

## Financial Results for the Fiscal Period Ended July 31, 2024 (REIT)

September 17, 2024

REIT Securities Issuer	Mitsui Fudosan Logistics Park Inc.	Stock Exchange Listing	Tokyo Stock Exchange
Securities Code	3471	Website	<a href="https://www.mflp-r.co.jp/en/">https://www.mflp-r.co.jp/en/</a>
Representative	Hiroshi Asai, Executive Director		
Asset Management Company	Mitsui Fudosan Logistics REIT Management Co., Ltd.		
Representative	Shinobu Sakanoshita, President and Chief Executive Officer		
Inquiries	Kenji Yamamoto, Director & General Manager of Finance Division		
	Tel. +81-3-6327-5160		

Scheduled date of submission of securities report: October 24, 2024

Scheduled date of commencement of distribution payout: October 18, 2024

Supplementary materials for financial results: Yes

Holding investor presentation for financial results: None

(Amounts less than ¥1 million have been rounded down)

### 1. Financial Results for the Fiscal Period Ended July 31, 2024 (February 1, 2024 to July 31, 2024)

#### (1) Results of Operations

(% figures denote rate of period-on-period change)

	Operating revenues		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal period ended July 31, 2024	12,413	4.8	4,821	1.7	4,360	(1.1)	4,359	(1.1)
Fiscal period ended January 31, 2024	11,845	3.2	4,738	2.9	4,407	3.4	4,405	3.4

	Net income per unit	Return on unitholders' equity	Ratio of ordinary income to total assets	Ratio of ordinary income to operating revenues
	Yen	%	%	%
Fiscal period ended July 31, 2024	7,170	2.0	1.2	35.1
Fiscal period ended January 31, 2024	7,264	2.1	1.2	37.2

#### (2) Distributions

	Distributions per unit (excluding distributions in excess of retained earnings)	Total amount of distributions (excluding distributions in excess of retained earnings)	Distributions in excess of retained earnings per unit	Total amount of distributions in excess of retained earnings	Distributions per unit (including distributions in excess of retained earnings)	Total amount of distributions (including distributions in excess of retained earnings)	Payout ratio	Ratio of distributions to net assets
	Yen	Millions of yen	Yen	Millions of yen	Yen	Millions of yen	%	%
Fiscal period ended July 31, 2024	7,170	4,359	2,044	1,242	9,214	5,602	100.0	2.0
Fiscal period ended January 31, 2024	7,247	4,406	1,651	1,003	8,898	5,409	100.0	2.0

Notes:

1. Due to the issuance of new investment units, the payout ratio for the fiscal period ended January 31, 2024 is calculated using the following formula and rounded to the first decimal place.

Payout ratio = Total amount of distributions (excluding distributions in excess of retained earnings) ÷ Net income × 100

2. Of distributions in excess of retained earnings for the fiscal period ended January 31, 2024, allowance for temporary difference adjustments is ¥22 million, and return of capital applicable to distribution reducing unitholders' capital for tax purposes is ¥981 million.

Of distributions in excess of retained earnings for the fiscal period ended July 31, 2024, allowance for temporary difference adjustments is ¥28 million, and return of capital applicable to distribution reducing unitholders' capital for tax purposes is ¥1,214 million.

3. The ratio of decreasing surplus attributable to distributions in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) for the fiscal period ended July 31, 2024 and the fiscal period ended January 31, 2024 is 0.006 and 0.005, respectively. This calculation is based on Article 23, Paragraph 1, Item 4 of the Order for Enforcement of the Corporation Tax Act.

### (3) Financial Position

	Total assets	Net assets	Ratio of unitholders' equity to total assets	Net assets per unit
	Millions of yen	Millions of yen	%	Yen
Fiscal period ended July 31, 2024	386,162	216,730	56.1	356,465
Fiscal period ended January 31, 2024	361,107	217,781	60.3	358,192

### (4) Cash Flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal period ended July 31, 2024	6,651	(27,096)	19,989	8,619
Fiscal period ended January 31, 2024	9,110	(13,790)	5,797	9,075

## 2. Forecast for the Fiscal Period Ending October 31, 2024 (August 1, 2024 to October 31, 2024)

(% figures denote rate of period-on-period change)

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding distributions in excess of retained earnings)	Distributions in excess of retained earnings per unit	Distributions per unit (including distributions in excess of retained earnings)
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen	Yen
Fiscal period ending October 31, 2024	6,408	–	2,311	–	2,065	–	2,064	–	3,396	1,261	4,657

(Reference) Expected net income per unit (Expected net income/Expected number of investment units at the end of the fiscal period)  
For the fiscal period ending October 31, 2024: ¥3,396

#### Notes:

- Each of Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) and Advance Logistics Investment Corporation (“ADL”; MFLP-REIT and ADL are collectively referred to as “Each REIT”), has resolved at Each REIT’s Board of Directors’ Meeting held on August 5, 2024, to undertake an absorption-type merger, with November 1, 2024 as the effective date, whereby MFLP-REIT will be the surviving corporation and ADL will be the dissolving corporation in the merger (the “Merger”), and have also executed a merger agreement (the “Merger Agreement”) on August 5, 2024. For the operating results forecast for the fiscal period ending July 31, 2025 (November 1, 2024 to July 31, 2025) and the fiscal period ending January 31, 2026 (August 1, 2025 to January 31, 2026) after the Merger, please refer to the press release “Notice Concerning Disclosure of Operating Results Forecasts for the Fiscal Period Ending July 31, 2025 and the Fiscal Period Ending January 31, 2026, Following the Merger of Mitsui Fudosan Logistics Park Inc. and Advance Logistics Investment Corporation” dated August 5, 2024 by Each REIT. For an overview of the Merger, please refer to “1. Results of Operations (1) Results of Operations (*Outlook for the fiscal period ending October 31, 2024*) ii) Significant subsequent events Execution of the merger agreement between MFLP-REIT and ADL” on page 4.
- Subject to the condition that the Merger takes effect, MFLP-REIT plans to submit a proposal at its general meeting of unitholders to be held on September 30, 2024, to amend the Articles of Incorporation to change the current 17th fiscal period from August 1, 2024 to January 31, 2025 to the period from August 1, 2024 to October 31, 2024, and to change the current 18th fiscal period to the period from November 1, 2024 to July 31, 2025. If the proposal for the aforementioned change is approved in the general meeting of unitholders, the last fiscal period of MFLP-REIT before the effective date of the Merger is expected to be a three-month period from August 1, 2024 to October 31, 2024 as the 17th fiscal period and the first period of MFLP-REIT after the effective date of the Merger is expected to be a nine-month period from November 1, 2024 to July 31, 2025 as the 18th fiscal period. The 19th fiscal period and subsequent fiscal periods will be from February 1 to July 31 and from August 1 to January 31 of the following year, respectively. Therefore, the above shows the operating results forecast for the 17th fiscal period after the aforementioned change (fiscal period ending October 31, 2024: August 1, 2024 to October 31, 2024).
- As described in (Note 2), the above shows the operating results forecast for the fiscal period ending October 31, 2024 (three months), which is the fiscal period after the amendments to the Articles of Incorporation that are subject to the condition that the Merger takes effect. Since the number of calendar months in the fiscal period is different from that in the previous period, the fiscal period ended July 31, 2024 (February 1, 2024 to July 31, 2024; six months), the period-on-period change is not stated.

#### • Other

- Changes in accounting policies, changes in accounting estimates, or retrospective restatements
  - Changes in accounting policies due to revisions to accounting standards, etc.: None
  - Changes in accounting policies other than (i) above: None
  - Changes in accounting estimates: None
  - Retrospective restatements: None

(2) Total number of investment units issued and outstanding

(i) Total number of investment units issued and outstanding at the end of the fiscal period (including treasury units)

Fiscal period ended July 31, 2024	608,000 units	Fiscal period ended January 31, 2024	608,000 units
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(ii) Number of treasury units at the end of the fiscal period

Fiscal period ended July 31, 2024	0 units	Fiscal period ended January 31, 2024	0 units
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Note:

Please refer to “Notes to Per Unit Information” on page 30 for the number of investment units used as the basis for calculating net income per unit.

- Financial results reports are exempt from audit conducted by certified public accountants or an audit corporation.

- Special notes

Forecasts of financial results and other forward-looking statements contained in this material are based on information currently available to and certain assumptions deemed reasonable by Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”). Actual operating performance, etc. may differ significantly from these forecasts due to a variety of factors. Furthermore, these forecasts do not guarantee the above distribution amounts.

For details of assumptions for the above forecast figures, please refer to “Forecast Assumptions for the Fiscal Period Ending October 31, 2024 (August 1, 2024 to October 31, 2024)” described on page 11.

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## 1. Results of Operations

### (1) Results of Operations

*(Summary of results for the reporting period)*

#### i) Brief history of the investment corporation

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 30 properties amounting to a total acquisition price of ¥399.7 billion as at the end of the fiscal period under review.

#### ii) Investment environment and management performance

Looking at the Japanese economy, despite slightly weak private consumption partly impacted by rising prices, a modest recovery trend continued on the whole, with growing corporate activity, a gradual upward trend of capital investment, and a mild recovery in the employment and income environments partly due to a continued increase in wages. On the other hand, as there are also uncertainties in trends of the financial and foreign exchange markets, overseas economic and price trends, resource price trends, companies’ behavior of setting wages and prices, etc., these developments deserve careful attention.

As for the logistics market, in the environment surrounding the leasing market for logistics facilities, the development of logistics facilities continued to expand until last year, with the supply of facilities in the Tokyo metropolitan area reaching a record high. However, due mainly to intensified competition for land for development, soaring material prices caused by recent inflation, and increased labor costs, the development cost of logistics facilities has increased significantly, which seems to put a brake on supply. On the other hand, solid demand continued with the expansion of the 3PL business (Note) specializing in outsourced logistics services, and the e-commerce market. In addition, as retailers such as convenience stores and drugstores seek to improve the efficiency of their logistics operations, demand for advanced logistics facilities is increasing. As a result, demand is expected to continue to show an expanding trend.

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 30 properties held as at the end of the fiscal period under review (total acquisition price of ¥399.7 billion) to maintain an excellent occupancy rate of 100.0% for the entire portfolio as at the end of the fiscal period under review.

MFLP-REIT is promoting initiatives for ESG. In line with the “ESG (Environment, Society, Governance) Policy” of the Asset Management Company, MFLP-REIT is promoting initiatives for ESG. These include efforts to reduce environmental burden through its operations, such as operations of logistics facilities and efforts to contribute to local communities, employees and other stakeholders.

Note:

“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).

#### iii) Overview of financing

In the fiscal period under review, to repay ¥6,600 million of long-term loans payable which became due during the period, MFLP-REIT executed debt financing of the same amount. Furthermore, upon the acquisition of MFLP Hiratsuka III, MFLP Shinkiba I, SG Realty MFLP Fukuoka Kasuya and MFLP Tomei Ayase, etc., MFLP-REIT newly executed debt financing of long-term loans payable of ¥24,000 million and short-term loans payable of ¥9,000 million, and executed repayments of short-term loans payable of ¥7,600 million during the period. As a result, at the end of the fiscal period under review, the balance of interest-bearing debt was ¥156,700 million (short-term loans payable of ¥2,000 million; current portion of long-term loans payable of ¥6,600 million; investment corporation bonds of ¥5,000 million; long-term loans payable of ¥143,100 million) and the ratio of interest-bearing debt to total assets (LTV ratio) was 40.6%.

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 ¥12,413 million, operating income of ¥4,821 million, ordinary income of ¥4,360 million, and net income of ¥4,359 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 ¥4,359,360,000, which is the integral multiple of the total number of investment units issued and outstanding (608,000 units) of unappropriated retained earnings. Accordingly, MFLP-REIT declared distribution of earnings per unit of ¥7,170.

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 ¥1,229 million, which is the amount almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,359 million from ¥5,589 million or 73% of FFO (Note 2), as return of capital applicable to distribution reducing unitholders' capital for tax purposes and allowance for temporary difference adjustments. In addition, due to a temporary decrease in distribution per unit resulting from expenditures of merger-related expenses during the fiscal period under review, MFLP-REIT decided to distribute ¥13 million as a temporary distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes). As a result, MFLP-REIT declared distribution in excess of retained earnings per unit of ¥2,044.

Notes:

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.
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.).
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.
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 sheet 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

*(Outlook for the fiscal period ending October 31, 2024)*

i) 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.

(A) 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.

Notes:

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."
2. "Mitsui Fudosan Group" refers to a corporate group comprising Mitsui Fudosan, and Mitsui Fudosan's consolidated subsidiaries and Mitsui Fudosan's associates accounted for using the equity method. The same shall apply hereinafter.

(B) 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.

(C) 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).

ii) Significant subsequent events

Execution of the merger agreement between MFLP-REIT and ADL

Each REIT decided to conduct the Merger at their respective Board of Directors' Meeting held on August 5, 2024, as described below, and executed the Merger Agreement as of August 5, 2024.

(A) Purpose of the Merger

Looking at the Japanese economy, while being impacted by the sluggish pace of recovery of the global economy, its growth in exports and corporate activity has contributed to a gentle recovery trend since the convergence of the novel coronavirus disease (COVID-19). On the other hand, although the Bank of Japan has been normalizing its monetary policy as economic and social activities recover, in the foreign exchange market, the yen has been weakening against the backdrop of widening real interest rate differentials, and the current market environment remains uncertain due to inflation, currency depreciation, and concerns about rising interest rates. In such environment, the current J-REIT market of Tokyo Stock Exchange continues to be unstable, due to concerns about the ability to cope with inflation, such as rent increases, and rising long-term interest rates.

Each REIT has managed their properties by taking advantage of their respective characteristics, aiming to secure stable earnings and steady growth of assets under management over the medium to long term. At the same time, however, they are aware of common challenges. In other words, Each REIT recognizes the issues that expected yields on advanced logistics facilities, the main investment targets, remain low due to their scarcity and high liquidity, and that opportunities for large-scale property acquisitions through public offerings are limited, coupled with deteriorating J-REIT market conditions against a backdrop of concerns over rising interest rates due to changes in the Bank of Japan's monetary policy.

Under these circumstances, MFLP-REIT and ADL have agreed to begin discussions regarding the Merger in March 2024, and have carefully considered the Merger, as a measure to address these issues and to contribute to the continuous growth of unitholder value in respect of each of MFLP-REIT and ADL. As a result, Each REIT reached the common understanding that the Merger is the best measure to contribute to the growth of unitholder value in respect of each of MFLP-REIT and ADL and entered into the Merger Agreement on August 5, 2024. Each REIT considers that the Merger has the following rationale:

(i) Expanded asset size to elevate market presence

As a result of the Merger, the asset size after the Merger (Note) will increase to 49 properties and ¥576.5 billion ((anticipated) acquisition price basis), and its presence in the J-REIT market will be enhanced. Furthermore, investment unit liquidity will be improved due to the expansion of asset size. While the J-REIT market is currently in a slump, making external growth difficult, the Merger will realize rapid expansion of the asset size and achieve MFLP's medium-term asset size target of ¥500 billion. We will continue to aim for continuous external growth that contributes to the enhancement of unitholder value and aim for sustainable growth as a representative of dedicated logistics J-REIT.

Note:

MFLP is scheduled to acquire three properties (total anticipated acquisition price: ¥10,763 million) on November 1, 2024, the effective date of the Merger, subject to the Merger taking effect. The above asset size is the figure after the acquisition of the said assets.

(ii) Better stability resulting from advances in portfolio diversification

With the expansion of the number of properties through the Merger, portfolio diversification will progress, and income stability will improve. After the Merger, the top 5 property ratio ((anticipated) acquisition price basis) will decrease from MFLP-REIT 34.7% and ADL 72.9% to 30.3% and the top 5 tenant ratio (leased area basis) will also remain low from MFLP-REIT 27.4% and ADL 70.7% to 29.8% due to the Merger, thus improving the stability of income.

(iii) Dual sponsorship structure with comprehensive developer and general trading company

Sponsor support will be strengthened by the dual sponsorship structure consisting of Mitsui Fudosan, a comprehensive developer, and ITOCHU Group, a general trading company. We will maintain our focus on quality by incorporating, through the Merger, the dual brands of Mitsui Fudosan Logistics Park and i Missions Park, which denote advanced logistics facilities, and aim to enhance unitholder value by external and internal growth through further strengthening of property pipeline supply capability and leasing capability by maximally leveraging both sponsors' platforms and networks.

(B) Effective date of the Merger

November 1, 2024 (scheduled)

(C) Form of the Merger

MFLP-REIT will be the surviving corporation under an absorption-type merger (*kyushu gappei*) and ADL will be dissolved in the Merger.

(D) Allocation of investment units under the Merger

	MFLP-REIT (Surviving corporation in the absorption-type merger)	ADL (Dissolving corporation in the absorption-type merger)
Allocation of investment units under the Merger	1	1.168
		(Reference) Before the Split of Investment Units 0.292

Notes:

1. The number of new MFLP-REIT investment units to be issued as a result of the Merger: 787,699 units (planned)
2. MFLP-REIT plans to split one investment unit into four investment units with October 31, 2024 as the record date for the split of investment units and November 1, 2024 as the effective date of the split (the "Split of Investment Units"); the merger ratio shown above and the number of the new Investment units MFLP-REIT will allocate and deliver are subject to the Split of Investment Units taking effect. The merger ratio before considering the Split of Investment Units would be MFLP-REIT 1: ADL 0.292.
3. Fractions of less than one unit will be generated for the number of investment units to be allotted to the unitholders of ADL through the allotment of 1.168 units of MFLP-REIT per unit of ADL. These fractional units will be sold through a market transaction in accordance with statutory provisions, and the proceeds from the sale will be delivered to the unitholders who hold fractions, in proportion to the size of their fractional holding.

(E) Split of investment units

MFLP-REIT plans to split one investment unit into four investment units with October 31, 2024 as the record date for the split of investment units and November 1, 2024 as the effective date of the split; the merger ratio shown above and the number of the new investment units MFLP-REIT will allocate and deliver are subject to the Split of Investment Units taking effect.

The Merger will be performed by way of an absorption-type merger with MFLP-REIT as the surviving corporation, and the merger ratio before considering the Split of Investment Units would be MFLP-REIT 1: ADL 0.292. However, with this merger ratio, 0.292 MFLP-REIT investment units will be allotted to every ADL investment unit, resulting in a large number of ADL unitholders that will receive MFLP-REIT investment units of less than one unit. For this reason, in order to enable the ADL unitholders to continue to hold MFLP-REIT investment units after the Merger, we decided to split MFLP-REIT investment units at a ratio of four investment units per one investment unit, for the purpose of providing at least one MFLP-REIT investment unit to all ADL unitholders. As a result of the Split of Investment Units, ADL unitholders will be allotted 1.168 MFLP-REIT investment units after the Split of Investment Units for each ADL investment unit as described in (D) above.

Number of investment units to be increased by the Split of Investment Units is as follows:

(i) Total number of outstanding investment units before the Split of Investment Units	608,000 units
(ii) Number of investment units to be increased by the Split of Investment Units	1,824,000 units
(iii) Total number of outstanding investment units after the Split of Investment Units	2,432,000 units
(iv) Total number of outstanding MFLP-REIT investment units after the Merger	3,219,699 units (Note 1)
(v) Total number of authorized investment units after the Split of Investment Units and the Merger	32,000,000 units (Note 2)

Notes:

1. The number under the assumption that, in connection with the Merger, 1.168 MFLP-REIT investment units following the Split of Investment Unit would be allocated to every ADL investment unit with respect to all outstanding ADL investment units (674,400 units) as of the date of this document.
2. The current total number of authorized MFLP-REIT investment units is 8,000,000 units. However, in connection with the Split of Investment Units, the Articles of Incorporation of MFLP-REIT will be partially amended, and the total number of authorized investment units will be changed as of the effective date of the Merger.



(F) Impact on per unit information for MFLP-REIT

The per-unit information for the fiscal period under review, assuming that the split of investment units had been implemented at the beginning of the fiscal period under review, is as follows:

(i) Net assets per unit:	¥89,116
(ii) Net income per unit:	¥1,792

(G) Payment upon the Merger

Instead of cash distributions to the unitholders of ADL for ADL's final fiscal period ending on the day immediately prior to the effective date of the Merger, MFLP-REIT will, within a reasonable period after the effective date of the Merger, make a cash distribution to the unitholders listed or recorded on the final unitholders register of ADL as of the day immediately prior to the effective date of the Merger (excluding the unitholders of ADL who have demanded the purchase of their investment units pursuant to the provisions of Article 149-3 of the Investment Trust Act (excluding unitholders who have withdrawn such demand for purchase)) (the "Allotted Unitholders"), in an amount equivalent to the cash distributions for the fiscal period (the payment will be the amount of distributable profit of ADL as of the day immediately prior to the effective date of the Merger divided by the number of investment units that is obtained by deducting (a) the number of investment units held by the unitholders other than the Allotted Unitholders from (b) the number of investment units issued and outstanding of ADL, as of the day immediately prior to the effective date of the Merger (such calculated amount being rounded down to the nearest whole yen)).

(H) Summary of the immediately preceding fiscal period (ended February 2024) of the dissolving corporation in the absorption-type merger (ADL)

Description of business	To invest assets mainly in the specified assets as defined in the Investment Trust Act
Operating revenues	¥3,728 million
Net income	¥1,661 million
Assets	¥135,180 million
Liabilities	¥60,873 million
Net assets	¥74,307 million

## Reference Information

(A) Execution of an absorption-type company split agreement by the Asset Management Company

Concurrently with the Merger, the Asset Management Company and ITOCHU REIT Management Co., Ltd. ("IRM"), the asset management company to which ADL entrusts its asset management, at the Board of Directors' Meeting held on August 5, 2024, respectively resolved to undertake an absorption-type company split, with November 1, 2024 as the effective date of the absorption-type company split, whereby the Asset Management Company that is to be the successor company in the absorption-type company split will take over the asset management business related to logistics facilities etc., which is entrusted to IRM by ADL, from IRM that is to be the splitting company in the absorption-type company split (the "Company Split"), and the Asset Management Company and IRM entered into an absorption-type company split agreement on August 5, 2024.

As a result of the Merger and the Company Split, IRM will become a shareholder of the Asset Management Company (holding 23% of the voting rights), the Asset Management Company will be entrusted by MFLP-REIT (MFLP-REIT after the Merger between MFLP-REIT and ADL) to manage assets.

(B) Partial amendments to the Articles of Incorporation of MFLP-REIT

MFLP-REIT plans to propose partial amendments to the Articles of Incorporation at the general meeting of unitholders scheduled to be held on September 30, 2024 (the "General Meeting of Unitholders").

<Planned partial amendments to the Articles of Incorporation>

(The underlined sections indicate amendments.)

Current Articles of Incorporation	Proposed Amendments
Article 6 (Total Number of Issuable Investment Units) 1. The total number of issuable investment units of MFLP-REIT shall be <u>8</u> million units. 2 - 3. (Omitted)	Article 6 (Total Number of Issuable Investment Units) 1. The total number of issuable investment units of MFLP-REIT shall be <u>32</u> million units. 2 - 3. (Unchanged)
Article 29 (Types, Purposes, and Scope of Assets Targeted for Asset Management) 1 - 2. (Omitted) 3. (Omitted) (1) - (11) (Omitted) (New)	Article 29 (Types, Purposes, and Scope of Assets Targeted for Asset Management) 1 - 2. (Unchanged) 3. (Unchanged) (1) - (11) (Unchanged) (12) Investments set forth under the Shinkin Bank Act

Current Articles of Incorporation	Proposed Amendments
<p>(12) Other rights that may be necessary or useful to acquire in connection with investments in real estate-related assets.</p> <p>4 - 5. (Omitted)</p> <p>Article 34 (Settlement Date)</p>	<p>(13) Other rights that may be necessary or useful to acquire in connection with investments in real estate-related assets.</p> <p>4 - 5. (Unchanged)</p> <p>Article 34 (Settlement Date)</p>
<p>The operating period of MFLP-REIT shall be from February 1 to July 31 of each year, and from August 1 to January 31 of the following year (the last day of each operating period shall be referred to as "Settlement Date").</p> <p>Article 37 (Standards for Payment of Asset Management Fees to the Asset Management Company)</p> <p>1. (Omitted)</p> <p>(1) Asset Management Fee I</p> <p>For each operating period of MFLP-REIT, Asset Management Fee I shall be the amount of total assets stated in the balance sheet (limited to that approved by the Board of Directors pursuant to the provisions of the Investment Trusts Act) as at the Settlement Date of the immediately preceding operating period of MFLP-REIT ("Last Settlement Date"), multiplied by a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed an annual rate of 0.1% (calculated on a daily basis based on the actual number of days in the relevant calculation period with 365 days per year; rounded down to the nearest one yen). If MFLP-REIT holds shares of or equity in a corporation holding overseas real estate (hereinafter, "equity related to a corporation holding overseas real estate") as at the Last Settlement Date, and only if the amount equivalent to MFLP-REIT's interest in the overseas real estate, etc. pertaining to such corporation holding overseas real estate (as defined below) has been finalized, the amount of total assets in the above calculation shall be the amount calculated by deducting the amounts of equity related to the corporation holding overseas real estate, monetary claims that MFLP-REIT holds against said corporation holding overseas real estate and bond securities issued by said corporation holding overseas real estate (if any), and adding the amount equivalent to interest in the overseas real estate, etc. as at the Last Settlement Date. The "amount equivalent to interest in the overseas real estate, etc." refers to the amount calculated by taking the amount of total assets of said corporation holding overseas real estate (provided that the amount must be disclosed in MFLP-REIT's financial documents or asset management report as at the Last Settlement Date), which shall be determined based on the figures stated in the latest financial statements of said corporation holding overseas real estate which are available to MFLP-REIT on or before the Settlement Date of the said operating period (provided that such financial statements must be dated before the Last Settlement Date), and converted into Japanese currency equivalent (calculated based on the foreign exchange rate as at the settlement date of the operating period of said financial statements of the corporation holding overseas real estate), then multiplied by percentage of MFLP-REIT's equity interest in the corporation holding overseas real estate as at the last settlement date of said corporation holding overseas real estate.</p> <p>(2) Asset Management Fee II</p> <p>For each operating period of MFLP-REIT, Asset Management Fee II shall be the amount equivalent to the rate (rounded down to the nearest one yen, and zero yen in case of negative value) which is separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 5.5% of the operating income before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes and depreciation on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT ("relevant Settlement Date").</p> <p>(3) Asset Management Fee III</p> <p>For each operating period of MFLP-REIT, Asset</p>	<p>The operating period of MFLP-REIT shall be from February 1 to July 31 of each year, and from August 1 to January 31 of the following year (the last day of each operating period shall be referred to as "Settlement Date"). <u>However, the operating period for the 17th fiscal period shall be from August 1, 2024 to October 31, 2024, and the operating period for the 18th fiscal period shall be from November 1, 2024 to July 31, 2025.</u></p> <p>Article 37 (Standards for Payment of Asset Management Fees to the Asset Management Company)</p> <p>1. (Unchanged)</p> <p>(1) Asset Management Fee I</p> <p>For each operating period of MFLP-REIT, Asset Management Fee I shall be the amount of total assets <u>(less an amount equal to unamortized goodwill)</u> stated in the balance sheet (limited to that approved by the Board of Directors pursuant to the provisions of the Investment Trusts Act) as at the Settlement Date of the immediately preceding operating period of MFLP-REIT ("Last Settlement Date"), multiplied by a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed an annual rate of 0.1% (calculated on a daily basis based on the actual number of days in the relevant calculation period with 365 days per year; rounded down to the nearest one yen). If MFLP-REIT holds shares of or equity in a corporation holding overseas real estate (hereinafter, "equity related to a corporation holding overseas real estate") as at the Last Settlement Date, and only if the amount equivalent to MFLP-REIT's interest in the overseas real estate, etc. pertaining to such corporation holding overseas real estate (as defined below) has been finalized, the amount of total assets in the above calculation shall be the amount calculated by deducting the amounts of equity related to the corporation holding overseas real estate, monetary claims that MFLP-REIT holds against said corporation holding overseas real estate and bond securities issued by said corporation holding overseas real estate (if any), and adding the amount equivalent to interest in the overseas real estate, etc. as at the Last Settlement Date. The "amount equivalent to interest in the overseas real estate, etc." refers to the amount calculated by taking the amount of total assets of said corporation holding overseas real estate (provided that the amount must be disclosed in MFLP-REIT's financial documents or asset management report as at the Last Settlement Date), which shall be determined based on the figures stated in the latest financial statements of said corporation holding overseas real estate which are available to MFLP-REIT on or before the Settlement Date of the said operating period (provided that such financial statements must be dated before the Last Settlement Date), and converted into Japanese currency equivalent (calculated based on the foreign exchange rate as at the settlement date of the operating period of said financial statements of the corporation holding overseas real estate), then multiplied by percentage of MFLP-REIT's equity interest in the corporation holding overseas real estate as at the last settlement date of said corporation holding overseas real estate.</p> <p>(2) Asset Management Fee II</p> <p>For each operating period of MFLP-REIT, Asset Management Fee II shall be the amount equivalent to the rate (rounded down to the nearest one yen, and zero yen in case of negative value) which is separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 5.5% of the operating income <u>(provided, the amount after adding amortization of goodwill)</u> before deducting Asset Management Fees I, II and III, and nondeductible consumption taxes and depreciation on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT ("relevant Settlement Date").</p> <p>(3) Asset Management Fee III</p> <p>For each operating period of MFLP-REIT, Asset</p>

Current Articles of Incorporation	Proposed Amendments
Management Fee III shall be the amount calculated in accordance with the following formula (rounded down to the nearest one yen).	Management Fee III shall be the amount calculated in accordance with the following formula (rounded down to the nearest one yen).

Current Articles of Incorporation	Proposed Amendments
<p>&lt;Formula&gt;  [Pre-tax earnings (provided, the amount after compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT] x EPU x a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 0.001%, whereas:  EPU=A/B  A: Pre-tax earnings (provided, the amount after compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT  B: Number of issued investment units at the relevant Settlement Date</p>	<p>&lt;Formula&gt;  [Pre-tax earnings (provided, the amount after <u>adding amortization of goodwill and deducting gain on negative goodwill, and</u> compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and nondeductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT] x EPU x a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 0.001% <u>(provided, however, that if a relevant operating period falls short of six months or exceeds six months, the rate shall be adjusted by multiplying 0.001% by “183 divided by the actual number of days in the relevant operating period”)</u>, whereas:  EPU=A/B  A: Pre-tax earnings (provided, the amount after <u>adding amortization of goodwill and deducting gain on negative goodwill, and</u> compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT  B: Number of issued investment units at the relevant Settlement Date  <u>If, during the relevant operating period, a split or consolidation of investment units comes into effect and the number of investment units issued increases or decreases as a result, the amount of Asset Management Fee III shall be adjusted by method stipulated below.</u>  i <u>If the investment units of MFLP-REIT are split at a ratio of 1: X, the amount of the Asset Management Fee III for the relevant operating period and each operating period thereafter shall be X times the calculated value of Asset Management Fee III (rounded down to the nearest one yen) according to the above formula (or after adjustments if adjusted as per this adjustment clause).</u>  ii <u>If the investment units of the MFLP-REIT are consolidated at a ratio of Y: 1, the amount of Asset Management Fee III for the relevant operating period and each operating period thereafter shall be 1 times of Y the calculated value of Asset Management Fee III (rounded down to the nearest one yen) according to the above formula (or after adjustments if adjusted as per this adjustment clause).</u></p>
<p>(4) - (7) (Omitted)  2. (Omitted)</p>	<p>(4) - (7) (Unchanged)  2. (Unchanged)</p>
<p>(New)</p>	<p style="text-align: center;"><b>CHAPTER 9</b>  <b>Supplementary Provisions</b></p> <p><b>Article 42 (Effectuation of Amendments)</b></p> <p>1. <u>The amendments to the provisions of Article 6, Paragraph 1, Article 29, Paragraph 3, Article 34, and Article 37, Paragraph 1 of the Articles of Incorporation shall take effect subject to an absorption-type merger taking effect, which is based on the merger agreement dated August 5, 2024 executed between MFLP-REIT and Advance Logistics Investment Corporation, whereby MFLP-REIT will be the surviving corporation and Advance Logistics Investment Corporation will be the dissolving corporation in the merger (the “Merger”). These amendments shall come into effect on the effective date of the Merger. Of the amendments to the provisions of Article 37, Paragraph 1, Item 3 of the Articles of Incorporation, the revision of adding the wording “(provided, however, that if a relevant operating period falls short of six months or exceeds six months, the rate shall be adjusted by multiplying 0.001% by “183 divided by the actual number of days in the relevant operating period”)” shall be applicable starting from the calculation of Asset Management Fee III for the operating period for the 17th fiscal period after Article 34 has been amended.</u></p> <p>2. <u>The provisions of this Chapter shall be eliminated as of the effective date of the Merger and after the amendments become effective in accordance with the preceding paragraph.</u></p>

iii) Forecast for the fiscal period

MFLP-REIT's forecasts for the fiscal period ending October 31, 2024 (August 1, 2024 to October 31, 2024) are as follows:

(% figures denote rate of period-on-period change)

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding distributions in excess of retained earnings)	Distributions in excess of retained earnings per unit	Distributions per unit (including distributions in excess of retained earnings)
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen	Yen
Fiscal period ending October 31, 2024	6,408	–	2,311	–	2,065	–	2,064	–	3,396	1,261	4,657

For the assumptions for these forecasts, please refer to “Forecast Assumptions for the Fiscal Period Ending October 31, 2024 (August 1, 2024 to October 31, 2024)” described on page 11.

Notes:

1. The above forecasts are the current estimations calculated based upon certain assumptions. Future additional acquisitions or sales of real estate, real estate market trends, interest rate fluctuation and other situation surrounding MFLP-REIT may cause differences from the assumptions. As a result, actual operating revenues, operating income, ordinary income, net income, distributions per unit (excluding distributions in excess of retained earnings) and distributions in excess of retained earnings per unit may vary from these forecasts. Furthermore, these forecasts are in no way a guarantee of amounts of distributions or distributions in excess of retained earnings.
2. Monetary amounts have been rounded down to the display unit.
3. The above shows the operating results forecast for the fiscal period ending October 31, 2024 (three months), which is the fiscal period after the amendments to the Articles of Incorporation that are subject to the condition that the Merger takes effect. Since the number of calendar months in the fiscal period is different from that in the previous period, the fiscal period ended July 31, 2024 (February 1, 2024 to July 31, 2024; six months), the period-on-period change is not stated.

Forecast Assumptions for the Fiscal Period Ending October 31, 2024 (August 1, 2024 to October 31, 2024)

Item	Assumptions
Calculation period and effect of the merger	<ul style="list-style-type: none"> <li>Fiscal Period Ending October 31, 2024 (August 1, 2024 to October 31, 2024) (92 days)</li> <li>It is assumed that the proposal to amend the Articles of Incorporation to change the operating period will be approved at the general meeting of unitholders of MFLP-REIT to be held on September 30, 2024, and that the Merger will become effective as of November 1, 2024.</li> </ul>
Investment assets	<ul style="list-style-type: none"> <li>It is assumed that the 30 properties held by MFLP-REIT as of the date of this document (individually or collectively, "Our Current Property(ies)") will not be changed (as there will be no disposition, etc. of Our Current Properties and there will be no acquisition of new properties) until the end of the fiscal period ending October 31, 2024. However, the actual number of investment assets may change due to the acquisition of new properties or the disposition, etc. of Our Current Properties.</li> </ul>
Operating revenues	<ul style="list-style-type: none"> <li>Leasing business revenues related to Our Current Properties are calculated based on lease contracts already executed that are in effect as of July 31, 2024 and other factors, including tenant movements, market trends and other factors.</li> <li>Calculations assume that there will be no gain or loss on sale of real estate, etc.</li> </ul>
Operating expenses	<ul style="list-style-type: none"> <li>Leasing business expenses, which are major operating expenses, other than depreciation have been calculated by taking into consideration changes to expenses, with the historical results used as a benchmark.</li> <li>Depreciation expenses are calculated using the straight-line method. Depreciation is expected to be ¥1,574 million for the fiscal period ending October 31, 2024.</li> <li>Leasing business income (excluding gain on sale of real estate) after the deduction of leasing business expenses (including depreciation) is expected to be ¥3,195 million for the fiscal period ending October 31, 2024.</li> <li>In general, municipal property taxes, city planning taxes and other charges levied on real estate transactions are settled at the time of acquisition by prorating for the period held with the present owner. However, MFLP-REIT includes an amount equivalent to the settled amount in the acquisition costs for the property.</li> <li>Repair expenses for buildings are expected to be ¥145 million for the fiscal period ending October 31, 2024 based on the medium- to long-term repair plan established by the Asset Management Company. However, given the possibility that repair expenses may increase or additional expenses may be incurred due to difficult-to-forecast factors, the actual results may differ significantly from the forecast amount.</li> <li>In connection with the Merger, it is assumed that one-time merger related expenses of ¥187 million for the fiscal period ending October 31, 2024.</li> </ul>
Non-operating expenses	<ul style="list-style-type: none"> <li>Interest expenses, interest expenses on investment corporation bonds and other expenses related to borrowings are expected to be ¥235 million for the fiscal period ending October 31, 2024.</li> <li>Investment corporation bond issuance expenses shall be amortized on a monthly basis over the period starting from the month of issuance to redemption. Amortization of investment corporation bond issuance expenses is expected to be ¥1 million for the fiscal period ending October 31, 2024.</li> <li>Investment unit issuance expenses for the new issue of investment units shall be amortized monthly for a three-year period starting from the month of issuance. Amortization of investment unit issuance expenses is expected to be ¥9 million for the fiscal period ending October 31, 2024.</li> </ul>
Interest-bearing debt	<ul style="list-style-type: none"> <li>It is assumed that total interest-bearing debt will be ¥159,200 million at the end of the fiscal period ending October 31, 2024.</li> <li>The loan-to-value (LTV) ratio is expected to be 41.4% at the end of the fiscal period ending October 31, 2024. The following formula is used to calculate the LTV ratio.  <math display="block">\text{LTV ratio} = \frac{\text{Total interest-bearing debt}}{\text{Total assets}} \times 100</math> </li> </ul>
Investment units	<ul style="list-style-type: none"> <li>It is assumed that the number of investment units issued and outstanding is 608,000 investment units as of the date of this document and there will be no change to the number of investment units by issuing new investment units, etc. through to the end of the fiscal period ending October 31, 2024.</li> <li>Distributions per unit (excluding distributions in excess of retained earnings) and distributions in excess of retained earnings per unit are calculated based on the 608,000 units of the expected total number of investment units issued and outstanding at the end of the fiscal period ending October 31, 2024.</li> </ul>
Distributions per unit (excluding distributions in excess of retained earnings)	<ul style="list-style-type: none"> <li>Distributions per unit (excluding distributions in excess of retained earnings) is calculated in accordance with MFLP-REIT's policy on distribution of cash described in its Articles of Incorporation and assuming that all profits will be distributed.</li> <li>However, distributions per unit (excluding distributions in excess of retained earnings) may change for a variety of reasons, including changes in MFLP-REIT's investment assets, changes in leasing revenues due to tenant movements, etc. and/or the occurrence of unforeseen repairs and maintenance, etc.</li> </ul>

Item	Assumptions
Distributions in excess of retained earnings per unit	<ul style="list-style-type: none"> <li>• Distributions in excess of retained earnings per unit is calculated in accordance with MFLP-REIT's policy on distribution of cash described in its Articles of Incorporation and the asset management guidelines for the asset management company.</li> <li>• MFLP-REIT emphasizes cash flow generated by asset management, such as the leasing of investment assets, excluding gain or loss on sale of real estate. It is MFLP-REIT's policy to calculate the amount distributable, including distributions in excess of retained earnings, up to a maximum of 75% of FFO<sup>(*1)</sup> in principle, and continually distribute the amount that exceeds the amount of distribution of earnings, within a scope where financial stability can be secured and owned assets can be maintained for a long duration of time, as distributions in excess of retained earnings determined based on a comprehensive judgment of the situation (the "continuous distributions in excess of retained earnings"). The amount distributable will be 74% of FFO for the fiscal period ending October 31, 2024. However, the continuous distributions in excess of retained earnings may be terminated given the economic environment, trends in the real estate market or leasing market, the situation surrounding owned assets, the percentage of distributions in excess of retained earnings accounted for in depreciation during MFLP-REIT's applicable operating period<sup>(*2)</sup>, and the situation pertaining to LTV level and retained cash and deposits, among other factors.</li> <li>• In addition to the continuous distributions in excess of retained earnings, in cases where the distribution amount for distributions per unit (including distributions in excess of retained earnings) 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 in order to standardize the amount of the distributions per unit (including distributions in excess of retained earnings). In the fiscal period ending October 31, 2024, a temporary distribution in excess of retained earnings of ¥139 million is assumed due to temporary expenses incurred as a result of the Merger.</li> <li>• 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<sup>(*3)</sup>, 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.</li> <li>• 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<sup>(*4)</sup> exceeds 60% in the event that the above distribution of cash is executed.</li> <li>• The total amount of distributions in excess of retained earnings is expected to be ¥766 million for the fiscal period ending October 31, 2024 based on the above calculation. In addition, we expect to make a distribution in excess of retained earnings of ¥14 million for the fiscal period ending October 31, 2024 as allowance for temporary difference adjustments, which takes into account the impact on distributions of the tax discrepancy in excess of income, but this amount is included in the above ¥766 million.</li> </ul> <p>(*1) FFO is an acronym that stands for funds from operation. It is calculated by adding depreciation for the applicable operating period to net income (excluding profit or loss from the sale of real estate, etc.).</p> <p>(*2) The maximum will be an amount equivalent to 60% of the depreciation for the applicable operating period.</p> <p>(*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.</p> <p>(*4) Appraisal LTV ratio (%) = <math>A/B \times 100</math> (%)  A = Total interest-bearing debt on the applicable accounts settlement date  B = Total assets on the balance sheet 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</p>
Other	<ul style="list-style-type: none"> <li>• It is assumed that there will be no change in legislation, taxation, accounting standards, listing regulations imposed by the Tokyo Stock Exchange, rules and requirements imposed by The Investment Trusts Association, Japan, etc. that will impact the aforementioned forecasts.</li> <li>• It is assumed that there will be no unforeseen material changes in general economic trends, real estate market conditions, etc.</li> </ul>

(2) Investment Risk

The following risk is added to “Investment risk” in the latest securities report (submitted on April 25, 2024).

Risk associated to the merger with ADL, etc.

MFLP-REIT and ADL resolved to conduct the Merger with November 1, 2024 as the effective date, at their respective Board of Directors’ Meeting held on August 5, 2024, and executed the Merger Agreement as of August 5, 2024. However, in order for the Merger to take effect, the requirement of approval at the general meeting of unitholders of Each REIT and other conditions need to be satisfied. If the Merger is not executed for any reason whatsoever, the unit price of MFLP-REIT may decline, or this may have an adverse impact on MFLP-REIT’s revenues and others, and as a result, unitholders may receive damage.

Even if the Merger is executed, there is no guarantee that synergistic effects expected from the Merger will be realized, and assumed profit may not be obtained, and MFLP-REIT’s financial position and others may be adversely affected in association with assets under management and liabilities succeeded through the Merger. Consequently, unitholders may receive damage.



## 2. Financial Statements

### (1) Balance Sheets

(Thousands of yen)

	15th period (As of January 31, 2024)	16th period (As of July 31, 2024)
<b>Assets</b>		
Current assets		
Cash and deposits	703,770	381,786
Cash and deposits in trust	8,371,276	8,238,051
Operating accounts receivable	58,740	331,060
Prepaid expenses	102,536	108,434
Consumption taxes receivable	–	474,920
Other	9,138	3,521
Total current assets	9,245,462	9,537,774
Non-current assets		
Property and equipment		
Buildings in trust	192,609,798	204,927,088
Accumulated depreciation	(22,016,098)	(24,882,025)
Buildings in trust, net	170,593,699	180,045,062
Structures in trust	6,108,246	6,456,763
Accumulated depreciation	(2,079,269)	(2,328,612)
Structures in trust, net	4,028,976	4,128,151
Machinery and equipment in trust	4,244,208	4,318,951
Accumulated depreciation	(1,641,757)	(1,788,826)
Machinery and equipment in trust, net	2,602,450	2,530,125
Vehicles and transport equipment in trust	4,274	4,274
Accumulated depreciation	(3,107)	(3,224)
Vehicles and transport equipment in trust, net	1,167	1,049
Tools, furniture and fixtures in trust	127,868	136,629
Accumulated depreciation	(46,102)	(55,145)
Tools, furniture and fixtures in trust, net	81,765	81,484
Land in trust	172,021,268	187,125,473
Construction in progress in trust	39,794	8,540
Total property and equipment	349,369,123	373,919,887
Intangible assets		
Land leasehold rights in trust	2,061,878	2,303,362
Software	640	465
Total intangible assets	2,062,518	2,303,827
Investments and other assets		
Lease and guarantee deposits	50,518	68,468
Long-term prepaid expenses	294,620	267,904
Deferred tax assets	20	17
Other	1,050	1,050
Total investments and other assets	346,209	337,440
Total non-current assets	351,777,850	376,561,155
Deferred assets		
Investment unit issuance expenses	50,117	31,617
Investment corporation bond issuance costs	33,960	31,779
Total deferred assets	84,077	63,397
<b>Total assets</b>	<b>361,107,391</b>	<b>386,162,327</b>

(Thousands of yen)

	15th period (As of January 31, 2024)	16th period (As of July 31, 2024)
<b>Liabilities</b>		
Current liabilities		
Operating accounts payable	704,817	604,645
Short-term loans payable	600,000	2,000,000
Current portion of long-term loans payable	9,600,000	6,600,000
Accounts payable	1,313,427	1,423,997
Accrued expenses	11,798	12,664
Income taxes payable	1,023	973
Accrued consumption taxes	227,504	–
Advances received	2,006,290	2,098,674
Other	358	1,237
Total current liabilities	14,465,221	12,742,192
Non-current liabilities		
Investment corporation bonds	5,000,000	5,000,000
Long-term loans payable	116,100,000	143,100,000
Tenant leasehold and security deposits in trust	7,754,113	8,425,098
Asset retirement obligations	–	158,717
Other	6,795	5,523
Total non-current liabilities	128,860,909	156,689,339
Total liabilities	143,326,131	169,431,531
<b>Net assets</b>		
Unitholders' capital		
Unitholders' capital	218,093,898	218,093,898
Deduction from unitholders' capital		
Allowance for temporary difference adjustments	*2 (6,336)	*2 (28,832)
Other deduction from unitholders' capital	(4,712,659)	(5,693,971)
Total deduction from unitholders' capital	(4,718,995)	(5,722,803)
Unitholders' capital, net	213,374,902	212,371,094
Retained earnings		
Unappropriated retained earnings (undisposed loss)	4,406,357	4,359,700
Total retained earnings	4,406,357	4,359,700
Total unitholders' equity	217,781,260	216,730,795
Total net assets	*3 217,781,260	*3 216,730,795
Total liabilities and net assets	361,107,391	386,162,327

## (2) Statements of Income

(Thousands of yen)

	15th period (From August 1, 2023 to January 31, 2024)		16th period (From February 1, 2024 to July 31, 2024)	
<b>Operating revenues</b>				
Property-related revenues	*1	11,138,167	*1	11,820,017
Other revenues related to property leasing	*1	707,350	*1	593,392
Total operating revenues		11,845,517		12,413,410
<b>Operating expenses</b>				
Property-related expenses	*1	5,849,502	*1	6,202,441
Asset management fee		1,129,442		1,140,767
Asset custody fee		17,500		18,055
Administrative service fees		24,014		23,998
Directors' compensations		6,600		6,600
Audit fee		11,000		11,000
Merger expenses		–		118,164
Other operating expenses		68,623		71,206
Total operating expenses		7,106,683		7,592,234
Operating income		4,738,834		4,821,176
<b>Non-operating income</b>				
Interest income		36		41
Insurance income		5,922		–
Compensation income	*2	25,095		–
Interest on refund		2,140		–
Reversal of distributions payable		606		784
Refund of property taxes		–		466
Other		0		0
Total non-operating income		33,801		1,292
<b>Non-operating expenses</b>				
Interest expenses		299,187		411,599
Interest expenses on investment corporation bonds		15,829		15,570
Amortization of investment corporation bond issuance costs		2,205		2,181
Amortization of investment unit issuance expenses		23,411		18,499
Offering costs associated with issuance of investment units		13,737		–
Borrowing related expenses		7,561		6,415
Other		3,672		7,701
Total non-operating expenses		365,604		461,967
Ordinary income		4,407,031		4,360,501
Income before income taxes		4,407,031		4,360,501
Income taxes - current		1,028		979
Income taxes - deferred		5		2
Total income taxes		1,034		982
Net income		4,405,997		4,359,519
Retained earnings brought forward		359		181
Unappropriated retained earnings (undisposed loss)		4,406,357		4,359,700

## (3) Statements of Changes in Net Assets

15th period (From August 1, 2023 to January 31, 2024)

(Thousands of yen)

	Unitholders' capital				
	Unitholders' capital				
	Unitholders' capital	Deduction from unitholders' capital			Unitholders' capital, net
Allowance for temporary difference adjustments		Other deduction from unitholders' capital	Total deduction from unitholders' capital		
Balance at beginning of period	203,299,818	–	(3,907,987)	(3,907,987)	199,391,830
Changes of items during period					
Issuance of new investment units	14,794,080				14,794,080
Distributions in excess of earnings from allowance for temporary difference adjustments		(6,336)		(6,336)	(6,336)
Other distribution in excess of earnings			(804,672)	(804,672)	(804,672)
Dividends of earnings					
Net income					
Total changes of items during period	14,794,080	(6,336)	(804,672)	(811,008)	13,983,072
Balance at end of period	218,093,898	(6,336)	(4,712,659)	(4,718,995)	213,374,902

(Thousands of yen)

	Unitholders' capital			
	Retained earnings		Total unitholders' equity	Total net assets
	Unappropriated retained earnings (undisposed loss)	Total retained earnings		
Balance at beginning of period	4,260,455	4,260,455	203,652,286	203,652,286
Changes of items during period				
Issuance of new investment units			14,794,080	14,794,080
Distributions in excess of earnings from allowance for temporary difference adjustments			(6,336)	(6,336)
Other distribution in excess of earnings			(804,672)	(804,672)
Dividends of earnings	(4,260,096)	(4,260,096)	(4,260,096)	(4,260,096)
Net income	4,405,997	4,405,997	4,405,997	4,405,997
Total changes of items during period	145,901	145,901	14,128,973	14,128,973
Balance at end of period	4,406,357	4,406,357	217,781,260	217,781,260

16th period (From February 1, 2024 to July 31, 2024)

(Thousands of yen)

	Unitholders' capital				
	Unitholders' capital				
	Unitholders' capital	Deduction from unitholders' capital			Unitholders' capital, net
Allowance for temporary difference adjustments		Other deduction from unitholders' capital	Total deduction from unitholders' capital		
Balance at beginning of period	218,093,898	(6,336)	(4,712,659)	(4,718,995)	213,374,902
Changes of items during period					
Distributions in excess of earnings from allowance for temporary difference adjustments		(22,496)		(22,496)	(22,496)
Other distribution in excess of earnings			(981,312)	(981,312)	(981,312)
Dividends of earnings					
Net income					
Total changes of items during period	-	(22,496)	(981,312)	(1,003,808)	(1,003,808)
Balance at end of period	218,093,898	(28,832)	(5,693,971)	(5,722,803)	212,371,094

(Thousands of yen)

	Unitholders' capital			Total net assets
	Retained earnings		Total unitholders' equity	
	Unappropriated retained earnings (undisposed loss)	Total retained earnings		
Balance at beginning of period	4,406,357	4,406,357	217,781,260	217,781,260
Changes of items during period				
Distributions in excess of earnings from allowance for temporary difference adjustments			(22,496)	(22,496)
Other distribution in excess of earnings			(981,312)	(981,312)
Dividends of earnings	(4,406,176)	(4,406,176)	(4,406,176)	(4,406,176)
Net income	4,359,519	4,359,519	4,359,519	4,359,519
Total changes of items during period	(46,656)	(46,656)	(1,050,464)	(1,050,464)
Balance at end of period	4,359,700	4,359,700	216,730,795	216,730,795

## (4) Statements of Cash Distributions

(Yen)

	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
I Unappropriated retained earnings	4,406,357,351	4,359,700,791
II Distributions in excess of retained earnings	1,003,808,000	1,242,752,000
Of which: Allowance for temporary difference adjustments	22,496,000	28,576,000
Of which: Other deduction from unitholders' capital	981,312,000	1,214,176,000
III Distributions	5,409,984,000	5,602,112,000
(Distribution per unit)	(8,898)	(9,214)
Of which: Distribution of earnings	4,406,176,000	4,359,360,000
(Of which: Distribution of earnings per unit)	(7,247)	(7,170)
Of which: Allowance for temporary difference adjustments	22,496,000	28,576,000
(Of which: Distribution in excess of retained earnings per unit (related to allowance for temporary difference adjustments))	(37)	(47)
Of which: Other distribution in excess of retained earnings	981,312,000	1,214,176,000
(Of which: Distribution in excess of retained earnings per unit (related to other distributions in excess of retained earnings))	(1,614)	(1,997)
IV Retained earnings carried forward	181,351	340,791

<p>Method of calculating distribution amount</p>	<p>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.</p> <p>Based on this policy, for the fiscal period ended January 31, 2024, MFLP-REIT declared a distribution amount of ¥4,406,176,000, which is the maximum value of the integral multiple of the total number of investment units issued and outstanding at the end of the period in amounts not in excess of unappropriated retained earnings.</p> <p>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 of the tax discrepancy in excess of income associated with the amortization of fixed-term land leasehold rights in trust on distributions.</p> <p>Based on this policy, for the fiscal period ended January 31, 2024, of ¥1,003,808,000, which is calculated as being almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,406,176,000 from ¥5,410,452,502 or 72% of FFO (funds from operation), MFLP-REIT declared the distribution of ¥981,312,000 as distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes), and the distribution of ¥22,496,000, which is almost equivalent to the amortization of fixed-term land leasehold rights in trust for the fiscal period under review, as the tax discrepancy in excess of income (allowance for temporary difference adjustments).</p>	<p>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.</p> <p>Based on this policy, for the fiscal period ended July 31, 2024, MFLP-REIT declared a distribution amount of ¥4,359,360,000, which is the maximum value of the integral multiple of the total number of investment units issued and outstanding at the end of the period in amounts not in excess of unappropriated retained earnings.</p> <p>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 of the tax discrepancy in excess of income associated with the expenses related to asset retirement obligations and the amortization of fixed-term land leasehold rights in trust on distributions. In addition, in cases where the distribution amount for distributions per unit is expected to temporarily decline by a certain degree, a temporary distribution of cash in excess of retained earnings may be executed for the purpose of maintaining the stability of the distribution level.</p> <p>Based on this policy, for the fiscal period ended July 31, 2024, of ¥1,229,376,000, which is calculated as being almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,359,360,000 from ¥5,589,191,958 or 73% of FFO (funds from operation), MFLP-REIT declared the distribution of ¥1,200,800,000 as distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes), and the distribution of ¥28,576,000, which is almost equivalent to the expenses related to asset retirement obligations and the amortization of fixed-term land leasehold rights in trust for the fiscal period under review, as the tax discrepancy in excess of income (allowance for temporary difference adjustments). In addition, due to a temporary decrease in distribution per unit resulting from expenditures of merger-related expenses during the fiscal period under review, MFLP-REIT decided to distribute ¥13,376,000 as a temporary distribution of cash in excess of retained earnings (return of capital applicable to</p>
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	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
		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.



## (5) Statements of Cash Flows

(Thousands of yen)

	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
<b>Cash flows from operating activities</b>		
Income before income taxes	4,407,031	4,360,501
Depreciation and amortization	3,108,694	3,297,082
Amortization of investment corporation bond issuance costs	2,205	2,181
Amortization of investment unit issuance expenses	23,411	18,499
Interest income	(36)	(41)
Interest expenses	315,016	427,170
Insurance income	(5,922)	–
Compensation income	(25,095)	–
Decrease (increase) in operating accounts receivable	135,262	(272,320)
Decrease (increase) in prepaid expenses	(87,538)	(5,897)
Decrease (increase) in long-term prepaid expenses	(283,096)	26,716
Decrease (increase) in consumption taxes receivable	1,143,742	(474,920)
Increase (decrease) in accrued consumption taxes	227,504	(227,504)
Increase (decrease) in operating accounts payable	338,911	(241,153)
Increase (decrease) in accounts payable	29,660	70,929
Increase (decrease) in advances received	73,079	92,383
Other, net	(2,235)	(281)
Subtotal	9,400,594	7,073,345
Interest income received	36	41
Interest expenses paid	(314,825)	(426,305)
Insurance income received	417	5,504
Compensation income received	25,095	–
Income taxes paid	(1,140)	(1,029)
Net cash provided by (used in) operating activities	9,110,178	6,651,557
<b>Cash flows from investing activities</b>		
Purchase of property and equipment in trust	(12,554,431)	(27,482,726)
Purchase of intangible assets in trust	(1,490,553)	(266,892)
Repayments of tenant leasehold and security deposits in trust	(44,692)	(52,159)
Proceeds from tenant leasehold and security deposits in trust	313,010	723,145
Payments for lease and guarantee deposits	(13,576)	(17,950)
Net cash provided by (used in) investing activities	(13,790,243)	(27,096,583)
<b>Cash flows from financing activities</b>		
Proceeds from short-term loans payable	11,100,000	15,600,000
Repayments of short-term loans payable	(15,000,000)	(14,200,000)
Proceeds from long-term loans payable	4,000,000	30,600,000
Repayments of long-term loans payable	(4,000,000)	(6,600,000)
Payments for investment corporation bond issuance costs	(104)	–
Proceeds from issuance of investment units	14,768,846	(1,003)
Payment of distribution of earnings	(4,260,283)	(4,405,645)
Payment of distribution in excess of retained earnings	(810,970)	(1,003,534)
Net cash provided by (used in) financing activities	5,797,487	19,989,816

(Thousands of yen)

	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
Net increase (decrease) in cash and cash equivalents	1,117,423	(455,209)
Cash and cash equivalents at beginning of period	7,957,623	9,075,047
Cash and cash equivalents at end of period	9,075,047	8,619,837

(6) Notes to Going Concern Assumption

Not applicable.

(7) Notes to Significant Accounting Policies

1. Method of depreciation and amortization of non-current assets	<p>(1) Property and equipment (including those in trust)</p> <p>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:</p> <table border="0"><tr><td>Buildings:</td><td>2 to 59 years</td></tr><tr><td>Structures:</td><td>8 to 50 years</td></tr><tr><td>Machinery and equipment:</td><td>8 to 17 years</td></tr><tr><td>Vehicles:</td><td>4 to 7 years</td></tr><tr><td>Tools, furniture and fixtures:</td><td>3 to 15 years</td></tr></table> <p>(2) Intangible assets (including those in trust)</p> <p>Amortization of intangible assets is calculated using the straight-line method over the estimated useful lives.</p> <p>Amortization of software for internal use is calculated using the straight-line method over the estimated useful lives of five years at MFLP-REIT.</p> <p>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.</p>	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
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										
2. Accounting method for deferred assets	<p>(1) Investment unit issuance expenses</p> <p>Investment unit issuance expenses are amortized using the straight-line method over a three-year period.</p> <p>(2) Investment corporation bond issuance costs</p> <p>Investment corporation bond issuance costs are amortized using the straight-line method over the period until maturity.</p>										
3. Recognition of revenues and expenses	<p>(1) Recognition standard for revenues</p> <p>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.</p> <p>(i) Utilities charges</p> <p>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 presented under "other revenues related to property leasing" in the statements of income, and in the breakdown of "other revenues related to property leasing" provided in [Notes to Statements of Income] they are presented as "utilities charges."</p> <p>(2) Taxes on property and equipment</p> <p>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.</p> <p>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 in the initial year borne by the investment corporation is capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses.</p> <p>The amount equivalent to property-related taxes capitalized as the acquisition cost for real estate, etc. for the 15th period was ¥28,073 thousand, and the amount equivalent to property-related taxes capitalized as the acquisition cost for real estate, etc. for the 16th period was ¥127,772 thousand.</p>										
4. Scope of cash and cash equivalents in the statements of cash flows	<p>Cash and cash equivalents in the statements of cash flows 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.</p>										

5. Other information for preparation of financial statements	<p>Trust beneficiary interests in real estate</p> <p>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.</p> <p>The following material items of the assets in trust recorded in the relevant account items are separately presented in the accompanying balance sheets.</p> <p>i) Cash and deposits in trust  ii) 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  iii) Tenant leasehold and security deposits in trust</p>
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(Additional Information)

[Notes to Provision and Reversal of Allowance for Temporary Difference Adjustments]

15th period (From August 1, 2023 to January 31, 2024)

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

(Thousands of yen)

Related assets, etc.	Reason for provision of allowance	Allowance for temporary difference adjustments
Fixed-term land leasehold rights in trust	Occurrence of amortization of land leasehold rights	22,496

2. Specific method of reversal

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

16th period (From February 1, 2024 to July 31, 2024)

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

(Thousands of yen)

Related assets, etc.	Reason for provision of allowance	Allowance for temporary difference adjustments
Buildings in trust and fixed-term land leasehold rights in trust	Occurrence of the expenses related to asset retirement obligations and amortization of land leasehold rights	28,576

2. Specific method of reversal

Item	Method of reversal
Buildings in trust and fixed-term land leasehold rights in trust	The amount to be treated will be reversed at the time of sale, etc.

(8) Notes to Financial Statements

[Notes to Balance Sheets]

1. Commitment line contracts

MFLP-REIT had the commitment line contracts with two banks.

(Thousands of yen)

	15th period (As of January 31, 2024)	16th period (As of July 31, 2024)
Total amount of commitment line contracts	10,000,000	8,000,000
Loans executed	-	-
Unused line of credit	10,000,000	8,000,000

\*2. Allowance for temporary difference adjustments

15th period (From August 1, 2023 to January 31, 2024)

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

(Thousands of yen)

Related assets, etc.	Reason for provision of allowance	Initial amount	Balance at beginning of period	Amount of provision for the period	Amount of reversal for the period	Balance at end of period	Reason for reversal of allowance
Fixed-term land leasehold rights in trust	Occurrence of amortization of land leasehold rights	6,336	–	6,336	–	6,336	–

2. Specific method of reversal

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

16th period (From February 1, 2024 to July 31, 2024)

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

(Thousands of yen)

Related assets, etc.	Reason for provision of allowance	Initial amount	Balance at beginning of period	Amount of provision for the period	Amount of reversal for the period	Balance at end of period	Reason for reversal of allowance
Fixed-term land leasehold rights in trust	Occurrence of amortization of land leasehold rights	28,832	6,336	22,496	–	28,832	–

2. Specific method of reversal

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

\*3. Minimum net assets as required by the Article 67, Paragraph 4 of the Investment Trust Act

(Thousands of yen)

	15th period (As of January 31, 2024)	16th period (As of July 31, 2024)
	50,000	50,000

[Notes to Statements of Income]

\*1. Components of operating income from property leasing

	(Thousands of yen)			
	15th period (From August 1, 2023 to January 31, 2024)		16th period (From February 1, 2024 to July 31, 2024)	
A. Property leasing business revenues				
Property-related revenues				
Rental revenues	10,587,529		11,253,769	
Common area charges	550,637	11,138,167	566,247	11,820,017
Other revenues related to property leasing				
Utilities charges	594,090		478,280	
Parking lots	54,120		55,169	
Others	59,139	707,350	59,943	593,392
Total property leasing business revenues		11,845,517		12,413,410
B. Property leasing business expenses				
Property-related expenses				
Outsourcing service expenses	737,278		789,220	
Utilities expenses	558,039		480,688	
Repair expenses	153,745		180,438	
Land rent	79,817		99,081	
Taxes and dues	1,052,941		1,167,132	
Depreciation and amortization	3,108,519		3,296,907	
Others	159,161		188,971	
Total property leasing business expenses		5,849,502		6,202,441
C. Operating income from property leasing [A-B]		5,996,015		6,210,968

\*2. Compensation income

15th period (From August 1, 2023 to January 31, 2024)

MFLP-REIT recorded compensation income of ¥25,095 thousand that was received in relation to the correction of deficiencies found at some logistics facilities.

16th period (From February 1, 2024 to July 31, 2024)

Not applicable.

[Notes to 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)	
	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
Carrying amount		
Balance at beginning of period	340,519,995	351,391,206
Changes during the period	10,871,211	24,823,502
Balance at end of period	351,391,206	376,214,708
Balance at end of period	432,010,000	461,810,000

Notes:

- The carrying amount represents acquisition cost less accumulated depreciation.
- Changes in the carrying amount during the 15th period consisted of the increase mainly attributable to acquisition of trust beneficiary interests in real estate for two properties (¥13,811,192 thousand), and the decrease mainly attributable to depreciation and amortization (¥3,108,519 thousand). Changes in the carrying amount during the 16th period consisted of the increase mainly attributable to acquisition of trust beneficiary interests in real estate for four properties (¥27,767,868 thousand), and the decrease mainly attributable to depreciation and amortization (¥3,296,907 thousand).

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 [Notes to Statements of Income].

[Notes to Revenue Recognition]

15th period (From August 1, 2023 to January 31, 2024)

Information on disaggregation of revenues from contracts with customers

For information on disaggregation of revenues from contracts with customers, please refer to “\*1. Components of operating income from property leasing” under [Notes to Statements of Income].

Note that revenues based on ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” are included in “\*1. Components of operating income from property leasing.” Revenues from contracts with customers are primarily “utilities charges.”

16th period (From February 1, 2024 to July 31, 2024)

Information on disaggregation of revenues from contracts with customers

For information on disaggregation of revenues from contracts with customers, please refer to “\*1. Components of operating income from property leasing” under [Notes to Statements of Income].

Note that revenues based on ASBJ Statement No. 13 “Accounting Standard for Lease Transactions” are included in “\*1. Components of operating income from property leasing.” Revenues from contracts with customers are primarily “utilities charges.”

[Notes to Segment and Related Information]

1. Segment Information

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

2. Related information

15th period (From August 1, 2023 to January 31, 2024)

(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 from which revenue makes up 10% or more of the total operating revenues.

16th period (From February 1, 2024 to July 31, 2024)

(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 from which revenue makes up 10% or more of the total operating revenues.



[Notes to Per Unit Information]

	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
Net assets per unit	¥358,192	¥356,465
Net income per unit	¥7,264	¥7,170

Notes:

1. 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.
2. The basis for calculating net income per unit is as follows:

	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
Net income (thousands of yen)	4,405,997	4,359,519
Amount not attributable to common unitholders (thousands of yen)	—	—
Net income attributable to common investment units (thousands of yen)	4,405,997	4,359,519
Average number of investment units for the period (units)	606,492	608,000

[Notes to Significant Subsequent Events]

Execution of the merger agreement between MFLP-REIT and ADL

Each REIT decided to conduct the Merger at their respective Board of Directors' Meeting held on August 5, 2024, as described below, and executed the Merger Agreement as of August 5, 2024.

(A) Purpose of the Merger

Looking at the Japanese economy, while being impacted by the sluggish pace of recovery of the global economy, its growth in exports and corporate activity has contributed to a gentle recovery trend since the convergence of the novel coronavirus disease (COVID-19). On the other hand, although the Bank of Japan has been normalizing its monetary policy as economic and social activities recover, in the foreign exchange market, the yen has been weakening against the backdrop of widening real interest rate differentials, and the current market environment remains uncertain due to inflation, currency depreciation, and concerns about rising interest rates. In such environment, the current J-REIT market of Tokyo Stock Exchange continues to be unstable, due to concerns about the ability to cope with inflation, such as rent increases, and rising long-term interest rates.

Each REIT has managed their properties by taking advantage of their respective characteristics, aiming to secure stable earnings and steady growth of assets under management over the medium to long term. At the same time, however, they are aware of common challenges. In other words, Each REIT recognizes the issues that expected yields on advanced logistics facilities, the main investment targets, remain low due to their scarcity and high liquidity, and that opportunities for large-scale property acquisitions through public offerings are limited, coupled with deteriorating J-REIT market conditions against a backdrop of concerns over rising interest rates due to changes in the Bank of Japan's monetary policy.

Under these circumstances, MFLP-REIT and ADL have agreed to begin discussions regarding the Merger in March 2024, and have carefully considered the Merger, as a measure to address these issues and to contribute to the continuous growth of unitholder value in respect of each of MFLP-REIT and ADL. As a result, Each REIT reached the common understanding that the Merger is the best measure to contribute to the growth of unitholder value in respect of each of MFLP-REIT and ADL and entered into the Merger Agreement on August 5, 2024. Each REIT considers that the Merger has the following rationale:

(i) Expanded asset size to elevate market presence

As a result of the Merger, the asset size after the Merger (Note) will increase to 49 properties and ¥576.5 billion ((anticipated) acquisition price basis), and its presence in the J-REIT market will be enhanced. Furthermore, investment unit liquidity will be improved due to the expansion of asset size. While the J-REIT market is currently in a slump, making external growth difficult, the Merger will realize rapid expansion of the asset size and achieve MFLP's medium-term asset size target of ¥500 billion. We will continue to aim for continuous external growth that contributes to the enhancement of unitholder value and aim for sustainable growth as a representative of dedicated logistics J-REIT.

Note:

MFLP is scheduled to acquire three properties (total anticipated acquisition price: ¥10,763 million) on November 1, 2024, the effective date of the Merger, subject to the Merger taking effect. The above asset size is the figure after the acquisition of the said assets.

(ii) Better stability resulting from advances in portfolio diversification

With the expansion of the number of properties through the Merger, portfolio diversification will progress, and income stability will improve. After the Merger, the top 5 property ratio ((anticipated) acquisition price basis) will decrease from MFLP-REIT 34.7% and ADL 72.9% to 30.3% and the top 5 tenant ratio (leased area basis) will also remain low from MFLP-REIT 27.4% and ADL 70.7% to 29.8% due to the Merger, thus improving the stability of income.

(iii) Dual sponsorship structure with comprehensive developer and general trading company

Sponsor support will be strengthened by the dual sponsorship structure consisting of Mitsui Fudosan, a comprehensive developer, and ITOCHU Group, a general trading company. We will maintain our focus on quality by incorporating, through the Merger, the dual brands of Mitsui Fudosan Logistics Park and i Missions Park, which denote advanced logistics facilities, and aim to enhance unitholder value by external and internal growth through further strengthening of property pipeline supply capability and leasing capability by maximally leveraging both sponsors' platforms and networks.

(B) Effective date of the Merger

November 1, 2024 (scheduled)

(C) Form of the Merger

MFLP-REIT will be the surviving corporation under an absorption-type merger (*kyushu gappei*) and ADL will be dissolved in the Merger.

(D) Allocation of investment units under the Merger

	MFLP-REIT (Surviving corporation in the absorption-type merger)	ADL (Dissolving corporation in the absorption-type merger)
Allocation of investment units under the Merger	1	1.168
		(Reference) Before the Split of Investment Units 0.292

Note:

1. The number of new MFLP-REIT investment units to be issued as a result of the Merger: 787,699 units (planned)
2. MFLP-REIT plans to split one investment unit into four investment units with October 31, 2024 as the record date for the split of investment units and November 1, 2024 as the effective date of the split (the "Split of Investment Units"); the merger ratio shown above and the number of the new investment units MFLP-REIT will allocate and deliver are subject to the Split of Investment Units taking effect. The merger ratio before considering the Split of Investment Units would be MFLP-REIT 1: ADL 0.292.
3. Fractions of less than one unit will be generated for the number of investment units to be allotted to the unitholders of ADL through the allotment of 1.168 units of MFLP-REIT per unit of ADL. These fractional units will be sold through a market transaction in accordance with statutory provisions, and the proceeds from the sale will be delivered to the unitholders who hold fractions, in proportion to the size of their fractional holding.

(E) Split of investment units

MFLP-REIT plans to split one investment unit into four investment units with October 31, 2024 as the record date for the split of investment units and November 1, 2024 as the effective date of the split; the merger ratio shown above and the number of the new investment units MFLP-REIT will allocate and deliver are subject to the Split of Investment Units taking effect.

The Merger will be performed by way of an absorption-type merger with MFLP-REIT as the surviving corporation, and the merger ratio before considering the Split of Investment Units would be MFLP-REIT 1: ADL 0.292. However, with this merger ratio, 0.292 MFLP-REIT investment units will be allotted to every ADL investment unit, resulting in a large number of ADL unitholders that will receive MFLP-REIT investment units of less than one unit. For this reason, in order to enable the ADL unitholders to continue to hold MFLP-REIT investment units after the Merger, we decided to split MFLP-REIT investment units at a ratio of four investment units per one investment unit, for the purpose of providing at least one MFLP-REIT investment unit to all ADL unitholders. As a result of the Split of Investment Units, ADL unitholders will be allotted 1.168 MFLP-REIT investment units after the Split of Investment Units for each ADL investment unit as described in (D) above.

Number of Investment Units to be Increased by the Split of Investment Units is as follows:

(i) Total number of outstanding investment units before the Split of Investment Units	608,000 units
(ii) Number of investment units to be increased by the Split of Investment Units	1,824,000 units
(iii) Total number of outstanding investment units after the Split of Investment Units	2,432,000 units
(iv) Total number of outstanding MFLP-REIT investment units after the Merger	3,219,699 units (Note 1)
(v) Total number of authorized investment units after the Split of Investment Units and the Merger	32,000,000 units (Note 2)

Notes:

1. The number under the assumption that, in connection with the Merger, 1.168 MFLP-REIT investment units following the Split of Investment Unit would be allocated to every ADL investment unit with respect to all outstanding ADL investment units (674,400 units) as of the date of this document
2. The current total number of authorized MFLP-REIT investment units is 8,000,000 units. However, in connection with the Split of Investment Units, the Articles of Incorporation of MFLP-REIT will be partially amended, and the total number of authorized investment units will be changed as of the effective date of the Merger.

(F) Impact on per unit information for MFLP-REIT

The per-unit information for the fiscal period under review, assuming that the split of investment units had been implemented at the beginning of the fiscal period under review, is as follows:

(i) Net assets per unit:	¥89,116
(ii) Net income per unit:	¥1,792

(G) Payment upon the Merger

Instead of cash distributions to the unitholders of ADL for ADL's final fiscal period ending on the day immediately prior to the effective date of the Merger, MFLP-REIT will, within a reasonable period after the effective date of the Merger, make a cash distribution to the unitholders listed or recorded on the final unitholders register of ADL as of the day immediately prior to the effective date of the Merger (excluding the unitholders of ADL who have demanded the purchase of their investment units pursuant to the provisions of Article 149-3 of the Investment Trust Act (excluding unitholders who have withdrawn such demand for purchase)) (the "Allotted Unitholders"), in an amount equivalent to the cash distributions for the fiscal period (the payment will be the amount of distributable profit of ADL as of the day immediately prior to the effective date of the Merger divided by the number of investment units that is obtained by deducting (a) the number of investment units held by the unitholders other than the Allotted Unitholders from (b) the number of investment units issued and outstanding of ADL, as of the day immediately prior to the effective date of the Merger (such calculated amount being rounded down to the nearest whole yen)).

(H) Summary of the immediately preceding fiscal period (ended February 2024) of the dissolving corporation in the absorption-type merger (ADL)

Description of business	To invest assets mainly in the specified assets as defined in the Investment Trust Act
Operating revenues	¥3,728 million
Net income	¥1,661 million
Assets	¥135,180 million
Liabilities	¥60,873 million
Net assets	¥74,307 million

**Reference Information**

(A) Execution of an absorption-type company split agreement by the Asset Management Company

Concurrently with the Merger, the Asset Management Company and ITOCHU REIT Management Co., Ltd. ("IRM"), the asset management company to which ADL entrusts its asset management, at the Board of Directors' Meeting held on August 5, 2024, respectively resolved to undertake an absorption-type company split, with November 1, 2024 as the effective date of the absorption-type company split, whereby the Asset Management Company that is to be the successor company in the absorption-type company split will take over the asset management business related to logistics facilities etc., which is entrusted to IRM by ADL, from IRM that is to be the splitting company in the absorption-type company split (the "Company Split"), and the Asset Management Company and IRM entered into an absorption-type company split agreement on August 5, 2024.

As a result of the Merger and the Company Split, IRM will become a shareholder of the Asset Management Company (holding 23% of the voting rights), the Asset Management Company will be entrusted by MFLP-REIT (MFLP-REIT after the Merger between MFLP-REIT and ADL) to manage assets.

(B) Partial amendments to the Articles of Incorporation of MFLP-REIT

MFLP-REIT plans to propose partial amendments to the Articles of Incorporation at the general meeting of unitholders scheduled to be held on September 30, 2024 (the "General Meeting of Unitholders").

<Planned partial amendments to the Articles of Incorporation>

(The underlined sections indicate amendments.)

Current Articles of Incorporation	Proposed Amendments
Article 6 (Total Number of Issuable Investment Units) 1. The total number of issuable investment units of MFLP-REIT shall be <u>8</u> million units. 2 - 3. (Omitted)	Article 6 (Total Number of Issuable Investment Units) 1. The total number of issuable investment units of MFLP-REIT shall be <u>32</u> million units. 2 - 3. (Unchanged)
Article 29 (Types, Purposes, and Scope of Assets Targeted for Asset Management) 1 - 2. (Omitted) 3. (Omitted) (1) - (11) (Omitted) (New) <u>(12)</u> Other rights that may be necessary or useful to acquire in connection with investments in real estate-related assets. 4 - 5. (Omitted)	Article 29 (Types, Purposes, and Scope of Assets Targeted for Asset Management) 1 - 2. (Unchanged) 3. (Unchanged) (1) - (11) (Unchanged) <u>(12)</u> Investments set forth under the Shinkin Bank Act <u>(13)</u> Other rights that may be necessary or useful to acquire in connection with investments in real estate-related assets. 4 - 5. (Unchanged)

Current Articles of Incorporation	Proposed Amendments
<p>Article 34 (Settlement Date)</p> <p>The operating period of MFLP-REIT shall be from February 1 to July 31 of each year, and from August 1 to January 31 of the following year (the last day of each operating period shall be referred to as “Settlement Date”).</p>	<p>Article 34 (Settlement Date)</p> <p>The operating period of MFLP-REIT shall be from February 1 to July 31 of each year, and from August 1 to January 31 of the following year (the last day of each operating period shall be referred to as “Settlement Date”). <u>However, the operating period for the 17th fiscal period shall be from August 1, 2024 to October 31, 2024, and the operating period for the 18th fiscal period shall be from November 1, 2024 to July 31, 2025.</u></p>
<p>Article 37 (Standards for Payment of Asset Management Fees to the Asset Management Company)</p>	<p>Article 37 (Standards for Payment of Asset Management Fees to the Asset Management Company)</p>
<p>1. (Omitted)</p>	<p>1. (Unchanged)</p>
<p>(1) Asset Management Fee I</p> <p>For each operating period of MFLP-REIT, Asset Management Fee I shall be the amount of total assets stated in the balance sheet (limited to that approved by the Board of Directors pursuant to the provisions of the Investment Trusts Act) as at the Settlement Date of the immediately preceding operating period of MFLP-REIT (“Last Settlement Date”), multiplied by a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed an annual rate of 0.1% (calculated on a daily basis based on the actual number of days in the relevant calculation period with 365 days per year; rounded down to the nearest one yen). If MFLP-REIT holds shares of or equity in a corporation holding overseas real estate (hereinafter, “equity related to a corporation holding overseas real estate”) as at the Last Settlement Date, and only if the amount equivalent to MFLP-REIT’s interest in the overseas real estate, etc. pertaining to such corporation holding overseas real estate (as defined below) has been finalized, the amount of total assets in the above calculation shall be the amount calculated by deducting the amounts of equity related to the corporation holding overseas real estate, monetary claims that MFLP-REIT holds against said corporation holding overseas real estate and bond securities issued by said corporation holding overseas real estate (if any), and adding the amount equivalent to interest in the overseas real estate, etc. as at the Last Settlement Date. The “amount equivalent to interest in the overseas real estate, etc.” refers to the amount calculated by taking the amount of total assets of said corporation holding overseas real estate (provided that the amount must be disclosed in MFLP-REIT’s financial documents or asset management report as at the Last Settlement Date), which shall be determined based on the figures stated in the latest financial statements of said corporation holding overseas real estate which are available to MFLP-REIT on or before the Settlement Date of the said operating period (provided that such financial statements must be dated before the Last Settlement Date), and converted into Japanese currency equivalent (calculated based on the foreign exchange rate as at the settlement date of the operating period of said financial statements of the corporation holding overseas real estate), then multiplied by percentage of MFLP-REIT’s equity interest in the corporation holding overseas real estate as at the last settlement date of said corporation holding overseas real estate.</p>	<p>(1) Asset Management Fee I</p> <p>For each operating period of MFLP-REIT, Asset Management Fee I shall be the amount of total assets (<u>less an amount equal to unamortized goodwill</u>) stated in the balance sheet (limited to that approved by the Board of Directors pursuant to the provisions of the Investment Trusts Act) as at the Settlement Date of the immediately preceding operating period of MFLP-REIT (“Last Settlement Date”), multiplied by a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed an annual rate of 0.1% (calculated on a daily basis based on the actual number of days in the relevant calculation period with 365 days per year; rounded down to the nearest one yen). If MFLP-REIT holds shares of or equity in a corporation holding overseas real estate (hereinafter, “equity related to a corporation holding overseas real estate”) as at the Last Settlement Date, and only if the amount equivalent to MFLP-REIT’s interest in the overseas real estate, etc. pertaining to such corporation holding overseas real estate (as defined below) has been finalized, the amount of total assets in the above calculation shall be the amount calculated by deducting the amounts of equity related to the corporation holding overseas real estate, monetary claims that MFLP-REIT holds against said corporation holding overseas real estate and bond securities issued by said corporation holding overseas real estate (if any), and adding the amount equivalent to interest in the overseas real estate, etc. as at the Last Settlement Date. The “amount equivalent to interest in the overseas real estate, etc.” refers to the amount calculated by taking the amount of total assets of said corporation holding overseas real estate (provided that the amount must be disclosed in MFLP-REIT’s financial documents or asset management report as at the Last Settlement Date), which shall be determined based on the figures stated in the latest financial statements of said corporation holding overseas real estate which are available to MFLP-REIT on or before the Settlement Date of the said operating period (provided that such financial statements must be dated before the Last Settlement Date), and converted into Japanese currency equivalent (calculated based on the foreign exchange rate as at the settlement date of the operating period of said financial statements of the corporation holding overseas real estate), then multiplied by percentage of MFLP-REIT’s equity interest in the corporation holding overseas real estate as at the last settlement date of said corporation holding overseas real estate.</p>
<p>(2) Asset Management Fee II</p> <p>For each operating period of MFLP-REIT, Asset Management Fee II shall be the amount equivalent to the rate (rounded down to the nearest one yen, and zero yen in case of negative value) which is separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 5.5% of the operating income before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes and depreciation on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT (“relevant Settlement Date”).</p>	<p>(2) Asset Management Fee II</p> <p>For each operating period of MFLP-REIT, Asset Management Fee II shall be the amount equivalent to the rate (rounded down to the nearest one yen, and zero yen in case of negative value) which is separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 5.5% of the operating income (<u>provided, the amount after adding amortization of goodwill</u>) before deducting Asset Management Fees I, II and III, and nondeductible consumption taxes and depreciation on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT (“relevant Settlement Date”).</p>
<p>(3) Asset Management Fee III</p> <p>For each operating period of MFLP-REIT, Asset Management Fee III shall be the amount calculated in accordance with the following formula (rounded down to the nearest one yen).</p>	<p>(3) Asset Management Fee III</p> <p>For each operating period of MFLP-REIT, Asset Management Fee III shall be the amount calculated in accordance with the following formula (rounded down to the nearest one yen).</p>

Current Articles of Incorporation	Proposed Amendments
<p>&lt;Formula&gt;  [Pre-tax earnings (provided, the amount after compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT] x EPU x a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 0.001%, whereas:  EPU=A/B  A: Pre-tax earnings (provided, the amount after compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT  B: Number of issued investment units at the relevant Settlement Date</p>	<p>&lt;Formula&gt;  [Pre-tax earnings (provided, the amount after <u>adding amortization of goodwill and deducting gain on negative goodwill, and</u> compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and nondeductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT] x EPU x a rate separately agreed upon between MFLP-REIT and the Asset Management Company, which shall not exceed 0.001% (<u>provided, however, that if a relevant operating period falls short of six months or exceeds six months, the rate shall be adjusted by multiplying 0.001% by “183 divided by the actual number of days in the relevant operating period”</u>), whereas:  EPU=A/B  A: Pre-tax earnings (provided, the amount after <u>adding amortization of goodwill and deducting gain on negative goodwill, and</u> compensating the full amount of losses carried forward, if any) before deducting Asset Management Fees I, II and III, and non-deductible consumption taxes on these Management Fees, calculated at each Settlement Date of such operating period of MFLP-REIT  B: Number of issued investment units at the relevant Settlement Date  <u>If, during the relevant operating period, a split or consolidation of investment units comes into effect and the number of investment units issued increases or decreases as a result, the amount of Asset Management Fee III shall be adjusted by method stipulated below.</u>  i <u>If the investment units of MFLP-REIT are split at a ratio of 1: X, the amount of the Asset Management Fee III for the relevant operating period and each operating period thereafter shall be X times the calculated value of Asset Management Fee III (rounded down to the nearest one yen) according to the above formula (or after adjustments if adjusted as per this adjustment clause).</u>  ii <u>If the investment units of the MFLP-REIT are consolidated at a ratio of Y: 1, the amount of Asset Management Fee III for the relevant operating period and each operating period thereafter shall be 1 times of Y the calculated value of Asset Management Fee III (rounded down to the nearest one yen) according to the above formula (or after adjustments if adjusted as per this adjustment clause).</u></p>
<p>(4) - (7) (Omitted)</p>	<p>(4) - (7) (Unchanged)</p>
<p>2. (Omitted)</p>	<p>2. (Unchanged)</p>
<p>(New)</p>	<p>CHAPTER 9  Supplementary Provisions</p>
	<p>Article 42 (Effectuation of Amendments)</p>
	<p>1. The amendments to the provisions of Article 6, Paragraph 1, Article 29, Paragraph 3, Article 34, and Article 37, Paragraph 1 of the Articles of Incorporation shall take effect subject to an absorption-type merger taking effect, which is based on the merger agreement dated August 5, 2024 executed between MFLP-REIT and Advance Logistics Investment Corporation, whereby MFLP-REIT will be the surviving corporation and Advance Logistics Investment Corporation will be the dissolving corporation in the merger (the “Merger”). These amendments shall come into effect on the effective date of the Merger. Of the amendments to the provisions of Article 37, Paragraph 1, Item 3 of the Articles of Incorporation, the revision of adding the wording “(provided, however, that if a relevant operating period falls short of six months or exceeds six months, the rate shall be adjusted by multiplying 0.001% by “183 divided by the actual number of days in the relevant operating period”)” shall be applicable starting from the calculation of Asset Management Fee III for the operating period for the 17th fiscal period after Article 34 has been amended.</p>
	<p>2. The provisions of this Chapter shall be eliminated as of the effective date of the Merger and after the amendments become effective in accordance with the preceding paragraph.</p>

[Omission of Disclosure]

The notes to statements of changes in net assets, statements of cash flows, lease transactions, financial instruments, securities, derivative transactions, retirement benefits, tax effect accounting, transactions with related parties and asset retirement obligations have been omitted as the necessity to disclose them in the financial results report is deemed slight.

## (9) Changes in Total Number of Investment Units Issued and Outstanding

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 until July 31, 2024.

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	
October 15, 2019	Distribution of cash in excess of retained earnings (return of capital)	–	379,000	(259)	106,822	(Note 2)
February 3, 2020	Capital increase through public offering	59,000	438,000	28,289	135,111	(Note 3)
February 27, 2020	Capital increase through third-party allotment	3,000	441,000	1,438	136,549	(Note 4)
April 23, 2020	Distribution of cash in excess of retained earnings (return of capital)	–	441,000	(257)	136,292	(Note 5)
October 5, 2020	Capital increase through public offering	96,190	537,190	45,922	182,214	(Note 6)
October 19, 2020	Capital increase through third-party allotment	4,810	542,000	2,296	184,510	(Note 7)
October 21, 2020	Distribution of cash in excess of retained earnings (return of capital)	–	542,000	(342)	184,168	(Note 8)
April 22, 2021	Distribution of cash in excess of retained earnings (return of capital)	–	542,000	(368)	183,800	(Note 9)
October 12, 2021	Distribution of cash in excess of retained earnings (return of capital)	–	542,000	(527)	183,272	(Note 10)
February 1, 2022	Capital increase through public offering	32,380	574,380	17,082	200,355	(Note 11)
February 24, 2022	Capital increase through third-party allotment	1,620	576,000	854	201,209	(Note 12)
April 22, 2022	Distribution of cash in excess of retained earnings (return of capital)	–	576,000	(538)	200,671	(Note 13)
October 21, 2022	Distribution of cash in excess of retained earnings (return of capital)	–	576,000	(646)	200,025	(Note 14)
April 21, 2023	Distribution of cash in excess of retained earnings (return of capital)	–	576,000	(633)	199,391	(Note 15)
August 9, 2023	Capital increase through public offering	30,470	606,470	14,086	213,478	(Note 16)
August 23, 2023	Capital increase through third-party allotment	1,530	608,000	707	214,185	(Note 17)



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	
October 12, 2023	Distribution of cash in excess of retained earnings (return of capital)	—	608,000	(804)	213,381	(Note 18)
April 19, 2024	Distribution of cash in excess of retained earnings (return of capital)	—	608,000	(981)	212,399	(Note 19)

Notes:

1. "Unitholders' capital, net" is the amount of "Unitholders' capital" less "Deduction from unitholders' capital." This, however, does not take into account the amount deducted from unitholders' capital arising from the implementation of distributions in excess of retained earnings from allowance for temporary difference adjustments.
2. 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.
3. 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.
4. Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥479,476 per unit.
5. 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.
6. 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.
7. Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥477,411 per unit.
8. 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.
9. 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.
10. 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.
11. 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.
12. Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥527,576 per unit.
13. 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.
14. 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.
15. 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.
16. 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.
17. Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥462,315 per unit.
18. 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 (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥1,397 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.
19. By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 14, 2024, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥1,614 per unit was declared as distribution of cash for the 15th fiscal period (fiscal period ended January 31, 2024), the payout of which commenced on April 19, 2024.

### 3. Reference Information

#### (1) Status of Investment

Type of asset	Use	Geographic classification (Note 1)	15th period (As of January 31, 2024)		16th period (As of July 31, 2024)	
			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	176,909	49.0	200,173	51.8
		Kansai area	108,444	30.0	107,490	27.8
		Other areas	40,252	11.1	42,993	11.1
	Subtotal		325,607	90.2	350,657	90.8
	Industrial real estate (Note 6)	Tokyo metropolitan area	25,783	7.1	25,557	6.6
		Kansai area	–	–	–	–
		Other areas	–	–	–	–
	Subtotal		25,783	7.1	25,557	6.6
	Real estate in trust total			351,391	97.3	376,214
Deposits and other assets			9,716	2.7	9,947	2.6
Total assets			361,107	100.0	386,162	100.0

	15th period (As of January 31, 2024)		16th period (As of July 31, 2024)	
	Amount (millions of yen)	As a percentage of total assets (%) (Note 3)	Amount (millions of yen)	As a percentage of total assets (%) (Note 3)
Total liabilities	143,326	39.7	169,431	43.9
Total net assets	217,781	60.3	216,730	56.1

Notes:

- “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.
- “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.
- “As a percentage of total assets” is rounded to the first decimal place.
- “Real estate in trust” refers to real estate of trust beneficiary interests that have mainly real estate in trust.
- For real estate in trust, the amount does not include the amount of construction in progress in trust.
- “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) Investment Assets

##### i) Major investment securities

Not applicable.

##### ii) Investment properties

Real estate trust beneficiary interests held by MFLP-REIT are included in the below section “(iii) Other major investment assets.”

iii) Other major investment assets

(A) Summary of the assets held

The following summarizes the real estate in trust held by MFLP-REIT.

a. List of portfolio

The property names, addresses, acquisition dates, acquisition prices, acquisition price ratios, book values and appraisal values of the portfolio assets are as follows.

Category	Property no.	Property name	Location	Acquisition date	Acquisition price (millions of yen) (Note 1)	Acquisition price ratio (Note 2)	Book value (millions of yen) (Note 3)	Appraisal value (millions of yen) (Note 4)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama (Note 5)	Ichikawa-shi, Chiba	September 1, 2016	15,500	3.9	14,412	20,650
	L-2	MFLP Kuki	Kuki-shi, Saitama	August 2, 2016	12,500	3.1	11,018	15,700
	L-3	MFLP Yokohama Daikoku (Note 5)	Yokohama-shi, Kanagawa	August 2, 2016	10,100	2.5	9,418	11,300
	L-4	MFLP Yashio	Yashio-shi, Saitama	August 2, 2016	9,650	2.4	8,770	12,400
	L-5	MFLP Atsugi	Aiko-gun, Kanagawa	August 2, 2016	7,810	2.0	6,894	10,400
	L-6	MFLP Funabashi Nishiura	Funabashi-shi, Chiba	August 2, 2016	6,970	1.7	6,269	8,490
	L-7	MFLP Kashiwa	Kashiwa-shi, Chiba	August 2, 2016	6,300	1.6	5,566	8,120
	L-8	MFLP Sakai (Note 6)	Sakai-shi, Osaka	August 2, 2016	23,600	5.9	22,011	28,200
	L-9	MFLP Komaki (Note 7)	Komaki-shi, Aichi	August 4, 2017	8,260	2.1	7,187	9,080
	L-10	MFLP Hino (Note 5, 8)	Hino-shi, Tokyo	February 2, 2018	12,533	3.1	11,638	14,100
	L-11	MFLP Hiratsuka	Hiratsuka-shi, Kanagawa	March 15, 2018	7,027	1.8	6,449	8,380
	L-12	MFLP Tsukuba (Note 9)	Tsukubamirai-shi, Ibaraki	December 3, 2018	8,781	2.2	8,092	11,300
	L-13	MFLP Inazawa	Inazawa-shi, Aichi	February 4, 2019	16,200	4.1	14,409	19,100
	L-14	MFLP Atsugi II	Isehara-shi, Kanagawa	February 4, 2019	13,100	3.3	11,994	15,600
	L-15	MFLP Fukuoka I (Note 10)	Sue-machi, Kasuya-gun, Fukuoka	February 4, 2019	5,263	1.3	4,725	6,710
	L-16	MFLP Prologis Park Kawagoe (Note 5)	Kawagoe-shi, Saitama	February 5, 2020	14,800	3.7	13,971	17,850
	L-17	MFLP Hiroshima I	Hiroshima-shi, Hiroshima	March 2, 2020	14,480	3.6	13,481	16,800
	L-18	MFLP Ibaraki	Ibaraki-shi, Osaka	October 6, 2020	58,900	14.7	56,030	68,900
	L-19	MFLP Kawaguchi I	Kawaguchi-shi, Saitama	October 6, 2020	18,500	4.6	17,893	20,600
	L-20	MFLP Yachiyo Katsutadai	Yachiyo-shi, Chiba	February 2, 2022	18,000	4.5	17,429	19,200
	L-21	MFLP Osaka I	Osaka-shi, Osaka	February 2, 2022	13,900	3.5	13,570	14,700
	L-22	MFLP Hiratsuka II	Hiratsuka-shi, Kanagawa	February 2, 2022	12,700	3.2	12,389	13,700
	L-23	MFLP Osaka Katano (Note 11)	Katano-shi, Osaka	February 1, 2023	16,500	4.1	15,877	16,400
	L-24	MFLP Tomei Ayase (Note 12)	Ayase-shi, Kanagawa	August 10, 2023	19,530	4.9	19,536	19,800

Category	Property no.	Property name	Location	Acquisition date	Acquisition price (millions of yen) (Note 1)	Acquisition price ratio (Note 2)	Book value (millions of yen) (Note 3)	Appraisal value (millions of yen) (Note 4)
	L-25	MFLP Tokorozawa (Note 11)	Miyoshi-machi, Iruma-gun, Saitama	August 10, 2023	4,090	1.0	4,009	4,090
	L-26	MFLP Hiratsuka III	Hiratsuka-shi, Kanagawa	February 1, 2024	8,410	2.1	8,445	8,460
	L-27	MFLP Shinkiba I	Koto-ku, Tokyo	February 1, 2024	5,940	1.5	5,973	6,140
	L-28	SG Realty MFLP Fukuoka Kasuya (Note 5, 11)	Kasuya-machi, Kasuya-gun, Fukuoka	February 1, 2024	3,040	0.8	3,190	3,040
	Logistics facilities total					372,384	93.2	350,657
Industrial real estate	I-1	MFIP Inzai (Note 13)	Inzai-shi, Chiba	August 2, 2016	12,220	3.1	11,170	14,700
	I-2	MFIP Inzai II	Inzai-shi, Chiba	March 16, 2021	15,150	3.8	14,387	17,900
	Industrial real estate total					27,370	6.8	25,557
Total					399,754	100.0	376,214	461,810

Notes:

- “Acquisition price” is the purchase price of each trust beneficiary interest as set forth in the agreement for sale and purchase of trust beneficiary interest of the assets held by MFLP-REIT, rounded down to the nearest million yen. The transaction price does not include the various costs required in the acquisition.
- “Acquisition price ratio” is the portfolio asset acquisition price share of MFLP-REIT of the total acquisition price rounded to the first decimal place.
- For “Book value,” the amount does not include the amount of construction in progress in trust.
- “Appraisal value” is the value in the real estate appraisal reports as of the valuation date of July 31, 2024. 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.
- For GLP/MFLP Ichikawa Shiohama, MFLP Yokohama Daikoku, MFLP Hino, MFLP Prologis Park Kawagoe and SG Realty MFLP Fukuoka Kasuya, acquisition price, book value and appraisal value are the prorated figures equivalent to the co-ownership interest (quasi co-ownership interest) in each property that MFLP-REIT has acquired (50%, 50%, 25%, 50% and 50%, respectively).
- 20% quasi co-ownership in MFLP Sakai was acquired on August 2, 2016, and 70% quasi co-ownership and 10% quasi co-ownership were additionally acquired on February 5, 2020 and April 6, 2020, respectively, but the acquisition date lists the initial date of acquisition of the property.
- 40% quasi co-ownership in MFLP Komaki was acquired on August 4, 2017, and 60% quasi co-ownership was additionally acquired on February 2, 2018, but the acquisition date lists the initial date of acquisition of the property.
- 15% quasi co-ownership in MFLP Hino was acquired on February 2, 2018, and 10% quasi co-ownership was additionally acquired on February 4, 2019, but the acquisition date lists the initial date of acquisition of the property.
- 60% quasi co-ownership in MFLP Tsukuba was acquired on December 3, 2018, and 40% quasi co-ownership was additionally acquired on March 1, 2019, but the acquisition date lists the initial date of acquisition of the property.
- 81% quasi co-ownership in MFLP Fukuoka I was acquired on February 4, 2019, and 19% quasi co-ownership was additionally acquired on April 5, 2019, but the acquisition date lists the initial date of acquisition of the property.
- The acquisition price, book value and appraisal value for MFLP Osaka Katano, MFLP Tokorozawa and SG Realty MFLP Fukuoka Kasuya include land leasehold rights in trust.
- 50% co-ownership in MFLP Tomei Ayase was acquired on August 10, 2023, and 50% co-ownership was additionally acquired on March 15, 2024, but the acquisition date lists the initial date of acquisition of the property.
- 20% quasi co-ownership in MFIP Inzai was acquired on August 2, 2016 and 80% quasi co-ownership was additionally acquired on February 4, 2019, but the acquisition date lists the initial date of acquisition of the property.

b. Summary of buildings

The property names, property types, site areas, total floor areas, completion dates and building ages of the portfolio assets are as follows.

Category	Property no.	Property name	Property type (Note 1)	Site area (m <sup>2</sup> ) (Note 2)	Total floor area (m <sup>2</sup> ) (Note 2)	Construction completed (Note 3)	Building age (years) (Note 4)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama (Note 5)	Rampway-type Logistics facilities	52,887	105,019 (52,509)	January 14, 2014	10.5
	L-2	MFLP Kuki	Slope-type Logistics facilities	35,037	73,153	July 7, 2014	10.1
	L-3	MFLP Yokohama Daikoku (Note 5)	Rampway-type Logistics facilities	47,974	100,530 (50,265)	April 14, 2009	15.3
	L-4	MFLP Yashio	Box-type Logistics facilities	23,422	40,728	March 24, 2014	10.4
	L-5	MFLP Atsugi	Slope-type Logistics facilities	20,522	40,942	March 13, 2015	9.4
	L-6	MFLP Funabashi Nishiura	Box-type Logistics facilities	15,518	30,947	February 6, 2015	9.5
	L-7	MFLP Kashiwa	Box-type Logistics facilities	15,484	31,242	November 30, 2015	8.7
	L-8	MFLP Sakai	Rampway-type Logistics facilities	57,792	125,127	September 11, 2014	9.9
	L-9	MFLP Komaki	Slope-type Logistics facilities	23,484	40,597	January 31, 2017	7.5
	L-10	MFLP Hino (Note 5)	Rampway-type Logistics facilities	97,579	205,200 (51,300)	October 16, 2015	8.8
	L-11	MFLP Hiratsuka	Box-type Logistics facilities	16,398	33,061	November 30, 2016	7.7
	L-12	MFLP Tsukuba	Box-type Logistics facilities	45,605	Existing building: 37,027 Annex building: 25,457	Existing building: June 30, 2010 Annex building: March 30, 2018	Existing building: 14.1 Annex building: 6.3
	L-13	MFLP Inazawa	Slope-type Logistics facilities	35,074	72,883	May 31, 2017	7.2
	L-14	MFLP Atsugi II	Slope-type Logistics facilities	25,991	48,976	April 27, 2018	6.3
	L-15	MFLP Fukuoka I	Box-type Logistics facilities	20,093	32,199	October 12, 2016	7.8
	L-16	MFLP Prologis Park Kawagoe (Note 5)	Rampway-type Logistics facilities	58,749	117,337 (58,668)	October 16, 2018	5.8
	L-17	MFLP Hiroshima I	Slope-type Logistics facilities	33,788	68,427	August 30, 2019	4.9
	L-18	MFLP Ibaraki	Rampway-type Logistics facilities	108,671	230,435	August 26, 2017	6.9
	L-19	MFLP Kawaguchi I	Slope-type Logistics facilities	28,194	49,838	October 31, 2019	4.8
	L-20	MFLP Yachiyo Katsutadai	Slope-type Logistics facilities	35,754	74,624	August 31, 2020	3.9
	L-21	MFLP Osaka I	Slope-type Logistics facilities	23,233	43,919	July 16, 2020	4.0
	L-22	MFLP Hiratsuka II (Note 6)	Box-type Logistics facilities	25,191	48,141	October 31, 2019	4.8
	L-23	MFLP Osaka Katano (Note 7, 8)	Slope-type Logistics facilities	33,877	68,528	September 10, 2021	2.9
	L-24	MFLP Tomei Ayase	Slope-type Logistics facilities	27,052	56,764	July 25, 2022	2.0
	L-25	MFLP Tokorozawa (Note 8)	Box-type Logistics facilities	10,700	21,721	May 31, 2021	3.2
	L-26	MFLP Hiratsuka III	Box-type Logistics facilities	15,022	29,474	February 28, 2023	1.4
	L-27	MFLP Shinkiba I	Box-type Logistics facilities	4,695	9,584	February 28, 2023	1.4
	L-28	SG Realty MFLP	Box-type Logistics	17,981	35,626	September 30,	1.8

Category	Property no.	Property name	Property type (Note 1)	Site area (m <sup>2</sup> ) (Note 2)	Total floor area (m <sup>2</sup> ) (Note 2)	Construction completed (Note 3)	Building age (years) (Note 4)
		Fukuoka Kasuya (Note 5, 8)	facilities		(17,813)	2022	
	Logistics facilities total (average) (Note 5)			955,778	1,897,520 (1,564,363)	–	7.1
Industrial real estate	I-1	MFIP Inzai	Data center	25,000	40,478	February 28, 2014	10.4
	I-2	MFIP Inzai II	Data center	18,274	27,268	May 31, 2020	4.2
	Industrial real estate total (average) (Note 5)			43,274	67,746	–	7.9
Total (average) (Note 5)				999,052	1,965,267 (1,632,110)	–	7.1

Notes:

- Property types are as follows: Rampway Logistics facilities are properties that are logistics facilities that provide spiral rampways that allow delivery trucks to directly access truck berths located on multiple floors of the upper floors (hereinafter “Rampway-type Logistics facilities”), Slope Logistics facilities are properties that are logistics facilities that provide slopes that allow delivery trucks to directly access some of the upper-floor truck berths (hereinafter “Slope-type Logistics facilities”), and Box Logistics facilities are properties that are logistics facilities that allow delivery trucks to access truck berths located on the ground floor and are equipped with vertical conveyors for delivery to upper floors (hereinafter “Box-type Logistics facilities”). For Industrial real estate, a specific usage is described in the “Property type” of the building.
- “Site area” and “Total floor area” are rounded down to the nearest whole number based upon presentations in the registers for the land or buildings in the portfolio assets of MFLP-REIT. “Total floor area” is the total floor area for main buildings and ancillary buildings. If there is more than one main building, “Total floor area” represents the total floor area for each main building. For MFLP Tsukuba, total floor area for existing buildings is in the upper section and that for added buildings is in the lower section.
- “Construction completed” is the date of construction of the main building of each asset held by MFLP-REIT in the register. If there is more than one main building, the construction completed is the oldest date shown in the register. For MFLP Tsukuba, the completion date for existing buildings is in the upper section and that for added buildings is in the lower section.
- “Building age” is the age from the date of completion in the register for the main building in the portfolio asset of MFLP-REIT to July 31, 2024, rounded to the first decimal place. Sections for totals (averages) and sections for totals (averages) in each category describe the weighted average values based on total floor taking into consideration the co-ownership interest (quasi co-ownership interest) in each property. For MFLP Tsukuba, the building age for existing buildings is in the upper section and that for added buildings is in the lower section.
- Total floor areas for GLP/MFLP Ichikawa Shiohama, MFLP Yokohama Daikoku, MFLP Hino, MFLP Prologis Park Kawagoe and SG Realty MFLP Fukuoka Kasuya in parentheses are the prorated figures equivalent to the co-ownership interest (quasi co-ownership interest) in each property that MFLP-REIT holds (50%, 50%, 25%, 50% and 50%, respectively). The values given for “Total floor area” in the sections for “Logistics facilities total (average)” and “Total (average)” express in parentheses either the total value in logistics facilities or the total value under “Total floor area” for each portfolio asset taking into consideration the co-ownership interest (quasi co-ownership interest) in each property.
- Land for MFLP Hiratsuka II is a provisional replotting area located in the construction section for the Twin City Okami district land readjustment project in the Hiratsuka City urban planning project. The site area represents the area of the provisional replotting area stated in the provisional replotting area certificate.
- Land for MFLP Osaka Katano is a provisional replotting area located in the construction section for the Hoshidakita land readjustment project in the eastern Osaka urban planning project. The site area represents the total area of the provisional replotting area stated in the provisional replotting area certificate.
- The site area for MFLP Osaka Katano, MFLP Tokorozawa and SG Realty MFLP Fukuoka Kasuya includes land leasehold rights in trust.

c. Status of portfolio asset collateral

Not applicable.

## (B) Summary of lease

## a. Summary of lease

The property names, leasable areas, leased areas, occupancy rates, number of tenants, names of main tenants, annual rents, tenant leasehold / security deposits, average lease periods and average remaining lease periods of the portfolio assets held by MFLP-REIT as at the end of the fiscal period under review are as follows.

Category	Property no.	Property name	Leasable area (m <sup>2</sup> ) (Note 1)	Leased area (m <sup>2</sup> ) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (tenants) (Note 4)	Name of main tenant (Note 5)	Annual rent (millions of yen) (Note 6)	Tenant leasehold/ security deposits (millions of yen) (Note 7)	Average lease period (Average remaining lease period) (years) (Note 8, 9)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama (Note 10)	50,813	50,813	100.0	5	Rakuten, Inc.	868	150	13.1 (5.0)
	L-2	MFLP Kuki	67,925	67,925	100.0	3	KOKUBU SHUTOKEN CORP.	831	313	9.6 (0.5)
	L-3	MFLP Yokohama Daikoku (Note 10)	47,939	47,939	100.0	5	Not disclosed (Note 11)	693	242	9.4 (2.1)
	L-4	MFLP Yashio	39,692	39,692	100.0	3	e-LogiT co., ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-5	MFLP Atsugi	40,958	40,958	100.0	1	Sun Toshi Tatemono Kabushiki Kaisha	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-6	MFLP Funabashi Nishiura	31,034	31,034	100.0	1	DAIWA CORPORATION, Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-7	MFLP Kashiwa	31,291	31,291	100.0	1	LOGISTEED EastJapan, Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-8	MFLP Sakai	112,148	112,148	100.0	7	BIC CAMERA INC.	1,485	559	11.1 (4.8)
	L-9	MFLP Komaki	38,806	38,806	100.0	2	MEIKON CO., LTD.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-10	MFLP Hino (Note 10)	46,801	46,801	100.0	17	Celestica Japan K.K.	720	276	7.9 (2.6)
	L-11	MFLP Hiratsuka	33,055	33,055	100.0	Not disclosed (Note 11)	Nippon Express Co., Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-12	MFLP Tsukuba	Existing building: 37,938 Annex building: 25,600	Existing building: 37,938 Annex building: 25,600	100.0	1	MARUBENI LOGISTICS CORPORATION	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-13	MFLP Inazawa	68,922	68,922	100.0	2	Japan Logistic Systems Corp.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-14	MFLP Atsugi II	48,032	48,032	100.0	2	Japan Logistic Systems Corp.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)

Category	Property no.	Property name	Leasable area (m <sup>2</sup> ) (Note 1)	Leased area (m <sup>2</sup> ) (Note 2)	Occupancy rate (%) (Note 3)	Number of tenants (tenants) (Note 4)	Name of main tenant (Note 5)	Annual rent (millions of yen) (Note 6)	Tenant leasehold/ security deposits (millions of yen) (Note 7)	Average lease period (Average remaining lease period) (years) (Note 8, 9)
Logistics facilities	L-15	MFLP Fukuoka I	32,216	32,216	100.0	1	Sagawa Global Logistics Co., Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-16	MFLP Prologis Park Kawagoe (Note 10)	56,723	56,723	100.0	10	Not disclosed (Note 11)	869	357	7.4 (3.7)
	L-17	MFLP Hiroshima I	66,665	66,665	100.0	4	Sagawa Global Logistics Co., Ltd.	958	454	8.7 (4.7)
	L-18	MFLP Ibaraki	208,811	208,811	100.0	10	UNIQLO CO., LTD.	3,433	1,271	7.0 (1.4)
	L-19	MFLP Kawaguchi I	48,119	48,119	100.0	1	Nakano Shokai co., ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-20	MFLP Yachiyo Katsutadai	69,830	69,830	100.0	1	LOGISTEED EastJapan, Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-21	MFLP Osaka I	43,880	43,880	100.0	1	Sangetsu Corporation	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-22	MFLP Hiratsuka II	46,525	46,525	100.0	2	Higashi Nihon Kyuko Co., Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-23	MFLP Osaka Katano	67,264	67,264	100.0	Not disclosed (Note 11)	NTT LOGISCO Inc.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-24	MFLP Tomei Ayase	54,148	54,148	100.0	1	SENKO Co., Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-25	MFLP Tokorozawa	21,725	21,725	100.0	Not disclosed (Note 11)	Dai Nippon Printing Co., Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-26	MFLP Hiratsuka III	28,327	28,327	100.0	1	THIRD WAVE CORPORATION	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-27	MFLP Shinkiba I	9,585	9,585	100.0	1	Fit Co., Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	L-28	SG Realty MFLP Fukuoka Kasuya (Note 10)	18,061	18,061	100.0	1	LOGISTEED Kyusyu, Ltd.	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
		Subtotal (average)		1,492,845	1,492,845	100.0	Not disclosed (Note 11)	–	Not disclosed (Note 11)	Not disclosed (Note 11)
Industrial real estate	I-1	MFIP Inzai	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
	I-2	MFIP Inzai II	30,906	30,906	100.0	1	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)
		Subtotal (average)		Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	Not disclosed (Note 11)	–	Not disclosed (Note 11)	Not disclosed (Note 11)
	Total (average)		Not disclosed (Note 11)	Not disclosed (Note 11)	100.0	Not disclosed (Note 11)	–	23,163	8,378	9.4 (3.9)

Notes:

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 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 (B). Note that if the Subject Lease Agreements have been executed as of July 31, 2024, 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, 2024, 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 (B).



2. "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, 2024. If a master lease agreement has been executed for each portfolio asset held by MFLP-REIT as of July 31, 2024, the total leased area represents the sum total of the area that is actually leased based on the Subject Lease Agreement signed with end-tenant rounded down to the nearest whole number. The same shall apply hereinafter in (B).
3. "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, 2024, rounded to the first decimal place. Occupancy rates for the subtotal (average) section and total (average) 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.
4. "Number of tenants" is the total number of Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of July 31, 2024. If a master lease agreement has been executed for each portfolio asset held by MFLP-REIT as of July 31, 2024, 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 July 31, 2024, the number of tenants is calculated on the assumption that such lessee is one party.
5. "Names of main tenant" are the names of the tenants with the largest leased area presented in the Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of July 31, 2024.
6. "Annual rent" represents the annualized amount of rent (the sum of annualized amounts of rent if a multiple number of lease agreements have been executed), which is 12 times monthly rent indicated in the Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of July 31, 2024, rounded down to the nearest million yen. However, if there are different provisions for monthly rent depending on the time period in each Subject Lease Agreement, the monthly rent (including common area charges) for July 2024 shown in said lease agreement is the basis of the calculation. The rent-free periods and annual rent holiday periods (meaning that the payment of rents for specific months is exempted) as of July 31, 2024 shall not be included.
7. "Tenant leasehold/security deposits" represent the sum of the outstanding amounts of tenant leasehold/security deposits (the sum of the outstanding amounts of tenant leasehold/security deposits if a multiple number of lease agreements have been executed), rounded down to the nearest million yen, shown in the Subject Lease Agreement for buildings in each portfolio asset of MFLP-REIT as of July 31, 2024. However, if there are different provisions for the sum of outstanding leasehold/security deposits depending on the time period in each Subject Lease Agreement, the sum of the amount of tenant leasehold/security deposits for July 2024 shown in the lease agreement is the basis of the calculation.
8. "Average lease period" is calculated by weight averaging the lease periods presented in the Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of July 31, 2024, with rents and rounded to the first decimal place. Concerning the Subject Lease Agreements, when a new lease agreement (hereinafter, referred to as "re-contract") starting on the day immediately following the expiration date (including the case of cancellation, the same applies hereinafter) of the respective lease agreement is concluded with the same lessee in the Subject Lease Agreements as of July 31, 2024, lease period is deemed to be from the start of the initial lease agreement to the expiration date of the re-contract, and used in the calculation as such.
9. "Average remaining lease period" is calculated by weight averaging the remaining period of the lease periods after July 31, 2024, based on the Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of July 31, 2024, with rents and rounded to the first decimal place. Concerning the Subject Lease Agreements, when the re-contract is concluded with the same lessee as of July 31, 2024, the remaining period shall be calculated assuming that the lease period continues from July 31, 2024 to the expiration date of the re-contract.
10. For GLP/MFLP Ichikawa Shiohama, MFLP Yokohama Daikoku, MFLP Hino, MFLP Prologis Park Kawagoe and SG Realty MFLP Fukuoka Kasuya, leasable area, leased area, annual rent and tenant leasehold/security deposits are the prorated figures equivalent to the co-ownership interest (quasi co-ownership interest) in each property that MFLP-REIT holds (50%, 50%, 25%, 50% and 50%, respectively) as of July 31, 2024.
11. Not disclosed, because consent has not been obtained from the lessee.

b. Occupancy rate trends

Trends in portfolio asset occupancy rates as at the end of each accounting period are as follows.

(%)

Category	Property no.	Property name	Occupancy rate (Note 1)				
			7th period (From August 1, 2019 to January 31, 2020)	8th period (From February 1, 2020 to July 31, 2020)	9th period (From August 1, 2020 to January 31, 2021)	10th period (From February 1, 2021 to July 31, 2021)	11th period (From August 1, 2021 to January 31, 2022)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama	87.6	100.0	100.0	100.0	100.0
	L-2	MFLP Kuki	100.0	100.0	100.0	100.0	100.0
	L-3	MFLP Yokohama Daikoku	100.0	100.0	100.0	100.0	100.0
	L-4	MFLP Yashio	100.0	100.0	100.0	100.0	100.0
	L-5	MFLP Atsugi	100.0	100.0	100.0	100.0	100.0
	L-6	MFLP Funabashi Nishiura	100.0	100.0	100.0	100.0	100.0
	L-7	MFLP Kashiwa	100.0	100.0	100.0	100.0	100.0
	L-8	MFLP Sakai	100.0	100.0	100.0	100.0	100.0
	L-9	MFLP Komaki	100.0	100.0	100.0	100.0	100.0
	L-10	MFLP Hino	100.0	100.0	99.9	99.9	100.0
	L-11	MFLP Hiratsuka	100.0	100.0	100.0	100.0	100.0
	L-12	MFLP Tsukuba	100.0	100.0	100.0	100.0	100.0
	L-13	MFLP Inazawa	100.0	100.0	100.0	100.0	100.0
	L-14	MFLP Atsugi II	100.0	100.0	100.0	100.0	100.0
	L-15	MFLP Fukuoka I	100.0	100.0	100.0	100.0	100.0
	L-16	MFLP Prologis Park Kawagoe	–	100.0	100.0	100.0	100.0
	L-17	MFLP Hiroshima I	–	100.0	100.0	100.0	100.0
	L-18	MFLP Ibaraki	–	–	100.0	100.0	100.0
	L-19	MFLP Kawaguchi I	–	–	100.0	100.0	100.0
	L-20	MFLP Yachiyo Katsutadai	–	–	–	–	–
	L-21	MFLP Osaka I	–	–	–	–	–
	L-22	MFLP Hiratsuka II	–	–	–	–	–
	L-23	MFLP Osaka Katano	–	–	–	–	–
	L-24	MFLP Tomei Ayase	–	–	–	–	–
	L-25	MFLP Tokorozawa	–	–	–	–	–
	L-26	MFLP Hiratsuka III	–	–	–	–	–
	L-27	MFLP Shinkiba I	–	–	–	–	–
	L-28	SG Realty MFLP Fukuoka Kasuya	–	–	–	–	–
	Subtotal (average)		99.1	100.0	100.0	100.0	100.0
Industrial real estate	I-1	MFIP Inzai	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)
	I-2	MFIP Inzai II	–	–	–	100.0	100.0
	Subtotal (average)		Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)
Total (average)			99.1	100.0	100.0	100.0	100.0

(%)

Category	Property no.	Property name	Occupancy rate (Note 1)				
			12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)	14th period (From February 1, 2023 to July 31, 2023)	15th period (From August 1, 2023 to January 31, 2024)	16th period (From February 1, 2024 to July 31, 2024)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama	100.0	100.0	100.0	100.0	100.0
	L-2	MFLP Kuki	100.0	100.0	100.0	100.0	100.0
	L-3	MFLP Yokohama Daikoku	100.0	100.0	100.0	100.0	100.0
	L-4	MFLP Yashio	100.0	100.0	100.0	100.0	100.0
	L-5	MFLP Atsugi	100.0	100.0	100.0	100.0	100.0
	L-6	MFLP Funabashi Nishiura	100.0	100.0	100.0	100.0	100.0
	L-7	MFLP Kashiwa	100.0	100.0	100.0	100.0	100.0
	L-8	MFLP Sakai	100.0	100.0	100.0	100.0	100.0
	L-9	MFLP Komaki	100.0	100.0	100.0	100.0	100.0
	L-10	MFLP Hino	96.8	100.0	100.0	100.0	100.0
	L-11	MFLP Hiratsuka	100.0	100.0	100.0	100.0	100.0
	L-12	MFLP Tsukuba	100.0	100.0	100.0	100.0	100.0
	L-13	MFLP Inazawa	100.0	100.0	100.0	100.0	100.0
	L-14	MFLP Atsugi II	100.0	100.0	100.0	100.0	100.0
	L-15	MFLP Fukuoka I	100.0	100.0	100.0	100.0	100.0
	L-16	MFLP Prologis Park Kawagoe	100.0	94.2	94.2	94.2	100.0
	L-17	MFLP Hiroshima I	100.0	100.0	100.0	100.0	100.0
	L-18	MFLP Ibaraki	100.0	100.0	100.0	100.0	100.0
	L-19	MFLP Kawaguchi I	100.0	100.0	100.0	100.0	100.0
	L-20	MFLP Yachiyo Katsutadai	100.0	100.0	100.0	100.0	100.0
	L-21	MFLP Osaka I	100.0	100.0	100.0	100.0	100.0
	L-22	MFLP Hiratsuka II	100.0	100.0	100.0	100.0	100.0
	L-23	MFLP Osaka Katano	-	-	100.0	100.0	100.0
	L-24	MFLP Tomei Ayase	-	-	-	100.0	100.0
	L-25	MFLP Tokorozawa	-	-	-	100.0	100.0
	L-26	MFLP Hiratsuka III	-	-	-	-	100.0
	L-27	MFLP Shinkiba I	-	-	-	-	100.0
	L-28	SG Realty MFLP Fukuoka Kasuya	-	-	-	-	100.0
	Subtotal (average)		99.9	99.7	99.8	99.8	100.0
Industrial real estate	I-1	MFIP Inzai	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)
	I-2	MFIP Inzai II	100.0	100.0	100.0	100.0	100.0
	Subtotal (average)		Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)
Total (average)			99.9	99.8	99.8	99.8	100.0

Notes:

- “Occupancy rate” is the share of the leased area of the buildings in the leasable area for said buildings for each property at the end of each accounting period, rounded to the first decimal place. Occupancy rates for the subtotal (average) section and total (average) 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.
- Not disclosed, because consent has not been obtained from the lessee.

c. Information on major real estates and other properties

The following is an overview of the real estates held by MFLP-REIT whose annual rent makes up 10% or more of the total annual rent for the entire portfolio as of July 31, 2024.

Property name	Annual rent (millions of yen) (Note 1)	Rent ratio (%) (Note 2)
MFLP Ibaraki	3,433	14.8
Total	3,433	14.8

Notes:

1. "Annual rent" represents the annualized amount of rent (the sum of annualized amounts of rent if a multiple number of lease agreements have been executed), which is 12 times monthly rent (including common area charges) indicated in the Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of July 31, 2024, rounded down to the nearest million yen. If a master lease agreement has been concluded based upon said portfolio asset, this is calculated based upon lease agreements with the end-tenants. However, if there are different provisions for monthly rent depending on the time period in the Subject Lease Agreement, the monthly rent (including common area charges) for July 2024 shown in said lease agreement is the basis of the calculation. The rent-free periods and annual rent holiday periods (meaning that the payment of rents for specific months is exempted) as of July 31, 2024 shall not be included.
2. "Rent ratio" is the ratio of the annual rent of said property to the total of annual rents for the entire portfolio rounded to the first decimal place.

d. Information about main tenant

Disclosure of this information has been omitted as there were no tenants of the assets held by MFLP-REIT with a leased area of 10% or more of the total leased area of the entire portfolio as of July 31, 2024 (including end-tenants for assets with a pass-through master lease agreement concluded or to be concluded, but not including master lease companies concluding or planning to conclude said master lease agreements).

(C) Capital expenditures of real estate held

a. 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 Kuki	Kuki-shi, Saitama	Installation of LED lighting	From February 2025 to July 2025	75	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting, etc. (Section 13)	From July 2024 to December 2024	49	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Replacement of sensors	From August 2024 to June 2025	25	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Replacement of air conditioning equipment and total heat exchanger	From February 2025 to June 2025	52	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting, etc. (Section 14)	From February 2025 to June 2025	51	–	–
MFLP Sakai	Sakai-shi, Osaka	Replacement of air conditioning equipment	From October 2024 to January 2025	17	–	–
MFLP Sakai	Sakai-shi, Osaka	Replacement of mechanical security equipment	From December 2024 to July 2025	37	–	–
MFLP Sakai	Sakai-shi, Osaka	Replacement of ITV equipment	From January 2025 to July 2025	74	–	–
MFLP Hino	Hino-shi, Tokyo	Full-scale replacement of emergency and guidance lighting fixtures	From September 2024 to January 2025	20	–	–
MFLP Tsukuba	Tsukubamirai-shi, Ibaraki	Exterior wall work (Section 2)	From August 2024 to October 2024	44	–	–

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).

b. 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 ¥352 million and, other than this, there was ¥180 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)
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting, etc. (Section 12)	From March 2024 to June 2024	15
MFLP Funabashi Nishiura	Funabashi-shi, Chiba	Installation of LED lighting	From May 2023 to March 2024	40
MFLP Tsukuba	Tsukubamirai-shi, Ibaraki	Exterior wall work (Section 1)	From December 2023 to July 2024	144
MFLP Fukuoka I	Sue-machi, Kasuya-gun, Fukuoka	Renewal of industrial television server	From June 2024 to July 2024	11
MFLP Ibaraki	Ibaraki-shi, Osaka	Upgrade of electricity meters	From December 2023 to February 2024	32
Other capital expenditures				108
Total				352

Note:

For “MFLP Yokohama Daikoku,” the construction amount is the prorated figure equivalent to the quasi co-ownership interest in the property that MFLP-REIT holds (50%).

c. Cash reserves for long-term repair and maintenance plans

Not applicable.

## (D) Status of individual asset earnings

(Thousands of yen)

Property no.	L-1	L-2	L-3	L-4	L-5		
Name	GLP/MFLP Ichikawa Shiohama	MFLP Kuki	MFLP Yokohama Daikoku	MFLP Yashio	MFLP Atsugi		
Management period	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024		
Number of days of management	182 days	182 days	182 days	182 days	182 days		
(A) Property leasing business revenues	498,879	483,739	369,558	Not disclosed (Note)	Not disclosed (Note)		
Real estate leasing business revenues	463,513	450,233	350,803				
Other revenues related to property leasing	35,365	33,505	18,754				
(B) Property leasing business expenses	121,422	123,738	100,607				
Outsourcing service expenses	38,240	35,643	32,101				
Utilities expenses	23,932	29,721	15,403				
Repair expenses	4,809	12,846	8,962				
Land rent	–	–	–				
Taxes and dues	51,826	42,232	41,640				
Various costs required	2,614	3,295	2,499				
Other leasing expenses	–	–	–				
(C) NOI (=A–B)	377,457	360,000	268,950			247,793	232,581
(D) Depreciation and amortization	80,259	111,736	91,804			63,956	63,864
(E) Operating income from property leasing (=C–D)	297,197	248,263	177,145	183,836	168,716		

Property no.	L-6	L-7	L-8	L-9	L-10
Name	MFLP Funabashi Nishiura	MFLP Kashiwa	MFLP Sakai	MFLP Komaki	MFLP Hino
Management period	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024
Number of days of management	182 days	182 days	182 days	182 days	182 days
(A) Property leasing business revenues	Not disclosed (Note)	Not disclosed (Note)	854,125	Not disclosed (Note)	397,370
Real estate leasing business revenues			784,948		370,902
Other revenues related to property leasing			69,177		26,468
(B) Property leasing business expenses			225,843		100,547
Outsourcing service expenses			62,622		31,002
Utilities expenses			53,705		23,836
Repair expenses			22,393		6,426
Land rent			–		–
Taxes and dues			81,137		37,863
Various costs required			5,985		1,418
Other leasing expenses	–	–			
(C) NOI (=A–B)	183,034	178,557	628,282	176,301	296,823
(D) Depreciation and amortization	51,409	50,022	207,922	89,899	86,035
(E) Operating income from property leasing (=C–D)	131,624	128,535	420,359	86,402	210,787



Property no.	L-11	L-12	L-13	L-14	L-15
Name	MFLP Hiratsuka	MFLP Tsukuba	MFLP Inazawa	MFLP Atsugi II	MFLP Fukuoka I
Management period	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024
Number of days of management	182 days	182 days	182 days	182 days	182 days
(A) Property leasing business revenues Real estate leasing business revenues Other revenues related to property leasing					
(B) Property leasing business expenses Outsourcing service expenses Utilities expenses Repair expenses Land rent Taxes and dues Various costs required Other leasing expenses	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)
(C) NOI (=A-B)	176,839	228,535	402,084	302,334	145,246
(D) Depreciation and amortization	51,630	95,177	183,478	115,289	56,821
(E) Operating income from property leasing (=C-D)	125,209	133,357	218,606	187,045	88,425

Property no.	L-16	L-17	L-18	L-19	L-20
Name	MFLP Prologis Park Kawagoe	MFLP Hiroshima I	MFLP Ibaraki	MFLP Kawaguchi I	MFLP Yachiyo Katsutadai
Management period	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024
Number of days of management	182 days	182 days	182 days	182 days	182 days
(A) Property leasing business revenues	420,142	512,222	1,842,694	Not disclosed (Note)	Not disclosed (Note)
Real estate leasing business revenues	397,622	481,975	1,729,776		
Other revenues related to property leasing	22,520	30,246	112,917		
(B) Property leasing business expenses	108,085	141,028	507,804		
Outsourcing service expenses	38,754	51,335	99,083		
Utilities expenses	18,228	19,491	88,749		
Repair expenses	2,306	5,577	36,284		
Land rent	–	–	–		
Taxes and dues	46,842	61,029	161,978		
Various costs required	1,952	3,594	121,709		
Other leasing expenses	–	–	–		
(C) NOI (=A–B)	312,056	371,193	1,334,889	390,534	409,372
(D) Depreciation and amortization	107,426	133,294	429,773	93,966	151,763
(E) Operating income from property leasing (=C–D)	204,630	237,899	905,115	296,568	257,609

Property no.	L-21	L-22	L-23	L-24	L-25
Name	MFLP Osaka I	MFLP Hiratsuka II	MFLP Osaka Katano	MFLP Tomei Ayase	MFLP Tokorozawa
Management period	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024
Number of days of management	182 days	182 days	182 days	182 days	182 days
(A) Property leasing business revenues Real estate leasing business revenues Other revenues related to property leasing					
(B) Property leasing business expenses Outsourcing service expenses Utilities expenses Repair expenses Land rent Taxes and dues Various costs required Other leasing expenses	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)
(C) NOI (=A-B)	278,491	283,026	414,070	338,647	99,240
(D) Depreciation and amortization	91,467	86,973	272,452	108,167	60,852
(E) Operating income from property leasing (=C-D)	187,024	196,053	141,618	230,479	38,388

Property no.	L-26	L-27	L-28	I-1	I-2
Name	MFLP Hiratsuka III	MFLP Shinkiba I	SG Realty MFLP Fukuoka Kasuya	MFIP Inzai	MFIP Inzai II
Management period	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024	From February 1, 2024 to July 31, 2024
Number of days of management	182 days	182 days	182 days	182 days	182 days
(A) Property leasing business revenues Real estate leasing business revenues Other revenues related to property leasing					
(B) Property leasing business expenses Outsourcing service expenses Utilities expenses Repair expenses Land rent Taxes and dues Various costs required Other leasing expenses	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)
(C) NOI (=A-B)	198,622	119,621	83,190	306,723	363,372
(D) Depreciation and amortization	65,947	19,654	48,981	96,391	130,486
(E) Operating income from property leasing (=C-D)	132,675	99,967	34,209	210,331	232,885

Note:

Not disclosed, because consent has not been obtained from the tenants.

Property no.	Total
Name	
Management period	
Number of days of management	
(A) Property leasing business revenues	12,413,410
Real estate leasing business revenues	11,820,017
Other revenues related to property leasing	593,392
(B) Property leasing business expenses	2,905,533
Outsourcing service expenses	789,220
Utilities expenses	480,688
Repair expenses	180,438
Land rent	99,081
Taxes and dues	1,167,132
Various costs required	187,157
Other leasing expenses	1,814
(C) NOI (=A-B)	9,507,876
(D) Depreciation and amortization	3,296,907
(E) Operating income from property leasing (=C-D)	6,210,968

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