Sumitomo Mitsui Trust Bank, Limited
General administrator (administration related to investment corporation bonds)	Sumitomo Mitsui Banking Corporation, Sumitomo Mitsui Trust Bank, Limited
General administrator (accounting)	Reiwa Accounting Holdings Co., Ltd.
General administrator (tax payment)	Reiwakaikeisha Tax Corporation

3. Status of Assets under Management of the Investment Corporation

(1) Composition of assets of the investment corporation

Type of asset	Use	Geographic classification (Note 1)	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)		
			Total amount held (millions of yen) (Note 2)	As a percentage of total assets (%) (Note 3)	Total amount held (millions of yen) (Note 2)	As a percentage of total assets (%) (Note 3)	
Real estate in trust (Note 4) (Note 5)	Logistics facilities	Tokyo metropolitan area	164,411	47.0	165,571	49.2	
		Kansai area	109,395	31.3	93,654	27.8	
		Other areas	40,701	11.6	41,158	12.2	
	Subtotal		314,509	89.9	300,385	89.3	
	Industrial real estate (Note 6)	Tokyo metropolitan area	26,010	7.4	26,237	7.8	
		Kansai area	—	—	—	—	
		Other areas	—	—	—	—	
	Subtotal		26,010	7.4	26,237	7.8	
	Real estate in trust total			340,519	97.3	326,622	97.0
	Deposits and other assets			9,493	2.7	9,928	3.0
Total assets			350,013	100.0	336,551	100.0	

(Note 1) “Tokyo metropolitan area” refers to Tokyo, Kanagawa Prefecture, Chiba Prefecture, Saitama Prefecture and Ibaraki Prefecture.

“Kansai area” refers to Osaka Prefecture, Kyoto Prefecture, Hyogo Prefecture, Nara Prefecture and Shiga Prefecture.

(Note 2) “Total amount held” is based on the carrying amount (for real estate in trust, the book value after depreciation and amortization) as at the end of each accounting period, rounded down to the nearest million yen.

(Note 3) “As a percentage of total assets” is rounded to the first decimal place.

(Note 4) “Real estate in trust” refers to real estate of trust beneficiary interests that have mainly real estate in trust.

(Note 5) For real estate in trust, the amount does not include the amount of construction in progress in trust.

(Note 6) “Industrial real estate” refers to data centers, communications facilities, research facilities, factories, supply and treatment facilities, and other real estate serving as corporate bases. The same shall apply hereinafter.

(2) Major assets held

The following summarizes the assets held by MFLP-REIT as of July 31, 2023.

Name of real estate, etc.	Book value (millions of yen) (Note 1)	Leasable area (m ²) (Note 2)	Leased area (m ²) (Note 3)	Occupancy rate (%) (Note 4)	As a percentage of total property leasing business revenues (%)	Main use
GLP/MFLP Ichikawa Shiohama (Note 5)	14,562	50,813	50,813	100.0	4.4	Logistics facilities
MFLP Kuki	11,209	67,925	67,925	100.0	4.3	Logistics facilities
MFLP Yokohama Daikoku (Note 5)	9,513	47,939	47,939	100.0	3.2	Logistics facilities
MFLP Yashio	8,889	39,692	39,692	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Atsugi	6,997	40,958	40,958	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Funabashi Nishiura	6,316	31,034	31,034	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Kashiwa	5,660	31,291	31,291	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Sakai	22,410	112,148	112,148	100.0	7.5	Logistics facilities
MFLP Komaki	7,364	38,806	38,806	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Hino (Note 5)	11,803	46,801	46,801	100.0	3.5	Logistics facilities
MFLP Hiratsuka	6,550	33,055	33,055	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Tsukuba	8,136	Existing building: 37,938 Annex building: 25,600	Existing building: 37,938 Annex building: 25,600	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Inazawa	14,771	68,922	68,922	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Atsugi II	12,217	48,032	48,032	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Fukuoka I	4,818	32,216	32,216	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Prologis Park Kawagoe (Note 5)	14,181	56,723	53,410	94.2	3.8	Logistics facilities

Name of real estate, etc.	Book value (millions of yen) (Note 1)	Leasable area (m ²) (Note 2)	Leased area (m ²) (Note 3)	Occupancy rate (%) (Note 4)	As a percentage of total property leasing business revenues (%)	Main use
MFLP Hiroshima I	13,746	66,665	66,665	100.0	4.5	Logistics facilities
MFLP Ibaraki	56,817	208,811	208,811	100.0	16.0	Logistics facilities
MFLP Kawaguchi I	18,079	48,119	48,119	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Yachiyo Katsutadai	17,733	69,830	69,830	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Osaka I	13,752	43,880	43,880	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Hiratsuka II	12,560	46,525	46,525	100.0	Not disclosed (Note 6)	Logistics facilities
MFLP Osaka Katano (Note 7)	16,415	67,264	67,264	100.0	Not disclosed (Note 6)	Logistics facilities
MFIP Inzai	11,362	Not disclosed (Note 6)	Not disclosed (Note 6)	Not disclosed (Note 6)	Not disclosed (Note 6)	Industrial real estate
MFIP Inzai II	14,648	30,906	30,906	100.0	Not disclosed (Note 6)	Industrial real estate
Total	340,519	Not disclosed (Note 6)	Not disclosed (Note 6)	99.8	100.0	

(Note 1) For “Book value,” the amount does not include the amount of construction in progress in trust.

(Note 2) “Leasable area” is the total floor area (rounded down to the nearest whole number) of each asset held by MFLP-REIT that is deemed to be leasable based on the lease agreement (Excluding lease agreements concerning shops, vending machines, photovoltaic power generation facilities and parking lots. Lease agreements for said buildings hereinafter referred to as “Subject Lease Agreements” in (2) and (3) below. Note that if the Subject Lease Agreements have been executed as of July 31, 2023, the buildings or rooms for lease that are vacant as of the said date are included in the Subject Lease Agreements as being under lease even if the move-in or handover date has not occurred on the said date.) or floor plan, etc. for such building as of July 31, 2023, and does not include the leased area indicated in the lease agreements concerning shops, vending machines, photovoltaic power generation facilities, parking lots, nursery centers and the like. The same shall apply hereinafter in (2).

(Note 3) “Leased area” is the total leased area rounded down to the nearest whole number presented in each Subject Lease Agreement for buildings in each portfolio asset of MFLP-REIT as of July 31, 2023. If a master lease agreement has been executed for each portfolio asset held by MFLP-REIT as of July 31, 2023, the total leased area represents the sum total of the area that is actually leased based on the lease agreement signed with end-tenant rounded down to the nearest whole number. The same shall apply hereinafter in (2).

(Note 4) “Occupancy rate” is the share of the leased area of the buildings in the leasable area for said buildings for each property held by MFLP-REIT as of July 31, 2023, rounded to the first decimal place. Occupancy rates for the total section are the share of the total leased area of the properties of the total leasable area of said properties, rounded to the first decimal place.

(Note 5) For “GLP/MFLP Ichikawa Shiohama,” “MFLP Yokohama Daikoku,” “MFLP Hino” and “MFLP Prologis Park Kawagoe,” leasable area and leased area are the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT holds as of July 31, 2023 (50%, 50%, 25% and 50%, respectively).

(Note 6) Not disclosed, because consent has not been obtained from the lessee.

(Note 7) The book value for “MFLP Osaka Katano” includes land leasehold rights in trust.

(3) Real estate assets in portfolio

The following summarizes the assets held by MFLP-REIT as of July 31, 2023.

Name of real estate, etc.	Location	Form of ownership	Leasable area (m ²) (Note 1)	Appraisal value at end of period (millions of yen) (Note 2)	Book value (millions of yen) (Note 3)
GLP/MFLP Ichikawa Shiohama (Note 4)	1-6-3 Shiohama, Ichikawa-shi, Chiba	Real estate trust beneficiary interests	50,813	20,000	14,562
MFLP Kuki	1-10 Kiyokuchō, Kuki-shi, Saitama	Real estate trust beneficiary interests	67,925	15,700	11,209
MFLP Yokohama Daikoku (Note 4)	43-1 Daikokuchō, Tsurumi-ku, Yokohama-shi, Kanagawa	Real estate trust beneficiary interests	47,939	11,500	9,513
MFLP Yashio	99-1 Tsubutakita, Minamiushiroya, Yashio-shi, Saitama	Real estate trust beneficiary interests	39,692	12,000	8,889
MFLP Atsugi	4021-1 Sakuradai, Nakatsu, Aikawamachi, Aiko-gun, Kanagawa	Real estate trust beneficiary interests	40,958	10,400	6,997
MFLP Funabashi Nishiura	3-10-13 Nishiura, Funabashi-shi, Chiba	Real estate trust beneficiary interests	31,034	8,500	6,316
MFLP Kashiwa	259-1 Mukaiwari, Aotashindentobichi, Kashiwa-shi, Chiba	Real estate trust beneficiary interests	31,291	8,130	5,660
MFLP Sakai	1-171 Chikkoyawatamachi, Sakai-ku, Sakai-shi, Osaka	Real estate trust beneficiary interests	112,148	28,200	22,410
MFLP Komaki	2020-1 Higashimae, Honjo, Komaki-shi, Aichi	Real estate trust beneficiary interests	38,806	9,030	7,364
MFLP Hino (Note 4)	3-1-2 Asahigaoka, Hino-shi, Tokyo	Real estate trust beneficiary interests	46,801	14,100	11,803
MFLP Hiratsuka	2-1544-5 Nishishindo, Hiratsuka-shi, Kanagawa	Real estate trust beneficiary interests	33,055	8,410	6,550
MFLP Tsukuba	3-35-2 and 3-35-3, Shihogaoka, Tsukubamirai-shi, Ibaraki	Real estate trust beneficiary interests	Existing building: 37,938 Annex building: 25,600	11,300	8,136
MFLP Inazawa	2-1 Okudaosawa-cho, Inazawa-shi, Aichi	Real estate trust beneficiary interests	68,922	19,300	14,771
MFLP Atsugi II	84-1 Happongi, Ishida, Isehara-shi, Kanagawa, and other 3 lots of land	Real estate trust beneficiary interests	48,032	15,600	12,217
MFLP Fukuoka I	16-10 Butsudo, Shinbaru, Sue-machi, Kasuya-gun, Fukuoka, and other 4 lots of land	Real estate trust beneficiary interests	32,216	6,360	4,818
MFLP Prologis Park Kawagoe (Note 4)	1-9-3 Minamidai, Kawagoe-shi, Saitama	Real estate trust beneficiary interests	56,723	17,850	14,181

Name of real estate, etc.	Location	Form of ownership	Leasable area (m ²) (Note 1)	Appraisal value at end of period (millions of yen) (Note 2)	Book value (millions of yen) (Note 3)
MFLP Hiroshima I	4-2876-26 Kanonshinmachi, Nishi-ku, Hiroshima-shi, Hiroshima	Real estate trust beneficiary interests	66,665	16,500	13,746
MFLP Ibaraki	4 Saito Akane, Ibaraki-shi, Osaka	Real estate trust beneficiary interests	208,811	68,900	56,817
MFLP Kawaguchi I	4-3342-1 Ryoke, Kawaguchi-shi, Saitama, and other 4 lots of land	Real estate trust beneficiary interests	48,119	20,600	18,079
MFLP Yachiyo Katsutadai	1807-13 Nakano, Kamikoya, Yachiyo-shi, Chiba, and 1 other lot of land	Real estate trust beneficiary interests	69,830	19,100	17,733
MFLP Osaka I	2-1-1 Kashima, Yodogawa-ku, Osaka-shi, Osaka, and other 2 lots of land	Real estate trust beneficiary interests	43,880	14,700	13,752
MFLP Hiratsuka II	366-4 Tateashi, Okami, Hiratsuka-shi, Kanagawa, and other	Real estate trust beneficiary interests	46,525	13,700	12,560
MFLP Osaka Katano (Note 5)	8-3702-6 Hoshidakita, Katano-shi, Osaka, and other 113 lots of land	Real estate trust beneficiary interests	67,264	16,500	16,415
Logistics facilities subtotal			1,360,997	386,380	314,509
MFIP Inzai	2-101-14 Izumino, Inzai-shi, Chiba	Real estate trust beneficiary interests	Not disclosed (Note 6)	14,300	11,362
MFIP Inzai II	2-101-11 Izumino, Inzai-shi, Chiba, and other 2 lots of land	Real estate trust beneficiary interests	30,906	17,000	14,648
Industrial real estate subtotal			Not disclosed (Note 6)	31,300	26,010
Total			Not disclosed (Note 6)	417,680	340,519

(Note 1) “Leasable area” is the total floor area (rounded down to the nearest whole number) of each asset held by MFLP-REIT that is deemed to be leasable based on each Subject Lease Agreement or floor plan, etc. for such building as of July 31, 2023, and does not include the leased area indicated in the lease agreements concerning shops, vending machines, photovoltaic power generation facilities, parking lots, nursery centers and the like.

(Note 2) “Appraisal value at end of period” is the appraisal value as of the valuation date of July 31, 2023 by real estate appraisers based on the asset valuation methods and standards set forth in the Articles of Incorporation of MFLP-REIT and the rules and requirements imposed by The Investment Trusts Association, Japan. The appraisal of each asset held is entrusted to Japan Real Estate Institute, The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd. and CBRE K.K.

(Note 3) For “Book value,” the amount does not include the amount of construction in progress in trust.

(Note 4) For “GLP/MFLP Ichikawa Shiohama,” “MFLP Yokohama Daikoku,” “MFLP Hino” and “MFLP Prologis Park Kawagoe,” leasable area, appraisal value at end of period, and book value at end of period are the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT holds as of July 31, 2023 (50%, 50%, 25% and 50%, respectively).

(Note 5) The appraisal value at end of period and book value for “MFLP Osaka Katano” include land leasehold rights in trust.

(Note 6) Not disclosed, because consent has not been obtained from the lessee.

The following is the status of leasing of real estate, etc. held by MFLP-REIT.

Name of real estate, etc.	14th period (From February 1, 2023 to July 31, 2023)				13th period (From August 1, 2022 to January 31, 2023)			
	Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Property leasing business revenues [during period] (millions of yen)	As a percentage of total property leasing business revenues (%)	Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Property leasing business revenues [during period] (millions of yen)	As a percentage of total property leasing business revenues (%)
GLP/MFLP Ichikawa Shiohama (Note 3)	5	100.0	499	4.4	5	100.0	494	4.5
MFLP Kuki	3	100.0	491	4.3	3	100.0	487	4.4
MFLP Yokohama Daikoku (Note 3)	5	100.0	363	3.2	5	100.0	362	3.3
MFLP Yashio	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Atsugi	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Funabashi Nishiura	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Kashiwa	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Sakai	7	100.0	863	7.5	7	100.0	867	7.9
MFLP Komaki	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Hino (Note 3)	17	100.0	398	3.5	17	100.0	393	3.6
MFLP Hiratsuka	Not disclosed (Note 4)	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Tsukuba	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Inazawa	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Atsugi II	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Fukuoka I	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Prologis Park Kawagoe (Note 3)	10	94.2	434	3.8	10	94.2	449	4.1
MFLP Hiroshima I	4	100.0	511	4.5	4	100.0	520	4.7
MFLP Ibaraki	10	100.0	1,835	16.0	10	100.0	1,878	17.1
MFLP Kawaguchi I	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Yachiyo Katsutadai	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Osaka I	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)

Name of real estate, etc.	14th period (From February 1, 2023 to July 31, 2023)				13th period (From August 1, 2022 to January 31, 2023)			
	Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Property leasing business revenues [during period] (millions of yen)	As a percentage of total property leasing business revenues (%)	Total number of tenants [at end of period] (Note 1)	Occupancy rate [at end of period] (%) (Note 2)	Property leasing business revenues [during period] (millions of yen)	As a percentage of total property leasing business revenues (%)
MFLP Hiratsuka II	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	2	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
MFLP Osaka Katano	Not disclosed (Note 4)	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	—	—	—	—
Logistics facilities subtotal	Not disclosed (Note 4)	99.8	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	99.7	Not disclosed (Note 4)	Not disclosed (Note 4)
MFIP Inzai	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)
MFIP Inzai II	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)	1	100.0	Not disclosed (Note 4)	Not disclosed (Note 4)
Industrial real estate subtotal	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)	Not disclosed (Note 4)
Total	Not disclosed (Note 4)	99.8	11,478	100.0	Not disclosed (Note 4)	99.8	10,960	100.0

(Note 1) “Total number of tenants” is the total number of the Subject Lease Agreements for buildings in the portfolio assets held by MFLP-REIT as of each accounts settlement date. If a master lease agreement has been executed for each portfolio asset held by MFLP-REIT as of each accounts settlement date, it is the total number of the end-tenants. However, if one lessee enters into a multiple number of the Subject Lease Agreements for the same building of assets held by MFLP-REIT as of each accounts settlement date, the number of tenants is calculated on the assumption that such lessee is one party.

(Note 2) “Occupancy rate” is the share of the leased area of the buildings in the leasable area for said buildings in the real estate in trust in the Subject Lease Agreements concluded for each property held by MFLP-REIT as of each accounts settlement date, rounded to the first decimal place. Occupancy rates for the total section are the share of the total leased area of the properties of the total leasable area of said properties, rounded to the first decimal place.

(Note 3) For “GLP/MFLP Ichikawa Shiohama,” “MFLP Yokohama Daikoku,” “MFLP Hino” and “MFLP Prologis Park Kawagoe,” property leasing business revenues and figures expressed as a percentage of total property leasing business revenues are the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT holds as of each accounts settlement date (50%, 50%, 25% and 50%, respectively).

(Note 4) Not disclosed, because consent has not been obtained from the lessee.

(4) Schedule of renewable energy power generation facilities

Not applicable.

(5) Schedule of rights to operate public facilities, etc.

Not applicable.

(6) Status of other assets

Trust beneficiary interests that have real estate as the main assets in trust, etc. are listed all at once in “(3) Real estate assets in portfolio” presented earlier in this document, and there are no main specified assets invested by MFLP-REIT other than those listed there in the portfolio as of July 31, 2023.

i) Itemization of investment securities portfolio assets

Not applicable.

ii) Table of status of contract amount, etc. and fair value of specified transactions

Not applicable.

(7) Status of holding of assets by country and region

Not applicable, because there are none in countries and regions other than Japan.

4. Capital Expenditures of Real Estate Held

(1) Schedule of capital expenditures

Of the capital expenditures accompanying renovations, etc. currently planned for real estate and real estate in trust of real estate trust beneficiary interests held by MFLP-REIT, the following are the major planned amounts. There may be cases where the planned construction amount ends up being in part expensed in accounting instead of being capitalized.

Name of real estate, etc.	Location	Purpose	Scheduled time	Planned construction amount (millions of yen) (Note)		
				Total amount	Amount paid during period	Total amount already paid
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Lounge renewal work	From August 2023 to September 2023	25	—	—
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting (Section 11)	From August 2023 to December 2023	49	—	—
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Coastal protection and repair work	From November 2023 to December 2023	12	—	—
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting (Section 12)	From February 2024 to June 2024	30	—	—
MFLP Funabashi Nishiura	Funabashi-shi, Chiba	Installation of LED lighting	From November 2023 to January 2024	38	—	—
MFLP Hino	Hino-shi, Tokyo	Floor coating work	From January 2024 to January 2024	11	—	—
MFLP Hino	Hino-shi, Tokyo	Upgrade of lighting equipment	From June 2024 to June 2024	37	—	—
MFLP Tsukuba	Tsukubamirai-shi, Ibaraki	Exterior wall painting and joint filler renewal work	From February 2024 to July 2024	165	—	—
MFLP Ibaraki	Ibaraki-shi, Osaka	Replacement of automatic fire alarms	From July 2023 to January 2024	13	—	—
MFLP Ibaraki	Ibaraki-shi, Osaka	Upgrade of electricity meters	From February 2024 to February 2024	43	—	—

(Note) For “MFLP Yokohama Daikoku” and “MFLP Hino,” each planned construction amount is the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT holds (50% and 25%, respectively).

(2) Capital expenditures during period

The following summarizes the major construction work falling under capital expenditures conducted during the fiscal period under review for real estate, etc. held by MFLP-REIT. Capital expenditures in the fiscal period under review amounted to ¥194 million and, other than this, there was ¥144 million in repair expenses categorized as operating expenses in the fiscal period under review.

Name of real estate, etc.	Location	Purpose	Period	Construction amount (millions of yen) (Note)
GLP/MFLP Ichikawa Shiohama	Ichikawa-shi, Chiba	Installation of LED lighting	From December 2022 to February 2023	12
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting (Section 10)	From January 2023 to June 2023	49
MFLP Sakai	Sakai-shi, Osaka	Installation of disconnect switch	From June 2023 to July 2023	21
MFLP Sakai	Sakai-shi, Osaka	Upgrade of electricity meters	From July 2023 to July 2023	11
MFLP Atsugi II	Isehara-shi, Kanagawa	Lightning protection equipment work	From March 2023 to June 2023	10
MFLP Ibaraki	Ibaraki-shi, Osaka	Updating of security systems	From March 2023 to July 2023	11
Other capital expenditures				77
Total				194

(Note) For “GLP/MFLP Ichikawa Shiohama” and “MFLP Yokohama Daikoku,” each construction amount is the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT holds (50% each).

(3) Cash reserves for long-term repair and maintenance plans

Not applicable.

5. Status of Expenses and Liabilities

(1) Details of expenses related to asset management

(Thousands of yen)

Item	14th period (From February 1, 2023 to July 31, 2023)	13th period (From August 1, 2022 to January 31, 2023)
Asset management fee (Note)	1,100,519	1,067,813
Asset custody fee	16,827	16,950
Administrative service fees	20,279	20,217
Directors' compensations	6,600	6,600
Audit fee	10,000	10,000
Other expenses	67,418	62,472
Total	1,221,644	1,184,055

(Note) Other than the amount stated above, there is an asset management fee associated with a property acquisition factored into the book value of the properties (the 14th period: ¥41,250 thousand). There is no applicable fee other than the amount stated above for the 13th period.

(2) Debt financing status

The following is the status of loans as of July 31, 2023.

Category	Lender	Borrowing date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (%)	Maturity date (Note 2)	Repayment method	Use	Remarks
Short-term loans (Note 1)	Mizuho Bank, Ltd.	July 19, 2023	—	2,500	0.0796	Aug. 21, 2023	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
	The Bank of Fukuoka, Ltd.	July 19, 2023	—	2,000	0.0946	Aug. 21, 2023	Bullet repayment	(Note 3)	
	Subtotal		—	4,500					
Long-term loans	Sumitomo Mitsui Banking Corporation	Sept. 1, 2016	1,500	1,500	0.4213	Sept. 1, 2026	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
		Feb. 4, 2019	1,000	—	0.2500	Feb. 6, 2023	Bullet repayment	(Note 3)	
		Feb. 4, 2019	1,000	1,000	0.1475	Feb. 5, 2024 (Note 4)	Bullet repayment	(Note 3)	
		Mar. 2, 2020	1,700	1,700	0.2000	Mar. 4, 2024 (Note 4)	Bullet repayment	(Note 3)	
		Mar. 2, 2020	1,700	1,700	0.3723	Mar. 4, 2030	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,500	1,500	0.2829	Oct. 6, 2027	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,500	1,500	0.4168	Oct. 6, 2029	Bullet repayment	(Note 3)	
		Mar. 16, 2021	800	800	0.3743	Mar. 16, 2028	Bullet repayment	(Note 3)	
		Mar. 16, 2021	800	800	0.6325	Mar. 16, 2031	Bullet repayment	(Note 3)	
		Feb. 2, 2022	700	700	0.3813	Feb. 2, 2029	Bullet repayment	(Note 3)	
		Feb. 2, 2022	700	700	0.5538	Aug. 4, 2031	Bullet repayment	(Note 3)	
		Mar. 15, 2022	800	800	0.5957	Sept. 16, 2031	Bullet repayment	(Note 3)	
		Sept. 1, 2022	2,000	2,000	Base rate+0.3300 (Note 5)	Sept. 1, 2033	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	0.5000	Feb. 1, 2027	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	400	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	
		Feb. 6, 2023	—	500	0.5000	Feb. 1, 2027	Bullet repayment	(Note 3)	
Feb. 6, 2023	—	500	1.2363	Feb. 1, 2033	Bullet repayment	(Note 3)			

Category	Lender	Borrowing date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (%)	Maturity date (Note 2)	Repayment method	Use	Remarks
Long-term loans	Sumitomo Mitsui Trust Bank, Limited	Sept. 1, 2016	2,000	2,000	0.3050	Sept. 1, 2023 (Note 4)	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
		Sept. 1, 2016	1,500	1,500	0.3813	Sept. 1, 2025	Bullet repayment	(Note 3)	
		Feb. 4, 2019	1,500	1,500	0.1475	Feb. 5, 2024 (Note 4)	Bullet repayment	(Note 3)	
		Mar. 2, 2020	800	800	0.1059	Mar. 3, 2025	Bullet repayment	(Note 3)	
		Mar. 16, 2021	2,000	2,000	0.1950	Mar. 16, 2026	Bullet repayment	(Note 3)	
		Feb. 2, 2022	1,200	1,200	0.2375	Feb. 2, 2027	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	0.5875	Feb. 1, 2027	Bullet repayment	(Note 3)	
	Mizuho Bank, Ltd.	Aug. 2, 2016	1,700	1,700	0.2113	Aug. 2, 2024	Bullet repayment	(Note 3)	
		Mar. 15, 2018	900	900	0.4895	Sept. 15, 2027	Bullet repayment	(Note 3)	
		Feb. 4, 2019	2,000	2,000	0.3687	Aug. 4, 2028	Bullet repayment	(Note 3)	
		Apr. 6, 2020	1,200	1,200	0.4942	Apr. 8, 2030	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,000	1,000	0.4707	Oct. 7, 2030	Bullet repayment	(Note 3)	
		Mar. 16, 2021	1,600	1,600	0.6325	Mar. 17, 2031	Bullet repayment	(Note 3)	
		Feb. 2, 2022	1,200	1,200	0.5813	Feb. 2, 2032	Bullet repayment	(Note 3)	
		Aug. 2, 2022	400	400	0.7488	Aug. 2, 2032	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	
	MUFG Bank, Ltd.	Sept. 1, 2016	2,200	—	0.1826	Mar. 1, 2023	Bullet repayment	(Note 3)	
		Feb. 4, 2019	1,000	—	0.2500	Feb. 6, 2023	Bullet repayment	(Note 3)	
		Feb. 4, 2019	500	500	0.2313	Feb. 4, 2026	Bullet repayment	(Note 3)	
		Feb. 5, 2020	800	800	0.2385	Feb. 5, 2027	Bullet repayment	(Note 3)	
		Feb. 5, 2020	800	800	0.4272	Feb. 5, 2030	Bullet repayment	(Note 3)	
Oct. 6, 2020		1,300	1,300	0.2829	Oct. 6, 2027	Bullet repayment	(Note 3)		
Oct. 6, 2020		1,200	1,200	0.4168	Oct. 9, 2029	Bullet repayment	(Note 3)		

Category	Lender	Borrowing date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (%)	Maturity date (Note 2)	Repayment method	Use	Remarks
Long-term loans	MUFG Bank, Ltd.	Mar. 16, 2021	500	500	0.3743	Mar. 16, 2028	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
		Mar. 16, 2021	500	500	0.4408	Mar. 16, 2029	Bullet repayment	(Note 3)	
		Feb. 2, 2022	300	300	0.2025	Feb. 2, 2026	Bullet repayment	(Note 3)	
		Mar. 31, 2022	500	500	0.2975	Mar. 31, 2026	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	300	0.5375	Feb. 1, 2027	Bullet repayment	(Note 3)	
		Feb. 6, 2023	—	1,000	0.6300	Feb. 7, 2028	Bullet repayment	(Note 3)	
		Mar. 1, 2023	—	2,200	0.6725	Mar. 1, 2028	Bullet repayment	(Note 3)	
	Mizuho Trust & Banking Co., Ltd.	Sept. 1, 2016	600	600	0.3237	Mar. 1, 2024 (Note 4)	Bullet repayment	(Note 3)	
		Sept. 1, 2016	700	700	0.3425	Sept. 2, 2024	Bullet repayment	(Note 3)	
		Mar. 15, 2018	300	—	0.2613	Mar. 15, 2023	Bullet repayment	(Note 3)	
		Feb. 4, 2019	500	—	0.1163	Feb. 6, 2023	Bullet repayment	(Note 3)	
		Feb. 4, 2019	500	500	0.1475	Feb. 5, 2024 (Note 4)	Bullet repayment	(Note 3)	
		Apr. 6, 2020	500	500	0.4942	Apr. 8, 2030	Bullet repayment	(Note 3)	
		Oct. 6, 2020	2,000	2,000	0.3255	Oct. 6, 2028	Bullet repayment	(Note 3)	
		Mar. 15, 2022	300	300	0.5957	Sept. 16, 2031	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	
		Feb. 6, 2023	—	500	1.2363	Feb. 7, 2033	Bullet repayment	(Note 3)	
		Mar. 15, 2023	—	300	1.1163	Feb. 7, 2033	Bullet repayment	(Note 3)	
	Development Bank of Japan Inc.	Aug. 2, 2016	2,100	2,100	0.3125	Aug. 3, 2026	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,000	1,000	0.4851	Oct. 9, 2029	Bullet repayment	(Note 3)	
	The Bank of Fukuoka, Ltd.	Aug. 2, 2016	1,300	1,300	0.2169	Feb. 2, 2024 (Note 4)	Bullet repayment	(Note 3)	
Mar. 15, 2018		400	400	0.3563	Mar. 14, 2025	Bullet repayment	(Note 3)		
Feb. 4, 2019		2,000	2,000	0.3988	Feb. 5, 2029	Bullet repayment	(Note 3)		

Category	Lender	Borrowing date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (%)	Maturity date (Note 2)	Repayment method	Use	Remarks
Long-term loans	The Bank of Fukuoka, Ltd.	Apr. 6, 2020	1,800	1,800	0.4942	Apr. 8, 2030	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
		Oct. 6, 2020	2,000	2,000	0.3255	Oct. 6, 2028	Bullet repayment	(Note 3)	
		Feb. 2, 2022	1,200	1,200	0.5813	Feb. 2, 2032	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	1.0175	Aug. 1, 2030	Bullet repayment	(Note 3)	
	Nippon Life Insurance Company	Aug. 2, 2016	1,000	1,000	0.3125	Aug. 3, 2026	Bullet repayment	(Note 3)	
		Feb. 2, 2022	1,200	1,200	0.5813	Feb. 2, 2032	Bullet repayment	(Note 3)	
		Aug. 4, 2022	500	500	0.6455	Aug. 4, 2031	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	
	The Norinchukin Bank	Mar. 15, 2018	600	—	0.2613	Mar. 15, 2023	Bullet repayment	(Note 3)	
		Feb. 4, 2019	1,000	1,000	0.2313	Feb. 4, 2026	Bullet repayment	(Note 3)	
		Feb. 5, 2020	1,000	1,000	0.3360	Feb. 7, 2028	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,500	1,500	0.3255	Oct. 6, 2028	Bullet repayment	(Note 3)	
		Mar. 16, 2021	1,000	1,000	0.3464	Mar. 16, 2028	Bullet repayment	(Note 3)	
		Feb. 2, 2022	1,200	1,200	0.5263	Feb. 3, 2031	Bullet repayment	(Note 3)	
		Aug. 4, 2022	500	500	0.4988	Aug. 3, 2029	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	0.9663	Feb. 1, 2030	Bullet repayment	(Note 3)	
		Mar. 15, 2023	—	600	0.9350	Mar. 17, 2031	Bullet repayment	(Note 3)	
	The Yamaguchi Bank, Ltd.	Mar. 15, 2018	600	600	0.3319	Sept. 13, 2024	Bullet repayment	(Note 3)	
		Feb. 4, 2019	600	600	0.2313	Feb. 4, 2026	Bullet repayment	(Note 3)	
		Mar. 2, 2020	900	900	0.3723	Mar. 4, 2030	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,000	1,000	0.5377	Oct. 7, 2030	Bullet repayment	(Note 3)	
		Mar. 16, 2021	800	800	0.7140	Mar. 16, 2032	Bullet repayment	(Note 3)	
		Feb. 2, 2022	800	800	0.5538	Aug. 4, 2031	Bullet repayment	(Note 3)	

Category	Lender	Borrowing date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (%)	Maturity date (Note 2)	Repayment method	Use	Remarks
Long-term loans	The Yamaguchi Bank, Ltd.	Feb. 1, 2023	—	500	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
	Mitsui Sumitomo Insurance Company, Limited	Mar. 15, 2018	600	600	0.3563	Mar. 14, 2025	Bullet repayment	(Note 3)	
		Feb. 4, 2019	600	600	0.2087	Aug. 4, 2025	Bullet repayment	(Note 3)	
		Mar. 2, 2020	800	800	0.1836	Mar. 2, 2027	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,000	1,000	0.2629	Apr. 6, 2027	Bullet repayment	(Note 3)	
		Feb. 2, 2022	800	800	0.3813	Feb. 2, 2029	Bullet repayment	(Note 3)	
		Shinkin Central Bank	Dec. 3, 2018	2,000	2,000	0.2375	Dec. 1, 2023 (Note 4)	Bullet repayment	
	Feb. 4, 2019		1,800	1,800	0.1863	Feb. 4, 2025	Bullet repayment	(Note 3)	
	Feb. 5, 2020		1,600	1,600	0.3809	Feb. 5, 2029	Bullet repayment	(Note 3)	
	Oct. 6, 2020		2,000	2,000	0.4168	Oct. 9, 2029	Bullet repayment	(Note 3)	
	Mar. 16, 2021		1,200	1,200	0.5937	Sept. 17, 2030	Bullet repayment	(Note 3)	
	Feb. 2, 2022		1,200	1,200	0.5263	Feb. 3, 2031	Bullet repayment	(Note 3)	
	Feb. 1, 2023		—	500	1.2265	Aug. 2, 2032	Bullet repayment	(Note 3)	
	Sumitomo Life Insurance Company	Dec. 3, 2018	1,000	1,000	0.3975	Dec. 3, 2026	Bullet repayment	(Note 3)	
		Mar. 2, 2020	800	800	0.2182	Mar. 2, 2028	Bullet repayment	(Note 3)	
		Feb. 2, 2022	1,200	1,200	0.5813	Feb. 2, 2032	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	
	The Chiba Bank, Ltd.	Feb. 4, 2019	1,000	1,000	0.2313	Feb. 4, 2026	Bullet repayment	(Note 3)	
		Mar. 2, 2020	500	500	0.1836	Mar. 2, 2027	Bullet repayment	(Note 3)	
		Mar. 16, 2021	1,000	1,000	0.3464	Mar. 16, 2028	Bullet repayment	(Note 3)	
Feb. 2, 2022		500	500	0.3813	Feb. 2, 2029	Bullet repayment	(Note 3)		
Feb. 1, 2023		—	400	1.0175	Aug. 1, 2030	Bullet repayment	(Note 3)		

Category	Lender	Borrowing date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (%)	Maturity date (Note 2)	Repayment method	Use	Remarks
Long-term loans	SBI Shinsei Bank, Limited	Feb. 5, 2020	800	800	0.3809	Feb. 5, 2029	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
		Oct. 6, 2020	1,000	1,000	0.4168	Oct. 9, 2029	Bullet repayment	(Note 3)	
		Mar. 16, 2021	1,000	1,000	0.5937	Sept. 17, 2030	Bullet repayment	(Note 3)	
		Feb. 2, 2022	800	800	0.5538	Aug. 4, 2031	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	500	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	
	The 77 Bank, Ltd.	Mar. 2, 2020	900	900	0.3723	Mar. 4, 2030	Bullet repayment	(Note 3)	
		Oct. 6, 2020	1,000	1,000	0.5377	Oct. 7, 2030	Bullet repayment	(Note 3)	
		Mar. 16, 2021	800	800	0.6325	Mar. 17, 2031	Bullet repayment	(Note 3)	
	The Yamanashi Chuo Bank, Ltd.	Oct. 6, 2020	1,000	1,000	0.5377	Oct. 7, 2030	Bullet repayment	(Note 3)	
		Feb. 2, 2022	800	800	0.5538	Aug. 4, 2031	Bullet repayment	(Note 3)	
	The Chugoku Bank, Limited	Oct. 6, 2020	1,000	1,000	0.2829	Oct. 6, 2027	Bullet repayment	(Note 3)	
		Feb. 2, 2022	800	800	0.3813	Feb. 2, 2029	Bullet repayment	(Note 3)	
	The Joyo Bank, Ltd.	Oct. 6, 2020	1,000	1,000	0.2829	Oct. 6, 2027	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	400	1.0175	Aug. 1, 2030	Bullet repayment	(Note 3)	
	The Hyakugo Bank, Ltd.	Oct. 6, 2020	1,000	1,000	0.3305	Apr. 6, 2027	Bullet repayment	(Note 3)	
		Feb. 2, 2022	800	800	0.5538	Aug. 4, 2031	Bullet repayment	(Note 3)	
	Daishi Hokuetsu Bank, Ltd.	Oct. 6, 2020	1,000	1,000	0.3305	Apr. 6, 2027	Bullet repayment	(Note 3)	
		Feb. 2, 2022	800	800	0.3813	Feb. 2, 2029	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	400	0.9663	Feb. 1, 2030	Bullet repayment	(Note 3)	
	The Bank of Kyoto, Ltd.	Oct. 6, 2020	500	500	0.4707	Oct. 7, 2030	Bullet repayment	(Note 3)	
Feb. 1, 2023		—	400	1.2265	Aug. 2, 2032	Bullet repayment	(Note 3)		
Resona Bank, Limited	Feb. 2, 2022	1,400	1,400	0.5538	Aug. 2, 2031	Bullet repayment	(Note 3)		

Category	Lender	Borrowing date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Average interest rate (%)	Maturity date (Note 2)	Repayment method	Use	Remarks
Long-term loans	Momiji Bank, Ltd.	Feb. 2, 2022	1,000	1,000	0.5538	Aug. 4, 2031	Bullet repayment	(Note 3)	Unsecured Non-guaranteed
		Feb. 1, 2023	—	400	1.2265	Aug. 2, 2032	Bullet repayment	(Note 3)	
	The Keiyo Bank, Ltd.	Feb. 2, 2022	1,000	1,000	0.5538	Aug. 4, 2031	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	400	1.0175	Aug. 1, 2030	Bullet repayment	(Note 3)	
	The Iyo Bank, Ltd.	Feb. 2, 2022	1,000	1,000	0.5813	Feb. 2, 2032	Bullet repayment	(Note 3)	
	The Yamagata Bank, Ltd.	Feb. 2, 2022	1,000	1,000	0.5813	Feb. 2, 2032	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	400	0.9663	Feb. 1, 2030	Bullet repayment	(Note 3)	
	Kiraboshi Bank, Ltd.	Feb. 1, 2023	—	300	0.9663	Feb. 1, 2030	Bullet repayment	(Note 3)	
		Feb. 1, 2023	—	200	1.2713	Feb. 1, 2033	Bullet repayment	(Note 3)	
	The Hachijuni Bank, Ltd.	Feb. 1, 2023	—	500	1.0175	Aug. 1, 2030	Bullet repayment	(Note 3)	
Subtotal			115,700	125,700					
Total			115,700	130,200					

(Note 1) As for short-term loans, the “Average interest rate” of each lending financial institution (weighted-average based on outstanding borrowings in the case of multiple borrowings from the same lender) has been rounded to the fourth decimal places. Moreover, in the case of multiple borrowings from the same lender, the “Borrowing date” and “Maturity date” are written as follows: (1) for borrowings with different borrowing dates, the oldest borrowing date is displayed, and (2) for borrowings with different maturity dates, the earliest maturity date is displayed.

(Note 2) If the “Maturity date” is not a business day, it becomes the following business day.

(Note 3) “Use” of funds is for purchase of real estate or real estate trust beneficiary interests, refinancing of loans, working capital, etc.

(Note 4) The amounts are recorded as the current portion of long-term loans payable under current liabilities on the balance sheets at the end of the fiscal period.

(Note 5) The base rate is JBA 3-month yen TIBOR published by JBA TIBOR Administration as of two business days prior to the drawdown date and the starting date of the interest calculation period. However, even if the interest calculation period is less than three months, the base rate will be calculated using the JBA 3-month yen TIBOR.

Please refer to the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/rate/>) (in Japanese) for JBA yen TIBOR.

Please note that the most recent interest rate for this borrowing is 0.40455%, and its applicable period is from May 1, 2023 to July 31, 2023.

(3) Status of investment corporation bonds

The following is the status of investment corporation bonds issued as of July 31, 2023.

Issue name	Issue date	Balance at beginning of period (millions of yen)	Balance at end of period (millions of yen)	Interest rate (%)	Maturity date	Redemption method	Use	Remarks
1st Unsecured Bonds (Sustainability Bonds)	February 12, 2021	3,000	3,000	0.500	February 12, 2031	Bullet repayment (Note 1)	(Note 2)	Unsecured Non-guaranteed (Note 3)
2nd Unsecured Bonds (Green Bonds)	November 25, 2022	2,000	2,000	0.820	November 25, 2032	Bullet repayment (Note 1)	(Note 4)	Unsecured Non-guaranteed (Note 3)
Total		5,000	5,000					

(Note 1) Redemption by purchase may be carried out any time on and after the day following the payment date, unless otherwise determined by the depository.

(Note 2) Refinancing funds for the loan needed to acquire specified assets subject to sustainability finance (MFLP Ibaraki and MFLP Kawaguchi I).

“Sustainability finance” refers to certain fund-raising activities carried out through sustainability bonds or sustainability loans with the aim of allocating funds towards the acquisition of specified assets that are “Eligible Green Assets” and “Eligible Sustainable Assets” (both of which are defined in MFLP-REIT’s “Sustainability Finance Framework”) and towards refinancing new or existing loans and investment corporation bonds to acquire these assets.

(Note 3) These include a negative pledge clause and special pari passu conditions among specified investment corporation bonds.

(Note 4) Refinancing funds for the loan needed to acquire specified assets subject to green finance (MFLP Yachiyo Katsutadai, MFLP Osaka I and MFLP Hiratsuka II).

“Green finance” refers to certain fund-raising activities carried out through green bonds or green loans with the aim of allocating funds towards the acquisition of specified assets that are “Eligible Green Assets” (which are defined in MFLP-REIT’s “Sustainability Finance Framework”) and towards refinancing new or existing loans and investment corporation bonds to acquire these assets.

(4) Status of short-term investment corporation bonds

Not applicable.

(5) Status of investment unit acquisition rights

Not applicable.

6. Status of Sale and Purchase during Period

(1) Status, etc. of sale and purchase of real estate, etc. and asset-backed securities, etc. and infrastructure assets, etc. and infrastructure-related assets

Name of real estate, etc.	Acquisition		Disposition			
	Acquisition date	Acquisition price (millions of yen) (Note)	Disposition date	Disposition price (millions of yen)	Book value (millions of yen)	Gain (Loss) on sale (millions of yen)
MFLP Osaka Katano	February 1, 2023	16,500	—	—	—	—
Total	—	16,500	—	—	—	—

(Note) “Acquisition price” is the purchase price of trust beneficiary interest as set forth in the agreement for sale and purchase of trust beneficiary interest for the acquired asset, rounded down to the nearest million yen. The transaction price does not include consumption tax, local consumption tax, or the various costs required in the acquisition.

(2) Status, etc. of sales and purchases of other assets

Other main assets are generally bank deposits or bank deposits within assets in trust.

(3) Investigation into value, etc. of specified assets

i) Real estate, etc.

Acquisition or disposition	Type of asset	Name of real estate, etc.	Transaction date	Acquisition price or disposition price (millions of yen) (Note 2)	Appraisal value (millions of yen)	Appraisal company	Date of valuation
Acquisition	Real estate trust beneficiary interests	MFLP Osaka Katano	February 1, 2023	16,500	16,500	The Tanizawa Sōgō Appraisal Co., Ltd.	November 30, 2022
Total				16,500	16,500	—	—

(Note 1) For transactions requiring appraisal of real estate, etc. of specified assets pursuant to Article 201, Paragraph 1 of the Investment Trust Act, The Tanizawa Sōgō Appraisal Co., Ltd. has carried out the appraisal pursuant to “Real Estate Appraisal Standards; Particulars; Chapter 3: Appraisal on Value of Real Estate Subject to Securitization” and MFLP-REIT has been notified of the appraisal findings.

(Note 2) “Acquisition price” does not include the various costs required in the acquisition of the real estate, etc., property tax, city planning tax, consumption tax, or local consumption tax.

ii) Other

Not applicable.

(4) Status of interested party transactions, etc.

i) Status of sale and purchase transactions with interested parties, etc.

Category	Amount of purchase or sale, etc. (Note 2)	
	Amount of purchase, etc. (thousands of yen)	Amount of sale, etc. (thousands of yen)
Total amount	16,500,000	—
Breakdown of status of transactions with interested parties, etc. (Note 1)		
Mitsui Fudosan Co., Ltd.	16,500,000 (100.0%)	— (— %)
Total	16,500,000 (100.0%)	— (— %)

(Note 1) “Interested parties, etc.” refers to stakeholders, etc. of the asset management company with which MFLP-REIT has concluded an asset management agreement as provided in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations and Article 26, Paragraph 1, Item 27 of the Rules on Management Reports, etc. of Investment Trusts and Investment Corporations of The Investment Trusts Association, Japan.

(Note 2) “Amount of purchase or sale, etc.” does not include the various costs required in the acquisition of the real estate, etc., property tax, or city planning tax.

ii) Amount of commission fee, etc.

Category	Total amount of commission fee, etc. (A) (thousands of yen)	Breakdown of transactions with interested parties, etc.		As a percentage of total amount (B/A)
		Paid to	Amount paid (B) (thousands of yen)	
Logistics management fee	271,614	Mitsui Fudosan Co., Ltd.	250,235	92.1%
Building management fee	427,666	Mitsui Fudosan Facilities Co., Ltd.	180,954	42.3%
		Mitsui Fudosan Facilities West Co., Ltd.	175,039	40.9%

(Note) “Interested parties, etc.” refers to stakeholders, etc. of the asset management company with which MFLP-REIT has concluded an asset management agreement as provided in Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations and Article 26, Paragraph 1, Item 27 of the Rules on Management Reports, etc. of Investment Trusts and Investment Corporations of The Investment Trusts Association, Japan.

iii) Other payments to interested parties, etc.

Other payments to interested parties, etc. are as follows:

Paid to	Category	Amount (thousands of yen)
Mitsui Fudosan Co., Ltd.	Repairs and related work, etc.	8,748
Mitsui Fudosan Building Management Co., Ltd.	Repairs and related work, etc.	2,995
Mitsui Fudosan Facilities Co., Ltd.	Repairs and related work, etc.	74,518
Mitsui Fudosan Facilities West Co., Ltd.	Repairs and related work, etc.	74,122
Daiichi Engei Co., Ltd.	Repairs and related work, etc.	5,152

iv) Leasing transaction, etc.

Leasing transactions with interested parties, etc. are as follows:

Name of lessee	Category	Rental revenues (thousands of yen)
Mitsui Fudosan Co., Ltd.	Rent income, etc.	244,834

(5) Status, etc. of transactions with the asset management company pertaining to operations of concurrent business engaged in by the asset management company

Not applicable, because the asset management company (Mitsui Fudosan Logistics REIT Management Co., Ltd.) does not engage in any type I financial instruments business, type II financial instruments business, real estate brokerage or specified joint real estate venture as a concurrent business.

7. Accounting

(1) Status, etc. of assets, liabilities, principal, and income and loss

For the status, etc. of assets, liabilities, principal, and income and loss, please refer to “Balance Sheets,” “Statements of Income,” “Statements of Changes in Net Assets,” “Notes to Financial Statements” and “Statements of Cash Distributions” presented later in this document.

The previous fiscal period’s information on the balance sheets, statements of income, statements of changes in net assets, notes to financial statements, and statements of cash distributions is for reference and is not subject to an audit of the independent auditor for the fiscal period under review, pursuant to Article 130 of the Investment Trust Act.

(2) Change in method of calculation of depreciation and amortization

Not applicable.

(3) Change in method of valuation of real estate, etc. and infrastructure assets, etc.

Not applicable.

(4) Status, etc. of beneficiary certificates, etc. of investment trust established by itself

Not applicable.

8. Other

(1) Notice

i) General meeting of unitholders

Not applicable.

ii) Board of Directors of the investment corporation

Not applicable.

(2) Rounding of monetary and percentage figures

Unless otherwise specified, monetary figures are rounded down and percentage figures are rounded to the nearest specified unit in this document.

(3) Disclosure pertaining to corporation holding overseas real estate

Not applicable.

(4) Disclosure pertaining to real estate of corporation holding overseas real estate

Not applicable.

Mitsui Fudosan Logistics Park Inc.
Balance Sheets

(Thousands of yen)

	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
Assets				
Current assets				
Cash and deposits (Notes 3 and 4)	¥	629,061	¥	1,966,275
Cash and deposits in trust (Notes 3 and 4)		7,328,561		7,685,210
Operating accounts receivable		194,002		57,158
Prepaid expenses		14,998		30,381
Consumption taxes receivable		1,143,742		-
Other		2,449		2,631
Total current assets		9,312,816		9,741,656
Non-current assets				
Property and equipment (Note 5)				
Buildings in trust		186,125,505		171,717,506
Structures in trust		5,927,220		5,456,758
Machinery and equipment in trust		4,229,270		4,229,270
Vehicles and transport equipment in trust		4,021		4,021
Tools, furniture and fixtures in trust		119,226		113,510
Land in trust		166,221,242		164,824,737
Construction in progress in trust		26,374		47,314
Less: accumulated depreciation		(22,700,820)		(19,722,807)
Total property and equipment		339,952,038		326,670,312
Intangible assets				
Land leasehold rights in trust		594,331		-
Software		814		989
Total intangible assets		595,146		989
Investments and other assets				
Lease and guarantee deposits		36,942		10,000
Long-term prepaid expenses		11,524		12,965
Deferred tax assets (Note 9)		25		9
Other		1,050		1,050
Total investments and other assets		49,542		24,025
Total non-current assets		340,596,726		326,695,327
Deferred assets				
Investment unit issuance expenses (Note 2)		68,263		76,153
Investment corporation bond issuance costs (Note 2)		36,165		38,231
Total deferred assets		104,428		114,385
Total assets	¥	350,013,971	¥	336,551,369

Mitsui Fudosan Logistics Park Inc.
Balance Sheets

(Thousands of yen)

	14th period (As of July 31, 2023)	13th period (As of January 31, 2023)
Liabilities		
Current liabilities		
Operating accounts payable	¥ 400,191	¥ 791,032
Short-term loans payable (Notes 4 and 7)	4,500,000	-
Current portion of long-term loans payable (Notes 4 and 7)	10,600,000	9,600,000
Accounts payable	1,321,537	1,257,985
Accrued expenses	11,607	11,287
Income taxes payable	1,135	805
Accrued consumption taxes	-	789,256
Advances received	1,933,211	1,851,042
Other	137	3,252
Total current liabilities	18,767,821	14,304,662
Non-current liabilities		
Investment corporation bonds (Notes 4 and 7)	5,000,000	5,000,000
Long-term loans payable (Notes 4 and 7)	115,100,000	106,100,000
Tenant leasehold and security deposits in trust (Note 4)	7,485,795	6,906,456
Other	8,067	9,340
Total non-current liabilities	127,593,863	118,015,796
Total liabilities	146,361,685	132,320,458
Net assets		
Unitholders' equity		
Unitholders' capital	203,299,818	203,299,818
Units authorized: 8,000,000 units as of July 31, 2023 and January 31, 2023		
Units issued and outstanding: 576,000 units as of July 31, 2023 and January 31, 2023		
Deduction from unitholders' capital	(3,907,987)	(3,274,387)
Unitholders' capital (net)	199,391,830	200,025,430
Retained earnings	4,260,455	4,205,480
Total unitholders' equity	203,652,286	204,230,910
Total net assets (Notes 6 and 10)	203,652,286	204,230,910
Total liabilities and net assets	¥ 350,013,971	¥ 336,551,369

The accompanying notes are an integral part of these financial statements.

Mitsui Fudosan Logistics Park Inc.
Statements of Income

	(Thousands of yen)			
	14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
Operating revenues				
Property-related revenues (Notes 8 and 14)	¥	10,819,676	¥	10,245,890
Other property-related revenues (Notes 8 and 14)		658,926		714,964
Total operating revenues		11,478,602		10,960,854
Operating expenses				
Property-related expenses (Note 8)		5,652,639		5,271,867
Asset management fee		1,100,519		1,067,813
Asset custody fee		16,827		16,950
Administrative service fees		20,279		20,217
Directors' compensations		6,600		6,600
Audit fee		10,000		10,000
Other operating expenses		67,418		62,472
Total operating expenses		6,874,284		6,455,922
Operating income		4,604,318		4,504,931
Non-operating income				
Interest income		38		33
Insurance income		1,433		-
Interest on refund		-		2,446
Other		565		669
Total non-operating income		2,036		3,149
Non-operating expenses				
Interest expense		288,635		224,203
Interest expenses on investment corporation bonds		15,570		10,616
Amortization of investment corporation bond issuance costs		2,171		1,638
Amortization of investment unit issuance expenses		28,862		43,834
Borrowing related expenses		8,438		17,553
Other		1,200		4,189
Total non-operating expenses		344,878		302,036
Income before income taxes		4,261,476		4,206,044
Income taxes - current		1,141		810
Income taxes - deferred		(15)		6
Total income taxes (Note 9)		1,125		817
Net income (Note 10)	¥	4,260,351	¥	4,205,227
Retained earnings brought forward		104		252
Unappropriated retained earnings (undisposed loss) (Note 6)	¥	4,260,455	¥	4,205,480

	(Yen)			
	14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
Net income per unit (Note 10)	¥	7,396	¥	7,300

The accompanying notes are an integral part of these financial statements.

Mitsui Fudosan Logistics Park Inc.
Statements of Changes in Net Assets

	Number of units	Unitholders' capital (thousands of yen)			Retained earnings (thousands of yen)	Total net assets (thousands of yen)
		Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital (net)		
Balance as of August 1, 2022	576,000	¥203,299,818	¥(2,628,115)	¥200,671,702	¥ 4,165,308	¥204,837,011
Distribution in excess of retained earnings	-	-	(646,272)	(646,272)	-	(646,272)
Dividends of earnings	-	-	-	-	(4,165,056)	(4,165,056)
Net income	-	-	-	-	4,205,227	4,205,227
Balance as of January 31, 2023	576,000	¥203,299,818	¥(3,274,387)	¥200,025,430	¥ 4,205,480	¥204,230,910
Distribution in excess of retained earnings	-	-	(633,600)	(633,600)	-	(633,600)
Dividends of earnings	-	-	-	-	(4,205,376)	(4,205,376)
Net income	-	-	-	-	4,260,351	4,260,351
Balance as of July 31, 2023	576,000	¥203,299,818	¥(3,907,987)	¥199,391,830	¥ 4,260,455	¥203,652,286

The accompanying notes are an integral part of these financial statements.

Mitsui Fudosan Logistics Park Inc.
Statements of Cash Flows

(Thousands of yen)

	14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
Cash flows from operating activities:				
Income before income taxes	¥	4,261,476	¥	4,206,044
Depreciation and amortization		2,984,800		2,708,105
Amortization of investment corporation bond issuance costs		2,171		1,638
Amortization of investment unit issuance expenses		28,862		43,834
Interest income		(38)		(33)
Interest expense		304,206		234,820
Insurance income		(1,433)		-
Decrease (increase) in operating accounts receivable		(136,844)		219,288
Decrease (increase) in prepaid expenses		15,383		19,818
Decrease (increase) in long-term prepaid expenses		1,440		(12,713)
Decrease (increase) in consumption taxes receivable		(1,143,742)		1,848,475
Increase (decrease) in accrued consumption taxes		(789,256)		789,256
Increase (decrease) in operating accounts payable		(345,197)		415,229
Increase (decrease) in accounts payable		31,897		70,654
Increase (decrease) in advances received		82,169		21,571
Other, net		(4,206)		10,028
Subtotal		5,291,689		10,576,019
Interest income received		38		33
Interest expense paid		(303,886)		(234,056)
Insurance income received		1,433		89
Income taxes paid		(811)		(955)
Net cash provided by (used in) operating activities		4,988,463		10,341,129
Cash flows from investing activities:				
Purchase of property and equipment in trust		(16,292,976)		(251,018)
Purchase of intangible assets in trust		(600,941)		-
Repayments of tenant leasehold and security deposits in trust		(129)		(68,797)
Proceeds from tenant leasehold and security deposits in trust		579,469		77,424
Payments of leasehold and guarantee deposits		(26,942)		-
Net cash provided by (used in) investing activities		(16,341,520)		(242,391)
Cash flows from financing activities:				
Proceeds from short-term loans payable		36,500,000		13,300,000
Repayments of short-term loans payable		(32,000,000)		(18,500,000)
Proceeds from long-term loans payable		15,600,000		3,400,000
Repayments of long-term loans payable		(5,600,000)		(3,400,000)
Proceeds from issuance of investment corporation bonds		-		2,000,000
Payments for investment corporation bond issuance costs		(1,576)		(16,106)
Proceeds from issuance of investment units		-		(209)
Payment of distribution of earnings		(4,205,606)		(4,164,938)
Payment of distribution in excess of retained earnings		(633,621)		(646,204)
Net cash provided by (used in) financing activities		9,659,194		(8,027,458)
Net increase (decrease) in cash and cash equivalents		(1,693,862)		2,071,279
Cash and cash equivalents at beginning of period		9,651,485		7,580,206
Cash and cash equivalents at end of period (Note 3)	¥	7,957,623	¥	9,651,485

The accompanying notes are an integral part of these financial statements.

Mitsui Fudosan Logistics Park Inc.

Notes to Financial Statements

1. Organization and Basis of Presentation

a. Organization

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”), a Japanese real estate investment corporation, was established on March 4, 2016 under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, including subsequent amendments; the “Investment Trust Act”), by Mitsui Fudosan Logistics REIT Management Co., Ltd. (the “Asset Management Company”) as the organizer with investments in capital of ¥300 million (600 investment units). Registration with the Kanto Local Finance Bureau of the Ministry of Finance of Japan was completed on March 25, 2016. The investment units were listed on the Real Estate Investment Trust Securities Market (J-REIT section) of Tokyo Stock Exchange, Inc. on August 2, 2016 (Securities Code: 3471).

MFLP-REIT started acquisition of properties on August 2, 2016. With Mitsui Fudosan Co., Ltd. (“Mitsui Fudosan”) as a sponsor, MFLP-REIT invests primarily in logistics facilities with a particular focus on MFLP facilities, that is, leading-edge logistics facilities with Mitsui Fudosan quality. This focus has been chosen in light of MFLP-REIT’s goal of establishing a portfolio that emphasizes location, quality and balance.

As of July 31, 2023, MFLP-REIT held 25 properties with the total acquisition price of ¥358.7 billion.

b. Basis of presentation

The accompanying financial statements of MFLP-REIT have been prepared in accordance with accounting principles generally accepted in Japan (“Japanese GAAP”), including provisions set forth in the Financial Instruments and Exchange Act of Japan, the Investment Trust Act and the related regulations, which are different in certain respects as to application and disclosure requirements of the International Financial Reporting Standards.

The accompanying financial statements are based on the financial statements of MFLP-REIT, which were prepared in accordance with Japanese GAAP and were presented in its Asset Management Report published for Japanese investors. In preparing the accompanying financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan.

MFLP-REIT’s fiscal period is a six-month period, which ends at the end of January and July of each year.

MFLP-REIT does not prepare consolidated financial statements as it has no subsidiaries.

Unless otherwise specified, amounts have been rounded down to the nearest thousand yen in the accompanying financial statements and the notes thereto, as permitted by the Financial Instruments and Exchange Act of Japan. As a result, the totals shown in the financial statements and notes thereto do not necessarily agree with the sum of the individual amounts.

2. Summary of Significant Accounting Policies

a. Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and cash in trust, readily-available bank deposits, readily-available bank deposits in trust and short-term investments that are readily convertible to cash and realizable with a maturity of three months or less when purchased and that are subject to an insignificant risk of changes in value.

b. Property and equipment

Property and equipment (including those in trust) are stated at cost, which includes the original purchase price and related acquisition costs and expenses. Depreciation of property and equipment is calculated using the straight-line method over the estimated useful lives. The useful lives of principal property and equipment are as follows:

Buildings:	2 to 59 years
Structures:	8 to 50 years
Machinery and equipment:	8 to 17 years
Vehicles:	4 to 7 years
Tools, furniture and fixtures:	3 to 15 years

c. Intangible assets (including those in trust)

Intangible assets are stated at cost, which includes the original purchase price and related acquisition costs and expenses. Amortization of intangible assets is calculated using the straight-line method over the estimated useful lives. Amortization of software for internal use is calculated using the straight-line method over the estimated useful lives of five years at MFLP-REIT. In addition, amortization of land leasehold rights in trust is calculated using the straight-line method over the remaining period of the fixed-term land lease agreement.

d. Investment unit issuance expenses

Investment unit issuance expenses are amortized using the straight-line method over a three-year period.

e. Investment corporation bond issuance costs

Investment corporation bond issuance costs are amortized using the straight-line method over the period up to redemption.

f. Recognition standard for revenues

Details of the main performance obligations related to MFLP-REIT's revenues from contracts with customers and the usual time at which the performance obligations are fulfilled (the usual time at which revenues are recognized) are as follows.

(i) Utilities charges

For utilities charges, revenues are recognized based on the supply of electricity, water, and so forth to the lessee, who is the customer, in accordance with the lease contract for the real estate, etc. and the appended agreement details. Utilities charges are included in "other property-related revenues" in the statements of income and presented in the breakdown of "other property-related revenues" in Note 8. "Property Leasing Business Revenues and Expenses."

g. Taxes on property and equipment

With respect to property taxes, city planning taxes and depreciable asset taxes imposed on real estate properties or trust beneficiary interests in real estate, of the tax amount assessed and determined, the amount corresponding to the relevant fiscal period is accounted for as property-related expenses.

Of the amounts paid for the acquisitions of real estate properties or trust beneficiary interests in real estate, the amount equivalent to property-related taxes is capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses. No property-related taxes were capitalized for the 13th period. For the 14th period, capitalized property-related taxes amounted to ¥93,396 thousand.

h. Trust beneficiary interests in real estate

As to trust beneficiary interests in real estate that have real estate properties as assets in trust, all accounts of assets and liabilities within assets in trust as well as all income generated and expenses incurred from assets in trust are recorded in the relevant balance sheet and statement of income account items.

The following material items of the assets in trust recorded in the relevant account items are separately presented in the accompanying balance sheets.

- (1) Cash and deposits in trust
- (2) Buildings in trust, structures in trust, machinery and equipment in trust, vehicles and transport equipment in trust, tools, furniture and fixtures in trust, land in trust, construction in progress in trust and land leasehold rights in trust
- (3) Tenant leasehold and security deposits in trust

i. Significant accounting estimates

Impairment of non-current assets

- (1) Amounts recorded on the accompanying financial statements

	(Thousands of yen)			
	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
Property and equipment	¥	339,952,038	¥	326,670,312
Intangible assets		594,331		-

- (2) Information on the nature of significant accounting estimates for identified items

In accordance with the Accounting Standard for Impairment of Fixed Assets, MFLP-REIT reduces the book value of non-current assets to their recoverable amounts, when the invested amount may not be recoverable due to decrease in profitability.

MFLP-REIT's investment properties are grouped on an individual asset basis. MFLP-REIT reviews the investment properties for impairment when consecutive operating losses, significant decline in the market price, deteriorated business environment and other factors related to investment properties indicate that the carrying amount of an asset may not be recoverable.

Expected future cash flows are used for review for impairment of an asset. When MFLP-REIT determines that it is necessary to recognize an impairment loss, the book value of the asset is reduced to the respective recoverable amount based on the appraisal value estimated by an external real estate appraiser, and the difference between the book value and recoverable amount is recorded as an impairment loss.

Future cash flows are determined by comprehensive judgement on estimates based on market trends on rental revenues, occupancy rates, property-related expenses and other factors as well as transaction information of similar properties.

Operating results and market price of each investment property may be affected by trends in property leasing market and property trading market. It is possible to have impact on MFLP-REIT's financial position and result of operations in the next fiscal period if assumptions used in estimates change.

j. Additional information

Provision and reversal of allowance for temporary difference adjustments

- (1) Reason for provision, related assets, etc., and amount provided

Related assets, etc.	Reason for provision of allowance	(Thousands of yen)			
		Allowance for temporary difference adjustments			
		14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
Fixed-term land leasehold rights in trust	Amortization of land leasehold rights	¥	6,336	¥	-

- (2) Specific method of reversal

Item	Method of reversal
Fixed-term land leasehold rights in trust	The corresponding amount will be reversed at the time of sale, etc.

3. Cash and Cash Equivalents

Reconciliation between cash and cash equivalents and accounts and amounts in the balance sheets is as follows:

	(Thousands of yen)	
	14th period (From February 1, 2023 to July 31, 2023)	13th period (From August 1, 2022 to January 31, 2023)
Cash and deposits	¥ 629,061	¥ 1,966,275
Cash and deposits in trust	7,328,561	7,685,210
Cash and cash equivalents	¥ 7,957,623	¥ 9,651,485

4. Financial Instruments

a. Status of financial instruments

(1) Policy for financial instruments

MFLP-REIT procures funds for acquisition of assets or repayment of debts mainly through issuance of investment units, loans or issuance of investment corporation bonds.

MFLP-REIT generally invests surplus funds in deposits considering safety of the investments although surplus funds could be invested in securities and monetary claims as a matter of policy.

MFLP-REIT enters into derivative transactions to a limited extent for the purpose of avoiding the risk of interest rate fluctuation and other risks. MFLP-REIT does not engage in speculative transactions.

(2) Financial instruments, their associated risks and risk management system

Deposits are used for investment of MFLP-REIT's surplus funds, and are exposed to credit risk such as failure of the financial institutions holding the deposits. MFLP-REIT limits the credit risk by restricting the deposit periods to short terms and selecting financial institutions that have high credit ratings.

Proceeds from loans and investment corporation bonds are used mainly to acquire real estate properties or refinance existing loans. While these loans are exposed to liquidity risk at the time of repayment, MFLP-REIT mitigates the liquidity risk by diversifying its means of fund procurement and lending financial institutions, dispersing repayment dates, establishing commitment lines and securing liquidity on hand, and also controls the liquidity risk by preparing monthly fund management plans.

In addition, loans with floating interest rates are exposed to the risk of interest rate rising. MFLP-REIT limits the impact of interest rate rises on its operations by keeping the ratio of interest-bearing debt to total assets at a low level and maintaining the ratio of fixed-rate long-term loans at a high level.

(3) Supplementary explanation regarding fair values of financial instruments

Since variable factors are reflected in estimating the fair value of financial instruments, different assumptions and factors could result in a different value.

b. Estimated fair value of financial instruments

The carrying amounts, fair values and their differences as of July 31, 2023 and January 31, 2023 are as follows. Information on cash and deposits, cash and deposits in trust and short-term loans payable is omitted because the fair value is approximately the same as the book value since these are settled with cash and within a short period of time. Information on tenant leasehold and security deposits in trust is also omitted due to its immateriality.

(Thousands of yen)

14th period (As of July 31, 2023)	Carrying amount	Fair value	Difference
(1) Current portion of long-term loans payable	¥ 10,600,000	¥ 10,573,675	¥ (26,324)
(2) Investment corporation bonds	5,000,000	4,872,600	(127,400)
(3) Long-term loans payable	115,100,000	113,059,905	(2,040,094)
Total liabilities	¥130,700,000	¥128,506,181	¥(2,193,818)

(Thousands of yen)

13th period (As of January 31, 2023)	Carrying amount	Fair value	Difference
(1) Current portion of long-term loans payable	¥ 9,600,000	¥ 9,576,309	¥ (23,690)
(2) Investment corporation bonds	5,000,000	4,864,400	(135,600)
(3) Long-term loans payable	106,100,000	104,032,448	(2,067,551)
Total liabilities	¥120,700,000	¥118,473,157	¥(2,226,842)

(Note 1) Methods to estimate fair values of financial instruments

(1) Current portion of long-term loans payable and (3) Long-term loans payable

For long-term loans payable with floating interest rates, their book value is used to determine the fair value since they reflect market interest rates in a short period of time and the MFLP-REIT's credit condition has not changed significantly since the loans were executed. The fair value of long-term loans payable with fixed interest rates is determined based on the present value being calculated by discounting the sum of principal and interest by the assumed interest rate which would be applied if a similar new loan were entered into.

(2) Investment corporation bonds

The fair value is determined based on the market price.

(Note 2) Repayment schedule for long-term loans and investment corporation bonds

(Thousands of yen)

14th period (As of July 31, 2023)	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	-	-	-	-	-	¥ 5,000,000
Long-term loans payable	¥ 10,600,000	¥ 6,600,000	¥ 8,000,000	¥ 13,700,000	¥ 14,000,000	72,800,000
Total	¥ 10,600,000	¥ 6,600,000	¥ 8,000,000	¥ 13,700,000	¥ 14,000,000	¥ 77,800,000

(Thousands of yen)

13th period (As of January 31, 2023)	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	-	-	-	-	-	¥ 5,000,000
Long-term loans payable	¥ 9,600,000	¥ 9,600,000	¥ 5,700,000	¥ 11,500,000	¥ 12,000,000	67,300,000
Total	¥ 9,600,000	¥ 9,600,000	¥ 5,700,000	¥ 11,500,000	¥ 12,000,000	¥ 72,300,000

5. Investment and Rental Properties

MFLP-REIT owns logistics facilities and industrial properties for the purpose of earning rental income. The carrying amount, net changes in the carrying amount during the periods and fair value of these investment and rental properties are as follows:

(Thousands of yen)

	14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
Carrying amount				
Balance at beginning of period	¥	326,622,997	¥	329,102,932
Changes during the period		13,896,997		(2,479,935)
Balance at end of period		340,519,995		326,622,997
Fair value at the end of the period	¥	417,680,000	¥	394,300,000

(Note 1) The carrying amount represents acquisition cost less accumulated depreciation.

(Note 2) Changes in the carrying amount during the 13th period consisted of the decrease mainly attributable to depreciation (¥2,707,930 thousand). Changes in the carrying amount during the 14th period consisted of the increase mainly attributable to acquisition of trust beneficiary interests in real estate for one property (¥16,686,929 thousand), and the decrease mainly attributable to depreciation (¥2,984,625 thousand).

(Note 3) The fair value at the end of the period represents the appraisal value or surveyed value by external real estate appraisers.

Information about income and loss from investment and rental properties is stated in Note 8. "Property Leasing Business Revenues and Expenses."

6. Net Assets

a. Stated capital

MFLP-REIT issues only non-par value units in accordance with the Investment Trust Act of Japan and all of the issue prices of new units are designated as stated capital. MFLP-REIT maintains at least ¥50,000 thousand as the minimum net assets as required by the Article 67, Paragraph 4 of the Investment Trust Act of Japan.

b. Distributions

Distributions related to the periods but declared after the balance sheet dates are summarized as follows:

(Yen)

	14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
	Total	Per unit	Total	Per unit
I. Unappropriated retained earnings	¥ 4,260,455,865		¥ 4,205,480,204	
II. Distributions in excess of retained earnings	¥ 811,008,000		¥ 633,600,000	
Allowance for temporary difference adjustments	6,336,000		-	
Other deduction from unitholders' capital	804,672,000		633,600,000	
III. Distributions				
Distribution of earnings	4,260,096,000	¥ 7,396	4,205,376,000	¥ 7,301
Allowance for temporary difference adjustments	6,336,000	11	-	-
Other distribution in excess of retained earnings	804,672,000	1,397	633,600,000	1,100
Total distributions	¥ 5,071,104,000	¥ 8,804	¥ 4,838,976,000	¥ 8,401
IV. Retained earnings carried forward	¥ 359,865		¥ 104,204	

In accordance with the distribution policy as defined in the Article 35, Paragraph 1 of the Articles of Incorporation of MFLP-REIT, distributions shall be in excess of the amount equivalent to 90% of the amount of earnings available for dividends defined in the Article 67-15 of the Act on Special Measures Concerning Taxation.

Based on this policy, for the fiscal periods ended July 31, 2023 and January 31, 2023, MFLP-REIT declared a distribution amount of ¥4,260,096,000 and ¥4,205,376,000, respectively, which are the maximum value of the integral multiple of the total number of investment units issued and outstanding at the end of each period in amounts not in excess of unappropriated retained earnings.

Furthermore, based on the distribution policy as defined in the Article 35, Paragraph 2 of the Articles of Incorporation, MFLP-REIT executes the distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) each fiscal period on a continuous basis. Distribution of allowance for temporary difference adjustments is also made, taking into account the impact on distributions of the tax discrepancy in excess of income associated with the amortization of fixed-term land leasehold rights in trust.

Based on this policy, for the fiscal period ended July 31, 2023, MFLP-REIT declared the distribution of ¥804,672,000 out of ¥811,008,000, which is calculated as being almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,260,096,000 from ¥5,071,484,124 or 70% of FFO (funds from operations), as distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes). MFLP-REIT also declared the distribution of ¥6,336,000, which is almost equivalent to the amortization of fixed-term land leasehold rights in trust for the fiscal period ended July 31, 2023, as the tax discrepancy in excess of income (allowance for temporary difference adjustments).

For the fiscal period ended January 31, 2023, MFLP-REIT declared the distribution of ¥633,600,000, which is calculated as being almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,205,376,000 from ¥4,839,210,555 or 70% of FFO (funds from operations), as distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes).

(Note) MFLP-REIT may execute cash distribution in excess of distributable amount, in an amount it determines within a scope not to exceed the limit stipulated in the rules and requirements imposed by The Investment Trusts Association, Japan, when MFLP-REIT considers it appropriate, given such factors as economic environment, trends in the real estate market or leasing market, the situation surrounding owned assets and the financial condition. In addition, in case that any cash distribution fails to meet the statutory requirements for special tax treatment for investment corporations, MFLP-REIT may execute cash distribution in excess of distributable amount, in an amount it determines to meet the statutory requirements.

7. Short-term and Long-term Loans Payable and Investment Corporation Bonds

Short-term and long-term loans payable mainly consisted of bank borrowings under loan agreements. The following table summarizes the short-term and long-term loans payable and investment corporation bonds as of July 31, 2023 and January 31, 2023.

	(Thousands of yen)			
	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
0.0796% unsecured short-term loans	¥	2,500,000		-
0.0946% unsecured short-term loans		2,000,000		-
Total short-term loans payable	¥	4,500,000		-
0.4213% unsecured long-term loans due 2026	¥	1,500,000	¥	1,500,000
0.2500% unsecured long-term loans due 2023		-		2,000,000
0.1475% unsecured long-term loans due 2024		3,000,000		3,000,000
0.2000% unsecured long-term loans due 2024		1,700,000		1,700,000
0.3723% unsecured long-term loans due 2030		3,500,000		3,500,000
0.2829% unsecured long-term loans due 2027		4,800,000		4,800,000
0.4168% unsecured long-term loans due 2029		5,700,000		5,700,000
0.3743% unsecured long-term loans due 2028		1,300,000		1,300,000
0.6325% unsecured long-term loans due 2031		3,200,000		3,200,000
0.3813% unsecured long-term loans due 2029		3,600,000		3,600,000
0.5538% unsecured long-term loans due 2031		7,300,000		7,300,000
0.5957% unsecured long-term loans due 2031		1,100,000		1,100,000
Base rate + 0.3300% unsecured long-term loans due 2033 (Note 2)		2,000,000		2,000,000
0.5000% unsecured long-term loans due 2027		1,000,000		-

	14th period (As of July 31, 2023)	13th period (As of January 31, 2023)
1.2713% unsecured long-term loans due 2033	3,600,000	-
1.2363% unsecured long-term loans due 2033	1,000,000	-
0.3050% unsecured long-term loans due 2023	2,000,000	2,000,000
0.3813% unsecured long-term loans due 2025	1,500,000	1,500,000
0.1059% unsecured long-term loans due 2025	800,000	800,000
0.1950% unsecured long-term loans due 2026	2,000,000	2,000,000
0.2375% unsecured long-term loans due 2027	1,200,000	1,200,000
0.5875% unsecured long-term loans due 2027	500,000	-
0.2113% unsecured long-term loans due 2024	1,700,000	1,700,000
0.4895% unsecured long-term loans due 2027	900,000	900,000
0.3687% unsecured long-term loans due 2028	2,000,000	2,000,000
0.4942% unsecured long-term loans due 2030	3,500,000	3,500,000
0.4707% unsecured long-term loans due 2030	1,500,000	1,500,000
0.5813% unsecured long-term loans due 2032	6,800,000	6,800,000
0.7488% unsecured long-term loans due 2032	400,000	400,000
0.1826% unsecured long-term loans due 2023	-	2,200,000
0.2313% unsecured long-term loans due 2026	3,100,000	3,100,000
0.2385% unsecured long-term loans due 2027	800,000	800,000
0.4272% unsecured long-term loans due 2030	800,000	800,000
0.4408% unsecured long-term loans due 2029	500,000	500,000
0.2025% unsecured long-term loans due 2026	300,000	300,000
0.2975% unsecured long-term loans due 2026	500,000	500,000
0.5375% unsecured long-term loans due 2027	300,000	-
0.6300% unsecured long-term loans due 2028	1,000,000	-
0.6725% unsecured long-term loans due 2028	2,200,000	-
0.3237% unsecured long-term loans due 2024	600,000	600,000
0.3425% unsecured long-term loans due 2024	700,000	700,000
0.2613% unsecured long-term loans due 2023	-	900,000
0.1163% unsecured long-term loans due 2023	-	500,000
0.3255% unsecured long-term loans due 2028	5,500,000	5,500,000
1.1163% unsecured long-term loans due 2033	300,000	-
0.3125% unsecured long-term loans due 2026	3,100,000	3,100,000
0.4851% unsecured long-term loans due 2029	1,000,000	1,000,000
0.2169% unsecured long-term loans due 2024	1,300,000	1,300,000
0.3563% unsecured long-term loans due 2025	1,000,000	1,000,000
0.3988% unsecured long-term loans due 2029	2,000,000	2,000,000
1.0175% unsecured long-term loans due 2030	2,200,000	-
0.6455% unsecured long-term loans due 2031	500,000	500,000
0.3360% unsecured long-term loans due 2028	1,000,000	1,000,000
0.3464% unsecured long-term loans due 2028	2,000,000	2,000,000
0.5263% unsecured long-term loans due 2031	2,400,000	2,400,000
0.4988% unsecured long-term loans due 2029	500,000	500,000
0.9663% unsecured long-term loans due 2030	1,600,000	-
0.9350% unsecured long-term loans due 2031	600,000	-
0.3319% unsecured long-term loans due 2024	600,000	600,000
0.5377% unsecured long-term loans due 2030	3,000,000	3,000,000
0.7140% unsecured long-term loans due 2032	800,000	800,000
0.2087% unsecured long-term loans due 2025	600,000	600,000
0.1836% unsecured long-term loans due 2027	1,300,000	1,300,000
0.2629% unsecured long-term loans due 2027	1,000,000	1,000,000
0.2375% unsecured long-term loans due 2023	2,000,000	2,000,000
0.1863% unsecured long-term loans due 2025	1,800,000	1,800,000

	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
0.3809% unsecured long-term loans due 2029		2,400,000		2,400,000
0.5937% unsecured long-term loans due 2030		2,200,000		2,200,000
1.2265% unsecured long-term loans due 2032		1,300,000		-
0.3975% unsecured long-term loans due 2026		1,000,000		1,000,000
0.2182% unsecured long-term loans due 2028		800,000		800,000
0.3305% unsecured long-term loans due 2027		2,000,000		2,000,000
Total long-term loans payable	¥	125,700,000	¥	115,700,000
0.5000% unsecured bonds due 2031	¥	3,000,000	¥	3,000,000
0.8200% unsecured bonds due 2032		2,000,000		2,000,000
Total bonds	¥	5,000,000	¥	5,000,000

(Note 1) The stated interest rates are the weighted average interest rates during the fiscal periods ended July 31, 2023 and January 31, 2023 and rounded to the fourth decimal place.

(Note 2) The base rate is JBA 3-month yen TIBOR published by JBA TIBOR Administration as of two business days prior to the drawdown date and the beginning date of the interest calculation period. The JBA 3-month yen TIBOR is also used as a base rate in the case that the interest calculation period is less than three months. Please refer to the JBA TIBOR Administration website (<https://www.jbatibor.or.jp/rate/>) (in Japanese) for JBA yen TIBOR. The recent interest rate on the loans is 0.40455%, which will apply from May 1, 2023 to July 31, 2023.

The repayment schedule for loans and bonds is disclosed in Note 4. “Financial Instruments.”

MFLP-REIT had the commitment line contracts with two banks as of July 31, 2023 and January 31, 2023.

	(Thousands of yen)			
	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
Total amount of commitment line contracts	¥	10,000,000	¥	10,000,000
Loans executed		-		-
Unused line of credit	¥	10,000,000	¥	10,000,000

8. Property Leasing Business Revenues and Expenses

The following table summarizes the revenues and expenses generated from the property leasing business for the fiscal periods ended July 31, 2023 and January 31, 2023.

(Thousands of yen)

	14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
A. Property leasing business revenues				
Property-related revenues				
Rental revenues	¥	10,268,689	¥	9,732,676
Common area charges		550,986		513,213
Total	¥	10,819,676	¥	10,245,890
Other property-related revenues				
Utilities charges	¥	548,812	¥	613,483
Parking lots		51,752		50,566
Others		58,360		50,914
Total	¥	658,926	¥	714,964
Total property leasing business revenues	¥	11,478,602	¥	10,960,854
B. Property leasing business expenses				
Property-related expenses				
Outsourcing service expenses	¥	707,206	¥	688,732
Utilities expenses		549,174		551,994
Repair expenses		144,271		247,755
Land rent		53,978		-
Taxes and dues		1,062,868		930,448
Depreciation and amortization		2,984,625		2,707,930
Others		150,514		145,005
Total property leasing business expenses	¥	5,652,639	¥	5,271,867
C. Operating income from property leasing [A-B]	¥	5,825,963	¥	5,688,986

9. Income Taxes

MFLP-REIT is subject to Japanese corporate income taxes on its taxable income. The tax effects of temporary differences that give rise to a significant portion of the deferred tax assets and liabilities as of July 31, 2023 and January 31, 2023 are as follows:

	(Thousands of yen)			
	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
Deferred tax assets:				
Accrued enterprise tax	¥	25	¥	9
Amortization of land leasehold rights in trust		2,079		-
Subtotal	¥	2,105	¥	9
Valuation allowance		(2,079)		-
Total deferred tax assets	¥	25	¥	9
Net deferred tax assets	¥	25	¥	9

Reconciliations between the Japanese statutory tax rate and the effective income tax rate with respect to pre-tax income reflected in the accompanying statements of income for the fiscal periods ended July 31, 2023 and January 31, 2023 are as follows:

	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
Statutory tax rate		31.46%		31.46%
Adjustments:				
Deductible distributions		(31.45)		(31.45)
Other		0.02		0.01
Effective income tax rate after application of tax-effect accounting		0.03%		0.02%

10. Per Unit Information

The following table summarizes per unit information for the fiscal periods ended July 31, 2023 and January 31, 2023.

	14th period (From February 1, 2023 to July 31, 2023)		13th period (From August 1, 2022 to January 31, 2023)	
Earnings per unit:				
Net income per unit (yen)	¥	7,396	¥	7,300
Weighted average number of units outstanding (unit)		576,000		576,000
	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
Net assets per unit (yen)	¥	353,562	¥	354,567

Net income per unit is calculated by dividing net income by the daily weighted average number of investment units outstanding during the period. Diluted net income per unit is not stated because there are no dilutive investment units.

11. Leases

The future minimum rental revenues from tenants subsequent to July 31, 2023 and January 31, 2023 under non-cancelable operating leases of properties are as follows:

	(Thousands of yen)			
	14th period (As of July 31, 2023)		13th period (As of January 31, 2023)	
Due within one year	¥	20,235,547	¥	18,358,904
Due after one year		63,267,925		57,126,476
Total	¥	83,503,473	¥	75,485,380

12. Transactions with Related Parties

There are no significant transactions and balances with related parties for the fiscal periods ended July 31, 2023 and January 31, 2023.

13. Segment and Related Information

For the fiscal periods ended July 31, 2023 and January 31, 2023

a. Segment information

Segment information has been omitted as MFLP-REIT engages in a single segment of the property leasing business.

b. Related information

(1) Information by product and service

Disclosure of this information has been omitted as revenues from external customers in a single product and service category exceed 90% of the total operating revenues on the statements of income.

(2) Information by geographical area

(i) Operating revenues

Disclosure of this information has been omitted as revenues from external customers in Japan exceed 90% of the total operating revenues on the statements of income.

(ii) Property and equipment

Disclosure of this information has been omitted as the amount of property and equipment located in Japan exceeds 90% of the total amount of property and equipment on the balance sheets.

(3) Information on major tenant

Disclosure of this information has been omitted because there is no tenant whose operating revenues make up 10% or more of total operating revenues.

14. Revenue Recognition

For the fiscal periods ended July 31, 2023 and January 31, 2023

Information on disaggregation of revenues from contracts with customers

For information on disaggregation of revenues from contracts with customers, please refer to Note 8. "Property Leasing Business Revenues and Expenses."

Note that revenues based on ASBJ Statement No. 13 "Accounting Standard for Lease Transactions" are included in the table of revenues and expenses generated from the property leasing business in Note 8. "Property Leasing Business Revenues and Expenses." Revenues from contracts with customers are primarily "utilities charges."

15. Significant Subsequent Events

1. Issuance of new investment units

Regarding the issuance of new investment units decided in the meetings of the Board of Directors of MFLP-REIT held on July 31, 2023 and August 3, 2023, as stated below, payment for the issuance of said units was completed through public offering on August 9, 2023 and through a third-party allotment on August 23, 2023.

As a result, the unitholders' capital, net is ¥214,185,910,748, and there are 608,000 units of total number of investment units issued and outstanding.

a. Issuance of new investment units through public offering (primary offering)

Number of new investment units issued:	30,470 units (Domestic: 20,870 units, Overseas: 9,600 units)
Issue price:	¥477,750 per unit
Total amount of issue price:	¥14,557,042,500
Amount paid in (paid-in amount):	¥462,315 per unit
Total amount paid in (total paid-in amount):	¥14,086,738,050
Payment date:	August 9, 2023

b. Issuance of new investment units through a third-party allotment (third-party allotment)

Number of new investment units issued:	1,530 units
Amount paid in (paid-in amount):	¥462,315 per unit
Total amount paid in (total paid-in amount):	¥707,341,950
Payment date:	August 23, 2023
Allottee:	Daiwa Securities Co. Ltd.

2. Acquisitions of properties

On July 31, 2023, MFLP-REIT concluded an agreement for sale and purchase of trust beneficiary interest with the seller of each of the following assets. Based on the agreements for sale and purchase of trust beneficiary interest, MFLP-REIT acquired the trust beneficiary interests for MFLP Tomei Ayase and MFLP Tokorozawa on August 10, 2023 (two properties, total acquisition price of ¥13,700 million).

Category	Property no.	Property name	Location	Acquisition price (millions of yen) (Note 1)	Acquisition date
Logistics facilities	L-24	MFLP Tomei Ayase (Note 2)	Ayase-shi, Kanagawa	9,610 (Co-ownership 50%)	August 10, 2023
	L-25	MFLP Tokorozawa	Miyoshi-machi, Iruma-gun, Saitama	4,090	August 10, 2023

(Note 1) "Acquisition price" is the purchase price of each trust beneficiary interest as set forth in each agreement for sale and purchase of trust beneficiary interests for the acquired assets (excluding consumption tax and local consumption tax or the various costs required in the acquisition), rounded down to the nearest million yen.

(Note 2) For "MFLP Tomei Ayase," the acquisition price is the prorated figure equivalent to the co-ownership in the property acquired by MFLP-REIT (50%).

Additional information

Acquisitions of properties

MFLP-REIT entered into a sale and purchase agreement as of July 31, 2023 for the acquisition of the following assets, and the delivery is scheduled on February 1, 2024.

Category	Property no.	Property name	Location	Planned acquisition price (millions of yen) (Note 2)	Planned acquisition date
Logistics facilities	L-26	MFLP Hiratsuka III	Hiratsuka-shi, Kanagawa	8,410	February 1, 2024
	L-27	MFLP Shinkiba I	Koto-ku, Tokyo	5,940	February 1, 2024
	L-28	SG Realty MFLP Fukuoka Kasuya (Note 3)	Kasuya-machi, Kasuya-gun, Fukuoka	3,040 (Co-ownership 50%)	February 1, 2024

(Note 1) This sale and purchase agreement falls under the category of forward commitments, etc. (defined as “a postdated sales contract under which payment and delivery shall be made at least one month after the conclusion of the contract, or any other contract similar thereto” in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” established by the Financial Services Agency). Under this sale and purchase agreement, implementation of the sale and purchase is subject to completion of procurement of necessary funds through issuance of investment units and borrowing of funds. If this condition is not met, the sale and purchase agreement shall determinately lose its validity, and the parties shall not seek payment or compensation for any damages, losses and expenses (including legal fees) arising in relation to the conclusion or lapse of the agreement. Therefore, in the case where the obligation to pay the price under the sale and purchase agreement cannot be performed due to the inability to complete the issuance of investment units and borrowing of funds, this failure to perform the obligation will not result in payment of penalty. Hence, MFLP-REIT believes that the agreement is unlikely to have a significant negative impact directly on its finance, distributions, etc.

(Note 2) “Planned acquisition price” is the purchase price of each trust beneficiary interest as set forth in each agreement for sale and purchase of trust beneficiary interests for the assets to be acquired (excluding consumption tax and local consumption tax or the various costs required in the acquisition), rounded down to the nearest million yen.

(Note 3) For “SG Realty MFLP Fukuoka Kasuya,” the planned acquisition price is the prorated figure equivalent to the co-ownership (50%) in the property to be acquired by MFLP-REIT.



Independent auditor's report

To the Board of Directors of Mitsui Fudosan Logistics Park Inc.:

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Mitsui Fudosan Logistics Park Inc. (“the Company”), which comprise the balance sheets as at July 31, 2023 and January 31, 2023, the statements of income, statements of changes in net assets and statements of cash flows for the six months period then ended July 31, 2023 and January 31, 2023, and notes, comprising a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at July 31, 2023 and January 31, 2023, and its financial performance and cash flows for the six months period then ended in accordance with accounting principles generally accepted in Japan.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in Japan. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Japan, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 15 to the financial statements that describes the Company's subsequent issuance of new investment units, subsequent acquisitions of trust beneficiary interests of two properties. Our opinion is not modified in respect of this matter.

Other Information

The other information comprises the information included in the Asset Management Report, but does not include the financial statements and our auditor's report thereon. Management is responsible for the preparation and presentation of the other information. Supervisory directors are responsible for overseeing the director's performance of his duties with regard to the design, implementation and maintenance of the reporting process for the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Management and Supervisory Directors for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern in accordance with accounting principles generally accepted in Japan.

Supervisory directors are responsible for overseeing the executive director's performance of his duties with regard to the design, implementation and maintenance of the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in Japan will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of our audit in accordance with auditing standards generally accepted in Japan, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, while the objective of the audit is not to express an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate whether the presentation and disclosures in the financial statements are in accordance with accounting standards generally accepted in Japan, the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the executive director regarding, among other matters, the planned scope and timing of the audit, significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the executive director with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with him all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

Fee-related Information

Fees paid or payable to our firm and to other firms within the same network as our firm for audit and non-audit services provided to the Company are disclosed in (3) Matters concerning directors, etc. included in "Overview of the Investment Corporation" of the Asset Management Report.

Interest required to be disclosed by the Certified Public Accountants Act of Japan

We do not have any interest in the Company which is required to be disclosed pursuant to the provisions of the Certified Public Accountants Act of Japan.

/S/ Jiro Tazawa

Designated Engagement Partner

Certified Public Accountant

/S/ Hideki Okada

Designated Engagement Partner

Certified Public Accountant

KPMG AZSA LLC

Tokyo Office, Japan

November 15, 2023

Notes to the Reader of Independent Auditor's Report:

This is a copy of the Independent Auditor's Report and the original copies are kept separately by the Company and KPMG AZSA LLC.

Disclaimer

This document contains translations of selected information described in the Securities Report (Yuka shoken hokokusho) filed on pursuant to the Financial Instruments and Exchange Act of Japan, and the Asset Management Report (Shisan unyou houkoku) for the period from February 1, 2023 to July 31, 2023, of Mitsui Fudosan Logistics Park Inc. prepared pursuant to the Investment Trust Act of Japan.

This English-language document was prepared solely for the convenience of and reference by overseas investors, and is not intended to be an offer for the sale, or solicitation of an offer to make a purchase, of any securities of Mitsui Fudosan Logistics Park Inc. It neither corresponds to the original Japanese documents nor is intended to constitute a disclosure document. The Japanese-language Securities Report and the Asset Management Report for the aforementioned period should always be referred to as originals of this document.

English terms for Japanese legal, accounting, tax and business concepts used herein may not be precisely identical to the concept of the equivalent Japanese terms. With respect to any and all terms herein, including without limitation, financial statements, if there exist any discrepancies in the meaning or interpretation thereof between the original Japanese documents and English statements contained herein, the original Japanese documents will always govern the meaning and interpretation. None of Mitsui Fudosan Logistics Park Inc., Mitsui Fudosan Logistics REIT Management Co., Ltd. or any of their respective directors, officers, employees, partners, unitholders/shareholders, agents or affiliates will be responsible or liable for the completeness, appropriateness or accuracy of English translations or the selection of the portions of any documents translated into English. No person has been authorized to give any information or make any representations other than as contained in this document in relation to the matters set out in this document, and if given or made, such information or representation must not be relied upon as having been authorized by Mitsui Fudosan Logistics Park Inc., Mitsui Fudosan Logistics REIT Management Co., Ltd. or any of their respective directors, officers, employees, partners, unitholders/shareholders, agents or affiliates.

The financial statements of Mitsui Fudosan Logistics Park Inc. have been prepared in accordance with generally accepted accounting principles in Japan (Japanese GAAP), which may materially differ in certain respects from generally accepted accounting principles in other jurisdictions.

Many provisions of this document contain forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us.

The forward-looking statements in this document are based on assumptions about the business of Mitsui Fudosan Logistics Park Inc. and are subject to various risks and uncertainties. Please be aware that actual financial conditions, operating results and businesses may differ materially from such forward-looking statements. Mitsui Fudosan Logistics Park Inc. does not intend and disclaims any duty or obligation to update or revise any forward-looking statements contained in this document to reflect new information, future events or otherwise. Investors should not place undue reliance on the forward-looking statements contained in this document.

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