

Summary of Financial Results for the Fiscal Period Ended January 31, 2023 (REIT)

March 14, 2023

REIT Securities Issuer	Mitsui Fudosan Logistics Park Inc.	Stock Exchange Listing	Tokyo Stock Exchange
Securities Code	3471	Website	https://www.mflp-r.co.jp/en/
Representative	Hiroshi Asai, Executive Director		
Asset Management Company	Mitsui Fudosan Logistics REIT Management Co., Ltd.		
Representative	Yukio Yoshida, President and Chief Executive Officer		
Inquiries	Tatsu Makino, Director & General Manager of Finance Division		
	Tel. +81-3-6327-5160		

Scheduled date of submission of securities report: April 26, 2023

Scheduled date of commencement of distribution payout: April 21, 2023

Supplementary materials for financial results: Yes

Holding investor presentation for financial results: Yes (for analysts and institutional investors)

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

1. Financial Results for the Fiscal Period Ended January 31, 2023 (August 1, 2022 to January 31, 2023)

(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 January 31, 2023	10,960	3.3	4,504	1.0	4,206	1.0	4,205	1.0
Fiscal period ended July 31, 2022	10,607	11.6	4,459	12.3	4,166	11.3	4,165	11.3

	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 January 31, 2023	7,300	2.1	1.2	38.4
Fiscal period ended July 31, 2022	7,233	2.1	1.3	39.3

(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 January 31, 2023	7,301	4,205	1,100	633	8,401	4,838	100.0	2.1
Fiscal period ended July 31, 2022	7,231	4,165	1,122	646	8,353	4,811	100.0	2.1

Notes:

- Due to the issuance of new investment units, the payout ratio for the fiscal period ended July 31, 2022 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
- The total amount of distributions in excess of retained earnings for the fiscal period ended January 31, 2023 and the fiscal period ended July 31, 2022 is entirely return of capital applicable to distribution reducing unitholders' capital for tax purposes.
- 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 January 31, 2023 and the fiscal period ended July 31, 2022 is 0.004 for each. 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 January 31, 2023	336,551	204,230	60.7	354,567
Fiscal period ended July 31, 2022	339,016	204,837	60.4	355,619

(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 January 31, 2023	10,341	(242)	(8,027)	9,651
Fiscal period ended July 31, 2022	4,298	(44,308)	40,074	7,580

2. Forecast for the Fiscal Period Ending July 31, 2023 (February 1, 2023 to July 31, 2023) and the Fiscal Period Ending January 31, 2024 (August 1, 2023 to January 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 July 31, 2023	11,587	5.7	4,584	1.8	4,234	0.7	4,233	0.7	7,349	1,423	8,772
Fiscal period ending January 31, 2024	11,655	0.6	4,548	(0.8)	4,195	(0.9)	4,194	(0.9)	7,283	1,452	8,735

(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 July 31, 2023: ¥7,349 For the fiscal period ending January 31, 2024: ¥7,282

• Other

(1) Changes in accounting policies, changes in accounting estimates, or retrospective restatements

- (i) Changes in accounting policies due to revisions to accounting standards, etc.: None
- (ii) Changes in accounting policies other than (i) above: None
- (iii) Changes in accounting estimates: None
- (iv) 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 January 31, 2023	576,000 units	Fiscal period ended July 31, 2022	576,000 units
--------------------------------------	---------------	-----------------------------------	---------------

(ii) Number of treasury units at the end of the fiscal period

Fiscal period ended January 31, 2023	0 units	Fiscal period ended July 31, 2022	0 units
--------------------------------------	---------	-----------------------------------	---------

Note:

Please refer to “Notes to Per Unit Information” on page 20 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 July 31, 2023 (February 1, 2023 to July 31, 2023) and the Fiscal Period Ending January 31, 2024 (August 1, 2023 to January 31, 2024)” described on page 6.

Table of contents

1. Results of Operations	2
(1) Results of Operations	2
<i>(Summary of results for the reporting period)</i>	2
<i>(Outlook for the fiscal period ending July 31, 2023)</i>	3
2. Financial Statements	9
(1) Balance Sheets	9
(2) Statements of Income	11
(3) Statements of Changes in Net Assets	12
(4) Statements of Cash Distributions	13
(5) Statements of Cash Flows	14
(6) Notes to Going Concern Assumption.....	16
(7) Notes to Significant Accounting Policies.....	16
(8) Notes to Financial Statements	17
(9) Changes in Total Number of Investment Units Issued and Outstanding.....	23
3. Reference Information	25
(1) Status of Investment	25
(2) Investment Assets.....	25
i) Major investment securities	25
ii) Investment properties	25
iii) Other major investment assets	26
(A) Summary of the assets held.....	26
(B) Summary of lease.....	29
(C) Capital expenditures of real estate held.....	35
(D) Status of individual asset earnings	37

1. Results of Operations

(1) Results of Operations

(Summary of results for the reporting period)

i) Brief history of the investment corporation

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”), a Japanese real estate investment corporation, was established on March 4, 2016 under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, including subsequent amendments; the “Investment Trust Act”), by Mitsui Fudosan Logistics REIT Management Co., Ltd. (the “Asset Management Company”) as the organizer, and listed on the Real Estate Investment Trust Securities Market (J-REIT section) of Tokyo Stock Exchange, Inc. (“Tokyo Stock Exchange”) on August 2, 2016 (Securities Code: 3471). MFLP-REIT held assets totaling 24 properties amounting to a total acquisition price of ¥342.2 billion as at the end of the fiscal period under review.

ii) Investment environment and management performance

The Japanese economy, despite being affected by the rising prices of raw materials, is on a recovering trend as progress is made in balancing measures to control the novel coronavirus disease (COVID-19) with economic activities. Capital investment has been gradually increasing. The employment and income environments overall are gradually recovering. Private consumption is on a moderate increase, despite the impact of COVID-19. In the logistics market, the 3PL business (Note) specializing in outsourced logistics services continues to expand, and e-commerce demand remains at high levels. There is also a move aimed at streamlining logistics operations among retailers such as convenience stores and drug stores, and while it cannot be denied that the spread of COVID-19 may have a negative effect on the future logistics market, the demand for leading-edge logistics facilities is expected to continue to increase.

Under such circumstances, upholding a basic policy of pursuing maximization of unitholder value by achieving sustainable growth through formation of a strategic partnership in the logistics facilities business with Mitsui Fudosan Co., Ltd. (“Mitsui Fudosan”), MFLP-REIT has conducted steady management of the 24 properties held as at the end of the fiscal period under review (total acquisition price of ¥342.2 billion) to maintain an excellent occupancy rate of 99.8% for the entire portfolio as at the end of the fiscal period under review.

MFLP-REIT is promoting initiatives for ESG. In the fiscal period under review, MFLP-REIT has issued the Mitsui Fudosan Logistics Park Inc. 2nd Unsecured Bonds (Special pari passu conditions among specified investment corporation bonds) (Green Bonds).

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, MFLP-REIT executed debt financing of ¥1,400 million (long-term loans payable) in August 2022 and ¥2,000 million (long-term loans payable) in September 2022 to repay long-term loans payable; ¥4,700 million (short-term loans payable) in October 2022 to pay out distributions; and ¥4,600 million (short-term loans payable) in August 2022, ¥2,000 million (short-term loans payable) in October 2022, and ¥2,000 million (short-term loans payable) in November 2022 to repay short-term loans payable. Also in the fiscal period under review, MFLP-REIT executed repayments of a total of ¥21,900 million (short-term loans payable of ¥18,500 million; long-term loans payable of ¥3,400 million) using funds from part of short-term loans payable and internal reserve arising from depreciation, etc. Furthermore, in November 2022, MFLP-REIT raised ¥2,000 million through the issuance of 2nd Unsecured Bonds (Special pari passu conditions among specified investment corporation bonds) (Green Bonds). As a result, at the end of the fiscal period under review, the balance of interest-bearing debt was ¥120,700 million (current portion of long-term loans payable of ¥9,600 million; investment corporation bonds of ¥5,000 million; long-term loans payable of ¥106,100 million) and the ratio of interest-bearing debt to total assets (LTV ratio) was 35.9%.

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 ¥10,960 million, operating income of ¥4,504 million, ordinary income of ¥4,206 million, and net income of ¥4,205 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 ¥4,205,376,000, which is the integral multiple of the total number of investment units issued and outstanding (576,000 units) of unappropriated retained earnings. Accordingly, MFLP-REIT declared distribution of earnings per unit of ¥7,301.

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 ¥633 million, which is the amount almost equivalent to the remaining amount

after subtracting the distribution of earnings of ¥4,205 million from ¥4,839 million or 70% of FFO (Note 2), as return of capital applicable to distribution reducing unitholders' capital for tax purposes. Accordingly, MFLP-REIT declared distribution in excess of retained earnings per unit of ¥1,100.

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 July 31, 2023)

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

(A) Acquisitions of properties

MFLP-REIT acquired the trust beneficiary interests for the following asset on February 1, 2023.

Category	Property no.	Property name	Location	Acquisition price (millions of yen) (Note)
Logistics facilities	L-23	MFLP Osaka Katano	Katano-shi, Osaka	16,500

Note:

“Acquisition price” is the purchase price of trust beneficiary interest as set forth in the agreement for sale and purchase of trust beneficiary interest for the acquired asset (excluding the various costs required in the acquisition), rounded down to the nearest million yen.

(B) Borrowing of funds

MFLP-REIT has borrowed the following funds to apply to part of the acquisition funds and related expenses for the real estate trust beneficiary interests in the above “(A) Acquisitions of properties.”

(1) Short-term loans payable

Lender	Borrowing amount (millions of yen)	Interest rate	Drawdown date	Repayment date	Repayment method	Collateral
Mizuho Bank, Ltd.	2,500	0.0262%	February 1, 2023	February 15, 2023	Bullet repayment	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited	1,000	0.1018%	February 1, 2023	March 1, 2023 (Note)	Bullet repayment	Unsecured Non-guaranteed
The Bank of Fukuoka, Ltd.	3,000	0.1018%	February 1, 2023	March 1, 2023 (Note)	Bullet repayment	Unsecured Non-guaranteed
Total borrowing amount	6,500	–	–	–	–	–

Note:

On the repayment date, MFLP-REIT carried out refinancing for the same amount as the borrowing amount of the funds borrowed on February 1, 2023 (interest rate: 0.1082%, repayment date: April 3, 2023, bullet repayment, and unsecured/non-guaranteed).

(2) Long-term loans payable

Lender	Borrowing amount (millions of yen)	Interest rate (Note 1)	Drawdown date	Repayment date (Note 5)	Repayment method	Collateral	
Syndicate of 21 banks arranged by Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan)	Sumitomo Mitsui Banking Corporation	500	February 1, 2023	February 1, 2027	Bullet repayment	Unsecured Non-guaranteed	
	Sumitomo Mitsui Trust Bank, Limited	500					
	MUFG Bank, Ltd.	300					
	The Norinchukin Bank	500	February 1, 2023	February 1, 2030	Bullet repayment	Unsecured Non-guaranteed	
	Daishi Hokuetsu Bank, Ltd.	400					
	The Yamagata Bank, Ltd.	400					
	Kiraboshi Bank, Ltd.	300					
	The Bank of Fukuoka, Ltd.	500	1.0175% (Note 3)	February 1, 2023	August 1, 2030	Bullet repayment	Unsecured Non-guaranteed
	The Hachijuni Bank, Ltd.	500					
	The Chiba Bank, Ltd.	400					
	The Joyo Bank, Ltd.	400					
	The Keiyo Bank, Ltd.	400					
	Shinkin Central Bank	500	1.2265% (Note 4)	February 1, 2023	August 2, 2032	Bullet repayment	Unsecured Non-guaranteed
	Momiji Bank, Ltd.	400					
The Bank of Kyoto, Ltd.	400						

Lender		Borrowing amount (millions of yen)	Interest rate (Note 1)	Drawdown date	Repayment date (Note 5)	Repayment method	Collateral
Syndicate of 21 banks arranged by Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan)	Sumitomo Mitsui Banking Corporation	400	1.2713% (Note 4)	February 1, 2023	February 1, 2033	Bullet repayment	Unsecured Non-guaranteed
	Mizuho Bank, Ltd.	500					
	Mizuho Trust & Banking Co., Ltd.	500					
	The Yamaguchi Bank, Ltd.	500					
	SBI Shinsei Bank, Limited	500					
	Sumitomo Life Insurance Company	500					
	Nippon Life Insurance Company	500					
Kiraboshi Bank, Ltd.	200						
Total borrowing amount		10,000	—	—	—	—	—

Notes:

- The first interest payment date is the last day of July 2023, and thereafter the interest payment date will be the last day of January and July until and including the repayment date. (If each interest payment date is not a business day, such interest payment date shall be on the next business day. Provided, however, that such interest payment date shall be on the preceding business day if such next business day falls into the next month.) In addition, since the borrowing is financed by a Sustainability Linked Loan, the interest rate from the timing of the determination to the repayment date will change according to the achievement status of the Sustainability Performance Target (“SPT”) as described in (Note 2) through (Note 4).
- SPT: 60% reduction of CO2 emission intensity borne by owners (Scope 1 and 2) in logistics facilities as of 2024 compared to 2016
Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2025 until the principal repayment date
(i) If emissions intensity is reduced by 60% (Achievement of SPT): Initial interest rate - 0.01%
(ii) If the emissions intensity increases compared to 2016 (SPT Not Achieved): Initial interest rate + 0.01%
If neither (i) nor (ii) applies (SPT Not Achieved): Initial interest rate
- SPT: 90% reduction of CO2 emission intensity borne by owners (Scope 1 and 2) in logistics facilities as of 2027 compared to 2016
Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2028 until the principal repayment date
(i) If emissions intensity is reduced by 90% (Achievement of SPT): Initial interest rate - 0.02%
(ii) If the emissions intensity increases compared to 2016 (SPT Not Achieved): Initial interest rate + 0.02%
If neither (i) nor (ii) applies (SPT Not Achieved): Initial interest rate
- SPT: 100% reduction of CO2 emission intensity borne by owners (Scope 1 and 2) in logistics facilities as of 2030 compared to 2016
Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2031 until the principal repayment date
(i) If emissions intensity is reduced by 100% (Achievement of SPT): Initial interest rate - 0.02%
(ii) If the emissions intensity increases compared to 2016 (SPT Not Achieved): Initial interest rate + 0.02%
If neither (i) nor (ii) applies (SPT Not Achieved): Initial interest rate
- If each repayment date is not a business day, such repayment date shall be on the next business day. Provided, however, that such repayment date shall be on the preceding business day if such next business day falls into the next month.

iii) Forecast for the fiscal period

MFLP-REIT’s forecasts for the fiscal period ending July 31, 2023 (February 1, 2023 to July 31, 2023) and the fiscal period ending January 31, 2024 (August 1, 2023 to January 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 July 31, 2023	11,587	5.7	4,584	1.8	4,234	0.7	4,233	0.7	7,349	1,423	8,772
Fiscal period ending January 31, 2024	11,655	0.6	4,548	(0.8)	4,195	(0.9)	4,194	(0.9)	7,283	1,452	8,735

For the assumptions for these forecasts, please refer to “Forecast Assumptions for the Fiscal Period Ending July 31, 2023 (February 1, 2023 to July 31, 2023) and the Fiscal Period Ending January 31, 2024 (August 1, 2023 to January 31, 2024)” described on page 6.

Notes:

- 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.
- Monetary amounts have been rounded down to the display unit, and percentage values have been rounded to the nearest tenth of a percent.

Forecast Assumptions for the Fiscal Period Ending July 31, 2023 (February 1, 2023 to July 31, 2023) and the Fiscal Period Ending January 31, 2024 (August 1, 2023 to January 31, 2024)

Item	Assumptions
Calculation period	<ul style="list-style-type: none"> The fiscal period ending July 31, 2023 (the 14th fiscal period) (February 1, 2023 to July 31, 2023) (181 days) The fiscal period ending January 31, 2024 (the 15th fiscal period) (August 1, 2023 to January 31, 2024) (184 days)
Investment assets	<ul style="list-style-type: none"> It is assumed that (i) the total number of the properties held by MFLP-REIT will be 25, which includes the trust beneficiary interests in real estate held by MFLP-REIT as of January 31, 2023 (total of 24 properties), with the acquisition of the trust beneficiary interests in real estate related to MFLP Osaka Katano (“Assets Acquired”) on February 1, 2023, and that (ii) the assets held will continue to be held as there will be no disposition, etc. of them until the end of the fiscal period ending January 31, 2024 and (iii) there will be no acquisition of new properties other than the Assets Acquired. However, the actual number of investment assets may change due to the acquisition of new properties or the disposition, etc. of Assets Held.
Operating revenues	<ul style="list-style-type: none"> Leasing business revenues related to the Assets Held are calculated based on lease contracts already executed that are in effect as of today and other factors, including tenant movements and market trends. Calculations assume that there will be no gain or loss on sale of real estate, etc.
Operating expenses	<ul style="list-style-type: none"> 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. Depreciation is calculated using the straight-line method. Depreciation is expected to be ¥2,985 million for the fiscal period ending July 31, 2023 and ¥2,993 million for the fiscal period ending January 31, 2024. Leasing business income (excluding gain on sale of real estate, etc.) after the deduction of leasing business expenses (including depreciation) is expected to be ¥5,842 million for the fiscal period ending July 31, 2023 and ¥5,801 million for the fiscal period ending January 31, 2024. In general, when selling and buying real estate, etc., property taxes, city planning taxes and other charges levied on new properties acquired are settled at the time of acquisition by prorating for the period held with the present owner. However, as MFLP-REIT includes an amount equivalent to the settled amount in the acquisitions costs for the property, the amount is not recorded as expenses during the operating period that includes the day on which the property is acquired. As such, for expenses relating to property taxes, city planning taxes and other charges for the assets acquired in the fiscal period ended July 31, 2022, these property taxes, city planning taxes and other charges for fiscal year 2023 will be expensed from the fiscal period ending July 31, 2023, and for expenses relating to property taxes, city planning taxes and other charges for the Assets Acquired, these property taxes, city planning taxes and other charges for fiscal year 2024 will be expensed from the fiscal period ending July 31, 2024. Repair expenses for buildings are expected to be ¥176 million for the fiscal period ending July 31, 2023 and ¥140 million for the fiscal period ending January 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.
Non-operating expenses	<ul style="list-style-type: none"> Interest expenses, interest expenses on investment corporation bonds and other expenses related to borrowings are expected to be ¥319 million for the fiscal period ending July 31, 2023 and ¥331 million for the fiscal period ending January 31, 2024. Investment corporation bond issuance costs shall be amortized on a monthly basis over a ten-year period starting from the month of issuance. Amortization of investment corporation bond issuance costs is expected to be ¥1 million for the fiscal period ending July 31, 2023 and ¥1 million for the fiscal period ending January 31, 2024. The expenses for the issuance of new investment units shall be amortized on a monthly basis over a three-year period starting from their month of issuance. Amortization of investment unit issuance expenses is expected to be ¥28 million for the fiscal period ending July 31, 2023 and ¥19 million for the fiscal period ending January 31, 2024.
Interest-bearing debt	<ul style="list-style-type: none"> It is assumed that total interest-bearing debt will be ¥135,700 million at the end of the fiscal period ending July 31, 2023 and ¥132,700 million at the end of the fiscal period ending January 31, 2024. The loan to value (LTV) ratio is expected to be 39.0% at the end of the fiscal period ending July 31, 2023 and 38.5% at the end of the fiscal period ending January 31, 2024. The following formula is used to calculate LTV ratio. LTV ratio = Total interest-bearing debt ÷ Total assets × 100

Item	Assumptions
Investment units	<ul style="list-style-type: none"> It is assumed that the number of investment units issued and outstanding is 576,000 units as of the date of this document and there will be no change in the number of investment units by issuing new investment units, etc. through to the end of the fiscal period ending January 31, 2024. Distributions per unit (excluding distributions in excess of retained earnings) and distributions in excess of retained earnings per unit are calculated based on the 576,000 units of expected total number of investment units issued and outstanding at the end of the fiscal period ending July 31, 2023 and the fiscal period ending January 31, 2024.
Distributions per unit (excluding distributions in excess of retained earnings)	<ul style="list-style-type: none"> Distributions per unit (excluding distributions in excess of retained earnings) is calculated in accordance with MFLP-REIT's policy on distributions of cash described in its Articles of Incorporation and assuming that the entire amount of earnings will be distributed. 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 business revenues due to tenant movements, etc., and/or the occurrence of unforeseen repairs and maintenance, etc.
Distributions in excess of retained earnings per unit	<ul style="list-style-type: none"> Distributions in excess of retained earnings per unit is calculated in accordance with MFLP-REIT's policy on distributions of cash described in its Articles of Incorporation and the asset management guidelines for the asset management company. 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. For the time being, it is MFLP-REIT's policy to calculate the amount distributable, including distributions in excess of retained earnings, to be around 70% of FFO up to a maximum of 75% of FFO and continually distribute the amount of this that exceeds the amount of distributions 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"). 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 (Note 1), and the situation pertaining to LTV level and retained cash and deposits, among other factors. 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). 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 2), 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 3) exceeds 60% in the event that the above distribution of cash is executed. The total amount of distributions in excess of retained earnings is expected to be ¥819 million for the fiscal period ending July 31, 2023 and ¥836 million for the fiscal period ending January 31, 2024 based on the above calculation. In addition, we expect to make a distribution in excess of earnings of ¥6 million for the fiscal period ending July 31, 2023 and the fiscal period ending January 31, 2024 as allowance for temporary difference adjustments, which takes into account the impact on distributions of the tax discrepancy in excess of income associated with the amortization of fixed-term land leasehold rights for business purposes, but this amount is included in the above ¥819 million and ¥836 million. <p>Notes:</p> <ol style="list-style-type: none"> The maximum will be an amount equivalent to 60% of the depreciation for the applicable operating period. "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. 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

Item	Assumptions
Other	<ul style="list-style-type: none"> <li data-bbox="386 219 1441 300">• 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 data-bbox="386 300 1441 358">• It is assumed that there will be no unforeseen material changes in general economic trends, real estate market conditions, etc.

2. Financial Statements

(1) Balance Sheets

(Thousands of yen)

	12th period (As of July 31, 2022)	13th period (As of January 31, 2023)
Assets		
Current assets		
Cash and deposits	686,037	1,966,275
Cash and deposits in trust	6,894,168	7,685,210
Operating accounts receivable	276,536	57,158
Prepaid expenses	50,199	30,381
Consumption taxes receivable	1,848,475	–
Other	3,727	2,631
Total current assets	9,759,145	9,741,656
Non-current assets		
Property and equipment		
Buildings in trust	171,546,526	171,717,506
Accumulated depreciation	(14,383,037)	(16,727,005)
Buildings in trust, net	157,163,488	154,990,500
Structures in trust	5,431,090	5,456,758
Accumulated depreciation	(1,399,230)	(1,611,394)
Structures in trust, net	4,031,859	3,845,364
Machinery and equipment in trust	4,227,700	4,229,270
Accumulated depreciation	(1,207,638)	(1,352,198)
Machinery and equipment in trust, net	3,020,062	2,877,071
Vehicles and transport equipment in trust	4,021	4,021
Accumulated depreciation	(2,570)	(2,890)
Vehicles and transport equipment in trust, net	1,450	1,131
Tools, furniture and fixtures in trust	83,733	113,510
Accumulated depreciation	(22,398)	(29,317)
Tools, furniture and fixtures in trust, net	61,334	84,192
Land in trust	164,824,737	164,824,737
Construction in progress in trust	–	47,314
Total property and equipment	329,102,932	326,670,312
Intangible assets		
Software	1,164	989
Total intangible assets	1,164	989
Investments and other assets		
Lease and guarantee deposits	10,000	10,000
Long-term prepaid expenses	251	12,965
Deferred tax assets	16	9
Other	1,050	1,050
Total investments and other assets	11,318	24,025
Total non-current assets	329,115,415	326,695,327
Deferred assets		
Investment unit issuance expenses	119,987	76,153
Investment corporation bond issuance costs	22,187	38,231
Total deferred assets	142,174	114,385
Total assets	339,016,735	336,551,369

(Thousands of yen)

	12th period (As of July 31, 2022)	13th period (As of January 31, 2023)
Liabilities		
Current liabilities		
Operating accounts payable	364,232	791,032
Short-term loans payable	5,200,000	–
Current portion of long-term loans payable	9,000,000	9,600,000
Accounts payable	1,173,057	1,257,985
Accrued expenses	10,523	11,287
Income taxes payable	950	805
Accrued consumption taxes	–	789,256
Advances received	1,829,470	1,851,042
Other	3,660	3,252
Total current liabilities	17,581,895	14,304,662
Non-current liabilities		
Investment corporation bonds	3,000,000	5,000,000
Long-term loans payable	106,700,000	106,100,000
Tenant leasehold and security deposits in trust	6,897,828	6,906,456
Other	–	9,340
Total non-current liabilities	116,597,828	118,015,796
Total liabilities	134,179,724	132,320,458
Net assets		
Unitholders' capital		
Unitholders' capital	203,299,818	203,299,818
Deduction from unitholders' capital	(2,628,115)	(3,274,387)
Unitholders' capital, net	200,671,702	200,025,430
Retained earnings		
Unappropriated retained earnings (undisposed loss)	4,165,308	4,205,480
Total retained earnings	4,165,308	4,205,480
Total unitholders' equity	204,837,011	204,230,910
Total net assets	204,837,011	204,230,910
Total liabilities and net assets	339,016,735	336,551,369

(2) Statements of Income

(Thousands of yen)

	12th period (From February 1, 2022 to July 31, 2022)		13th period (From August 1, 2022 to January 31, 2023)	
Operating revenues				
Property-related revenues	*1	10,054,397	*1	10,245,890
Other revenues related to property leasing	*1	553,416	*1	714,964
Total operating revenues		10,607,814		10,960,854
Operating expenses				
Property-related expenses	*1	5,011,762	*1	5,271,867
Asset management fee		1,023,034		1,067,813
Asset custody fee		14,720		16,950
Administrative service fees		20,051		20,217
Directors' compensations		6,600		6,600
Audit fee		10,000		10,000
Other operating expenses		62,291		62,472
Total operating expenses		6,148,460		6,455,922
Operating income		4,459,354		4,504,931
Non-operating income				
Interest income		33		33
Insurance income		97		–
Interest on refund		–		2,446
Other		316		669
Total non-operating income		447		3,149
Non-operating expenses				
Interest expenses		216,613		224,203
Interest expenses on investment corporation bonds		7,438		10,616
Amortization of investment corporation bond issuance costs		1,287		1,638
Amortization of investment unit issuance expenses		43,834		43,834
Offering costs associated with issuance of investment units		16,657		–
Borrowing related expenses		6,450		17,553
Other		1,400		4,189
Total non-operating expenses		293,682		302,036
Ordinary income		4,166,118		4,206,044
Income before income taxes		4,166,118		4,206,044
Income taxes - current		955		810
Income taxes - deferred		3		6
Total income taxes		959		817
Net income		4,165,159		4,205,227
Retained earnings brought forward		149		252
Unappropriated retained earnings (undisposed loss)		4,165,308		4,205,480

(3) Statements of Changes in Net Assets

12th period (From February 1, 2022 to July 31, 2022)

(Thousands of yen)

	Unitholders' capital						Total net assets
	Unitholders' capital			Retained earnings		Total unitholders' equity	
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total retained earnings		
Balance at beginning of period	185,362,234	(2,089,909)	183,272,324	3,741,033	3,741,033	187,013,357	187,013,357
Changes of items during period							
Issuance of new investment units	17,937,584		17,937,584			17,937,584	17,937,584
Distribution in excess of retained earnings		(538,206)	(538,206)			(538,206)	(538,206)
Dividends of earnings				(3,740,884)	(3,740,884)	(3,740,884)	(3,740,884)
Net income				4,165,159	4,165,159	4,165,159	4,165,159
Total changes of items during period	17,937,584	(538,206)	17,399,378	424,275	424,275	17,823,653	17,823,653
Balance at end of period	203,299,818	(2,628,115)	200,671,702	4,165,308	4,165,308	204,837,011	204,837,011

13th period (From August 1, 2022 to January 31, 2023)

(Thousands of yen)

	Unitholders' capital						Total net assets
	Unitholders' capital			Retained earnings		Total unitholders' equity	
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Unappropriated retained earnings (undisposed loss)	Total retained earnings		
Balance at beginning of period	203,299,818	(2,628,115)	200,671,702	4,165,308	4,165,308	204,837,011	204,837,011
Changes of items during period							
Distribution in excess of retained earnings		(646,272)	(646,272)			(646,272)	(646,272)
Dividends of earnings				(4,165,056)	(4,165,056)	(4,165,056)	(4,165,056)
Net income				4,205,227	4,205,227	4,205,227	4,205,227
Total changes of items during period	–	(646,272)	(646,272)	40,171	40,171	(606,100)	(606,100)
Balance at end of period	203,299,818	(3,274,387)	200,025,430	4,205,480	4,205,480	204,230,910	204,230,910

(4) Statements of Cash Distributions

(Yen)

	12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)
I Unappropriated retained earnings	4,165,308,840	4,205,480,204
II Distributions in excess of retained earnings		
Deduction from unitholders' capital	646,272,000	633,600,000
III Distributions	4,811,328,000	4,838,976,000
(Distribution per unit)	(8,353)	(8,401)
Of which: Distribution of earnings	4,165,056,000	4,205,376,000
(Of which: Distribution of earnings per unit)	(7,231)	(7,301)
Of which: Distribution in excess of retained earnings	646,272,000	633,600,000
(Of which: Distribution in excess of retained earnings per unit)	(1,122)	(1,100)
IV Retained earnings carried forward	252,840	104,204

Method of calculating distribution amount	<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, 2022, MFLP-REIT declared a distribution amount of ¥4,165,056,000, 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.</p> <p>Based on this policy, for the fiscal period ended July 31, 2022, MFLP-REIT declared the distribution of ¥646,272,000, which is calculated as being almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,165,056,000 from ¥4,811,599,188 or 70% of FFO (funds from operation), as distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes).</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, 2023, MFLP-REIT declared a distribution amount of ¥4,205,376,000, 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.</p> <p>Based on this policy, for the fiscal period ended January 31, 2023, MFLP-REIT declared the distribution of ¥633,600,000, which is calculated as being almost equivalent to the remaining amount after subtracting the distribution of earnings of ¥4,205,376,000 from ¥4,839,210,555 or 70% of FFO (funds from operation), as distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes).</p>
---	---	---

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)

	12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)
Cash flows from operating activities		
Income before income taxes	4,166,118	4,206,044
Depreciation and amortization	2,708,728	2,708,105
Amortization of investment corporation bond issuance costs	1,287	1,638
Amortization of investment unit issuance expenses	43,834	43,834
Interest income	(33)	(33)
Interest expenses	224,051	234,820
Insurance income	(97)	–
Decrease (increase) in operating accounts receivable	(176,369)	219,288
Decrease (increase) in prepaid expenses	(889)	19,818
Decrease (increase) in long-term prepaid expenses	19,958	(12,713)
Decrease (increase) in consumption taxes receivable	(1,848,475)	1,848,475
Increase (decrease) in accrued consumption taxes	(678,420)	789,256
Increase (decrease) in operating accounts payable	(303,620)	415,229
Increase (decrease) in accounts payable	113,363	70,654
Increase (decrease) in advances received	251,566	21,571
Other, net	(329)	10,028
Subtotal	4,520,674	10,576,019
Interest income received	33	33
Interest expenses paid	(221,428)	(234,056)
Insurance income received	8	89
Income taxes paid	(1,030)	(955)
Net cash provided by (used in) operating activities	4,298,256	10,341,129
Cash flows from investing activities		
Purchase of property and equipment in trust	(45,158,575)	(251,018)
Repayments of tenant leasehold and security deposits in trust	(307,009)	(68,797)
Proceeds from tenant leasehold and security deposits in trust	1,157,542	77,424
Net cash provided by (used in) investing activities	(44,308,041)	(242,391)
Cash flows from financing activities		
Proceeds from short-term loans payable	23,800,000	13,300,000
Repayments of short-term loans payable	(18,600,000)	(18,500,000)
Proceeds from long-term loans payable	23,200,000	3,400,000
Repayments of long-term loans payable	(1,900,000)	(3,400,000)
Proceeds from issuance of investment corporation bonds	–	2,000,000
Payments for investment corporation bond issuance costs	–	(16,106)
Proceeds from issuance of investment units	17,853,035	(209)
Payment of distribution of earnings	(3,740,535)	(4,164,938)
Payment of distribution in excess of retained earnings	(538,097)	(646,204)
Net cash provided by (used in) financing activities	40,074,403	(8,027,458)

(Thousands of yen)

	12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)
Net increase (decrease) in cash and cash equivalents	64,618	2,071,279
Cash and cash equivalents at beginning of period	7,515,587	7,580,206
Cash and cash equivalents at end of period	7,580,206	9,651,485

(6) Notes to Going Concern Assumption

Not applicable.

(7) Notes to Significant Accounting Policies

<p>1. Method of depreciation and amortization of non-current assets</p>	<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</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>	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										
<p>2. Accounting method for deferred assets</p>	<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>										
<p>3. Recognition of revenues and expenses</p>	<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>For the 12th period, the amount of ¥302,047 thousand was included in acquisition costs of real estate properties as the equivalent of property-related taxes of a total of four properties, including MFIP Inzai II, which was acquired in the fiscal period ended July 31, 2021 and finalized in the period ended July 31, 2022, and three properties acquired in the fiscal period ended July 31, 2022. No property-related taxes were capitalized for the 13th period.</p>										
<p>4. Scope of cash and cash equivalents in the statements of cash flows</p>	<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 and land in trust iii) Construction in progress in trust iv) Tenant leasehold and security deposits in trust</p>
--	--

(8) Notes to Financial Statements

[Notes to Statements of Income]

*1. Components of operating income from property leasing

	(Thousands of yen)			
	12th period (From February 1, 2022 to July 31, 2022)		13th period (From August 1, 2022 to January 31, 2023)	
A. Property leasing business revenues				
Property-related revenues				
Rental revenues	9,560,963		9,732,676	
Common area charges	493,434	10,054,397	513,213	10,245,890
Other revenues related to property leasing				
Utilities charges	415,035		613,483	
Parking lots	47,585		50,566	
Others	90,795	553,416	50,914	714,964
Total property leasing business revenues		10,607,814		10,960,854
B. Property leasing business expenses				
Property-related expenses				
Outsourcing service expenses	735,635		688,732	
Utilities expenses	372,636		551,994	
Repair expenses	126,728		247,755	
Taxes and dues	930,590		930,448	
Depreciation and amortization	2,708,553		2,707,930	
Others	137,618		145,005	
Total property leasing business expenses		5,011,762		5,271,867
C. Operating income from property leasing [A-B]		5,596,051		5,688,986

[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)

	12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)
Carrying amount		
Balance at beginning of period	286,583,923	329,102,932
Changes during the period	42,519,009	(2,479,935)
Balance at end of period	329,102,932	326,622,997
Balance at end of period	388,500,000	394,300,000

Notes:

1. The carrying amount represents acquisition cost less accumulated depreciation.
2. Changes in the carrying amount during the 12th period consisted of the increase mainly attributable to acquisition of trust beneficiary interests in real estate for three properties (¥45,028,290 thousand), and the decrease mainly attributable to depreciation and amortization (¥2,708,553 thousand). Changes in the carrying amount during the 13th period consisted of the decrease mainly attributable to depreciation and amortization (¥2,707,930 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]

12th period (From February 1, 2022 to July 31, 2022)

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.”

13th period (From August 1, 2022 to January 31, 2023)

Information on disaggregation of revenues from contracts with customers

For information on disaggregation of revenues from contracts with customers, please refer to “*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

12th period (From February 1, 2022 to July 31, 2022)

(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.

13th period (From August 1, 2022 to January 31, 2023)

(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]

	12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)
Net assets per unit	¥355,619	¥354,567
Net income per unit	¥7,233	¥7,300

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:

	12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)
Net income (thousands of yen)	4,165,159	4,205,227
Amount not attributable to common unitholders (thousands of yen)	—	—
Net income attributable to common investment units (thousands of yen)	4,165,159	4,205,227
Average number of investment units for the period (units)	575,794	576,000

[Notes to Significant Subsequent Events]

1. Acquisitions of properties

MFLP-REIT acquired the trust beneficiary interests for the following asset on February 1, 2023.

Category	Property no.	Property name	Location	Acquisition price (millions of yen) (Note)
Logistics facilities	L-23	MFLP Osaka Katano	Katano-shi, Osaka	16,500

Note:

“Acquisition price” is the purchase price of trust beneficiary interest as set forth in the agreement for sale and purchase of trust beneficiary interest for the acquired asset (excluding the various costs required in the acquisition), rounded down to the nearest million yen.

2. Borrowing of funds

MFLP-REIT has borrowed the following funds to apply to part of the acquisition funds and related expenses for the real estate trust beneficiary interests in the above “1. Acquisitions of properties.”

i) Short-term loans payable

Lender	Borrowing amount (millions of yen)	Interest rate	Drawdown date	Repayment date	Repayment method	Collateral
Mizuho Bank, Ltd.	2,500	0.0262%	February 1, 2023	February 15, 2023	Bullet repayment	Unsecured Non-guaranteed
Sumitomo Mitsui Trust Bank, Limited	1,000	0.1018%	February 1, 2023	March 1, 2023 (Note)	Bullet repayment	Unsecured Non-guaranteed
The Bank of Fukuoka, Ltd.	3,000	0.1018%	February 1, 2023	March 1, 2023 (Note)	Bullet repayment	Unsecured Non-guaranteed
Total borrowing amount	6,500	–	–	–	–	–

Note:

On the repayment date, MFLP-REIT carried out refinancing for the same amount as the borrowing amount of the funds borrowed on February 1, 2023 (interest rate: 0.1082%, repayment date: April 3, 2023, bullet repayment, and unsecured/non-guaranteed).

ii) Long-term loans payable

Lender	Borrowing amount (millions of yen)	Interest rate (Note 1)	Drawdown date	Repayment date (Note 5)	Repayment method	Collateral
Syndicate of 21 banks arranged by Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan)	Sumitomo Mitsui Banking Corporation	500	February 1, 2023	February 1, 2027	Bullet repayment	Unsecured Non-guaranteed
	Sumitomo Mitsui Trust Bank, Limited	500				
	MUFG Bank, Ltd.	300				
	The Norinchukin Bank	500	February 1, 2023	February 1, 2030	Bullet repayment	Unsecured Non-guaranteed
	Daishi Hokuetsu Bank, Ltd.	400				
	The Yamagata Bank, Ltd.	400				
	Kiraboshi Bank, Ltd.	300	February 1, 2023	August 1, 2030	Bullet repayment	Unsecured Non-guaranteed
	The Bank of Fukuoka, Ltd.	500				
	The Hachijuni Bank, Ltd.	500				
	The Chiba Bank, Ltd.	400				
	The Joyo Bank, Ltd.	400				
	The Keiyo Bank, Ltd.	400	February 1, 2023	August 2, 2032	Bullet repayment	Unsecured Non-guaranteed
	Shinkin Central Bank	500				
	Momiji Bank, Ltd.	400				
The Bank of Kyoto, Ltd.	400					

Lender		Borrowing amount (millions of yen)	Interest rate (Note 1)	Drawdown date	Repayment date (Note 5)	Repayment method	Collateral
Syndicate of 21 banks arranged by Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan)	Sumitomo Mitsui Banking Corporation	400	1.2713% (Note 4)	February 1, 2023	February 1, 2033	Bullet repayment	Unsecured Non-guaranteed
	Mizuho Bank, Ltd.	500					
	Mizuho Trust & Banking Co., Ltd.	500					
	The Yamaguchi Bank, Ltd.	500					
	SBI Shinsei Bank, Limited	500					
	Sumitomo Life Insurance Company	500					
	Nippon Life Insurance Company	500					
Kiraboshi Bank, Ltd.	200						
Total borrowing amount		10,000	—	—	—	—	—

Notes:

- The first interest payment date is the last day of July 2023, and thereafter the interest payment date will be the last day of January and July until and including the repayment date. (If each interest payment date is not a business day, such interest payment date shall be on the next business day. Provided, however, that such interest payment date shall be on the preceding business day if such next business day falls into the next month.) In addition, since the borrowing is financed by a Sustainability Linked Loan, the interest rate from the timing of the determination to the repayment date will change according to the achievement status of the Sustainability Performance Target (“SPT”) as described in (Note 2) through (Note 4).
- SPT: 60% reduction of CO2 emission intensity borne by owners (Scope 1 and 2) in logistics facilities as of 2024 compared to 2016
Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2025 until the principal repayment date

(i) If emissions intensity is reduced by 60% (Achievement of SPT):	Initial interest rate - 0.01%
(ii) If the emissions intensity increases compared to 2016 (SPT Not Achieved):	Initial interest rate + 0.01%

 If neither (i) nor (ii) applies (SPT Not Achieved): Initial interest rate
- SPT: 90% reduction of CO2 emission intensity borne by owners (Scope 1 and 2) in logistics facilities (Scope 1 and 2) as of 2027 compared to 2016
Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2028 until the principal repayment date

(i) If emissions intensity is reduced by 90% (Achievement of SPT):	Initial interest rate - 0.02%
(ii) If the emissions intensity increases compared to 2016 (SPT Not Achieved):	Initial interest rate + 0.02%

 If neither (i) nor (ii) applies (SPT Not Achieved): Initial interest rate
- SPT: 100% reduction of CO2 emission intensity borne by owners (Scope 1 and 2) in logistics facilities (Scope 1 and 2) as of 2030 compared to 2016
Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2031 until the principal repayment date

(i) If emissions intensity is reduced by 100% (Achievement of SPT):	Initial interest rate - 0.02%
(ii) If the emissions intensity increases compared to 2016 (SPT Not Achieved):	Initial interest rate + 0.02%

 If neither (i) nor (ii) applies (SPT Not Achieved): Initial interest rate
- If each repayment date is not a business day, such repayment date shall be on the next business day. Provided, however, that such repayment date shall be on the preceding business day if such next business day falls into the next month.

[Omission of Disclosure]

The notes to balance sheets, 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 January 31, 2023.

Date	Description	Total number of investment units issued and outstanding (units)		Unitholders' capital, net (millions of yen) (Note 1)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
February 1, 2018	Capital increase through public offering	38,000	262,000	13,495	71,745	(Note 2)
February 28, 2018	Capital increase through third-party allotment	774	262,774	274	72,020	(Note 3)
April 23, 2018	Distribution of cash in excess of retained earnings (return of capital)	–	262,774	(61)	71,958	(Note 4)
October 19, 2018	Distribution of cash in excess of retained earnings (return of capital)	–	262,774	(88)	71,870	(Note 5)
February 1, 2019	Capital increase through public offering	110,700	373,474	33,617	105,488	(Note 6)
February 27, 2019	Capital increase through third-party allotment	5,526	379,000	1,678	107,166	(Note 7)
April 23, 2019	Distribution of cash in excess of retained earnings (return of capital)	–	379,000	(84)	107,081	(Note 8)
October 15, 2019	Distribution of cash in excess of retained earnings (return of capital)	–	379,000	(259)	106,822	(Note 9)
February 3, 2020	Capital increase through public offering	59,000	438,000	28,289	135,111	(Note 10)
February 27, 2020	Capital increase through third-party allotment	3,000	441,000	1,438	136,549	(Note 11)
April 23, 2020	Distribution of cash in excess of retained earnings (return of capital)	–	441,000	(257)	136,292	(Note 12)
October 5, 2020	Capital increase through public offering	96,190	537,190	45,922	182,214	(Note 13)
October 19, 2020	Capital increase through third-party allotment	4,810	542,000	2,296	184,510	(Note 14)
October 21, 2020	Distribution of cash in excess of retained earnings (return of capital)	–	542,000	(342)	184,168	(Note 15)
April 22, 2021	Distribution of cash in excess of retained earnings (return of capital)	–	542,000	(368)	183,800	(Note 16)
October 12, 2021	Distribution of cash in excess of retained earnings (return of capital)	–	542,000	(527)	183,272	(Note 17)
February 1, 2022	Capital increase through public offering	32,380	574,380	17,082	200,355	(Note 18)

Date	Description	Total number of investment units issued and outstanding (units)		Unitholders' capital, net (millions of yen) (Note 1)		Remarks
		Increase (Decrease)	Balance	Increase (Decrease)	Balance	
February 24, 2022	Capital increase through third-party allotment	1,620	576,000	854	201,209	(Note 19)
April 22, 2022	Distribution of cash in excess of retained earnings (return of capital)	–	576,000	(538)	200,671	(Note 20)
October 21, 2022	Distribution of cash in excess of retained earnings (return of capital)	–	576,000	(646)	200,025	(Note 21)

Notes:

- “Unitholders' capital, net” is the amount of “Unitholders' capital” less “Deduction from unitholders' capital.”
- New investment units were issued through public offering at an issue price of ¥367,581 (paid-in amount of ¥355,139) per unit mainly for the purpose of procuring funds for acquisition of new properties.
- Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥355,139 per unit.
- By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 15, 2018, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥275 per unit was declared as distribution of cash for the 3rd fiscal period (fiscal period ended January 31, 2018), the payout of which commenced on April 23, 2018.
- By resolution of the Board of Directors of MFLP-REIT at its meeting held on September 14, 2018, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥335 per unit was declared as distribution of cash for the 4th fiscal period (fiscal period ended July 31, 2018), the payout of which commenced on October 19, 2018.
- New investment units were issued through public offering at an issue price of ¥313,986 (paid-in amount of ¥303,680) per unit mainly for the purpose of procuring funds for acquisition of new properties.
- Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥303,680 per unit.
- By resolution of the Board of Directors of MFLP-REIT at its meeting held on March 15, 2019, distribution of cash in excess of retained earnings (return of capital applicable to distribution reducing unitholders' capital for tax purposes) of ¥322 per unit was declared as distribution of cash for the 5th fiscal period (fiscal period ended January 31, 2019), the payout of which commenced on April 23, 2019.
- 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.
- 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.
- Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥479,476 per unit.
- 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.
- 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.
- Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥477,411 per unit.
- 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.
- 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.
- 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.
- 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.
- Accompanying the public offering, new investment units were issued through third-party allotment at a paid-in amount of ¥527,576 per unit.
- 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.
- 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.

3. Reference Information

(1) Status of Investment

Type of asset	Use	Geographic classification (Note 1)	12th period (As of July 31, 2022)		13th period (As of January 31, 2023)	
			Total amount held (millions of yen) (Note 2)	As a percentage of total assets (%) (Note 3)	Total amount held (millions of yen) (Note 2)	As a percentage of total assets (%) (Note 3)
Real estate in trust (Note 4) (Note 5)	Logistics facilities	Tokyo metropolitan area	166,712	49.2	165,571	49.2
		Kansai area	94,316	27.8	93,654	27.8
		Other areas	41,607	12.3	41,158	12.2
	Subtotal		302,637	89.3	300,385	89.3
	Industrial real estate (Note 6)	Tokyo metropolitan area	26,465	7.8	26,237	7.8
		Kansai area	–	–	–	–
		Other areas	–	–	–	–
	Subtotal		26,465	7.8	26,237	7.8
	Real estate in trust total			329,102	97.1	326,622
Deposits and other assets			9,913	2.9	9,928	3.0
Total assets			339,016	100.0	336,551	100.0

	12th period (As of July 31, 2022)		13th period (As of January 31, 2023)	
	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	134,179	39.6	132,320	39.3
Total net assets	204,837	60.4	204,230	60.7

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)	Appraisal value (millions of yen) (Note 3)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama (Note 4)	Ichikawa-shi, Chiba	September 1, 2016	15,500	4.5	14,617	19,800
	L-2	MFLP Kuki	Kuki-shi, Saitama	August 2, 2016	12,500	3.7	11,306	15,400
	L-3	MFLP Yokohama Daikoku (Note 4)	Yokohama-shi, Kanagawa	August 2, 2016	10,100	3.0	9,551	11,400
	L-4	MFLP Yashio	Yashio-shi, Saitama	August 2, 2016	9,650	2.8	8,943	12,000
	L-5	MFLP Atsugi	Aiko-gun, Kanagawa	August 2, 2016	7,810	2.3	7,059	10,200
	L-6	MFLP Funabashi Nishiura	Funabashi-shi, Chiba	August 2, 2016	6,970	2.0	6,362	8,390
	L-7	MFLP Kashiwa	Kashiwa-shi, Chiba	August 2, 2016	6,300	1.8	5,710	8,000
	L-8	MFLP Sakai (Note 5)	Sakai-shi, Osaka	August 2, 2016	23,600	6.9	22,578	27,600
	L-9	MFLP Komaki (Note 6)	Komaki-shi, Aichi	August 4, 2017	8,260	2.4	7,454	8,980
	L-10	MFLP Hino (Note 4, 7)	Hino-shi, Tokyo	February 2, 2018	12,533	3.7	11,887	13,900
	L-11	MFLP Hiratsuka	Hiratsuka-shi, Kanagawa	March 15, 2018	7,027	2.1	6,596	8,230
	L-12	MFLP Tsukuba (Note 8)	Tsukubamirai-shi, Ibaraki	December 3, 2018	8,781	2.6	8,231	11,200
	L-13	MFLP Inazawa	Inazawa-shi, Aichi	February 4, 2019	16,200	4.7	14,950	18,900
	L-14	MFLP Atsugi II	Isehara-shi, Kanagawa	February 4, 2019	13,100	3.8	12,318	15,300
	L-15	MFLP Fukuoka I (Note 9)	Sue-machi, Kasuya-gun, Fukuoka	February 4, 2019	5,263	1.5	4,874	6,250
	L-16	MFLP Prologis Park Kawagoe (Note 4)	Kawagoe-shi, Saitama	February 5, 2020	14,800	4.3	14,288	17,450
	L-17	MFLP Hiroshima I	Hiroshima-shi, Hiroshima	March 2, 2020	14,480	4.2	13,879	16,300
	L-18	MFLP Ibaraki	Ibaraki-shi, Osaka	October 6, 2020	58,900	17.2	57,231	67,900
	L-19	MFLP Kawaguchi I	Kawaguchi-shi, Saitama	October 6, 2020	18,500	5.4	18,169	20,200
	L-20	MFLP Yachiyo Katsutadai	Yachiyo-shi, Chiba	February 2, 2022	18,000	5.3	17,881	18,600
	L-21	MFLP Osaka I	Osaka-shi, Osaka	February 2, 2022	13,900	4.1	13,844	14,200
	L-22	MFLP Hiratsuka II	Hiratsuka-shi, Kanagawa	February 2, 2022	12,700	3.7	12,647	13,400
Logistics facilities total					314,874	92.0	300,385	363,600
Industrial real estate	I-1	MFIP Inzai (Note 10)	Inzai-shi, Chiba	August 2, 2016	12,220	3.6	11,459	14,000
	I-2	MFIP Inzai II	Inzai-shi, Chiba	March 16, 2021	15,150	4.4	14,778	16,700
	Industrial real estate total					27,370	8.0	26,237
Total					342,244	100.0	326,622	394,300

Notes:

1. "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.
2. "Acquisition price ratio" is the portfolio asset acquisition price share of MFLP-REIT of the total acquisition price rounded to the first decimal place.
3. "Appraisal value" is the value in the real estate appraisal reports as of the valuation date of January 31, 2023. 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.
4. For GLP/MFLP Ichikawa Shiohama, MFLP Yokohama Daikoku, MFLP Hino and MFLP Prologis Park Kawagoe, acquisition price, book value and appraisal value are the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT has acquired (50%, 50%, 25% and 50%, respectively).
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 ²) (Note 2)	Total floor area (m ²) (Note 2)	Construction completed (Note 3)	Building age (years) (Note 4)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama (Note 5)	Rampway MFLP	52,887	105,019 (52,509)	January 14, 2014	9.0
	L-2	MFLP Kuki	Slope MFLP	35,037	73,153	July 7, 2014	8.6
	L-3	MFLP Yokohama Daikoku (Note 5)	Rampway MFLP	47,974	100,530 (50,265)	April 14, 2009	13.8
	L-4	MFLP Yashio	Box MFLP	23,422	40,728	March 24, 2014	8.9
	L-5	MFLP Atsugi	Slope MFLP	20,522	40,942	March 13, 2015	7.9
	L-6	MFLP Funabashi Nishiura	Box MFLP	15,518	30,947	February 6, 2015	8.0
	L-7	MFLP Kashiwa	Box MFLP	15,484	31,242	November 30, 2015	7.2
	L-8	MFLP Sakai	Rampway MFLP	57,792	125,127	September 11, 2014	8.4
	L-9	MFLP Komaki	Slope MFLP	23,484	40,597	January 31, 2017	6.0
	L-10	MFLP Hino (Note 5)	Rampway MFLP	97,579	205,200 (51,300)	October 16, 2015	7.3
	L-11	MFLP Hiratsuka	Box MFLP	16,398	33,061	November 30, 2016	6.2
	L-12	MFLP Tsukuba	Box MFLP	45,605	Existing building: 37,027 Annex building: 25,457	Existing building: June 30, 2010 Annex building: March 30, 2018	Existing building: 12.6 Annex building: 4.8
	L-13	MFLP Inazawa	Slope MFLP	35,074	72,883	May 31, 2017	5.7
	L-14	MFLP Atsugi II	Slope MFLP	25,991	48,976	April 27, 2018	4.8
	L-15	MFLP Fukuoka I	Box MFLP	20,093	32,199	October 12, 2016	6.3
	L-16	MFLP Prologis Park Kawagoe (Note 5)	Rampway MFLP	58,749	117,337 (58,668)	October 16, 2018	4.3
	L-17	MFLP Hiroshima I	Slope MFLP	33,788	68,427	August 30, 2019	3.4
	L-18	MFLP Ibaraki	Rampway MFLP	108,671	230,435	August 26, 2017	5.4
	L-19	MFLP Kawaguchi I	Slope MFLP	28,194	49,838	October 31, 2019	3.3
	L-20	MFLP Yachiyo Katsutadai	Slope MFLP	35,754	74,624	August 31, 2020	2.4
	L-21	MFLP Osaka I	Slope MFLP	23,233	43,919	July 16, 2020	2.5
	L-22	MFLP Hiratsuka II	Box MFLP	25,191	48,141	October 31, 2019	3.3
Logistics facilities total (average) (Note 5)				846,450	1,675,820 (1,360,476)	–	6.3
Industrial real estate	I-1	MFIP Inzai	Data center	25,000	40,478	February 28, 2014	8.9
	I-2	MFIP Inzai II	Data center	18,274	27,268	May 31, 2020	2.7
	Industrial real estate total (average) (Note 5)				43,274	67,746	–
Total (average) (Note 5)				889,724	1,743,567 (1,428,223)	–	6.3

Notes:

- Property types are as follows: Rampway MFLPs are properties that are logistics facilities that provide spiral rampways that allow delivery trucks to directly access each of the upper-floor truck berths (hereinafter “Rampway MFLP”), Slope MFLPs 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 MFLP”), and Box MFLPs 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 MFLP”). 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.

4. "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 January 31, 2023, 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 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.
5. Total floor areas for GLP/MFLP Ichikawa Shiohama, MFLP Yokohama Daikoku, MFLP Hino and MFLP Prologis Park Kawagoe in parentheses are the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT holds (50%, 50%, 25% 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 quasi co-ownership interest in each property.

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 ²) (Note 1)	Leased area (m ²) (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	12.9 (6.3)
	L-2	MFLP Kuki	67,925	67,925	100.0	3	KOKUBU SHUTOKEN CORP.	827	312	9.0 (1.4)
	L-3	MFLP Yokohama Daikoku (Note 10)	47,939	47,939	100.0	5	Not disclosed (Note 11)	679	233	8.3 (2.5)
	L-4	MFLP Yashio	39,692	39,692	100.0	2	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	Hitachi Transport System Metropolitan Co., 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.	1,480	559	10.4 (5.7)
	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.	713	255	7.8 (3.1)
	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 ²) (Note 1)	Leased area (m ²) (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	53,410	94.2	10	Not disclosed (Note 11)	814	344	7.0 (3.6)
	L-17	MFLP Hiroshima I	66,665	66,665	100.0	4	Sagawa Global Logistics Co., Ltd.	958	454	8.0 (4.8)
	L-18	MFLP Ibaraki	208,811	208,811	100.0	10	UNIQLO CO., LTD.	3,433	1,271	7.0 (2.8)
	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	Hitachi Transport System Metropolitan Co., 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)
	Subtotal (average)			1,293,733	1,290,420	99.7	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)	99.8	Not disclosed (Note 11)	–	19,909	6,875	9.0 (4.2)

Notes:

- “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 January 31, 2023, the buildings or rooms for lease that are vacant as of the said date are included in the Subject Lease Agreements as being under lease even if the move-in or handover date has not occurred on the said date.) or floor plan, etc. for such building as of January 31, 2023, and does not include the leased area indicated in the lease agreements concerning shops, vending machines, photovoltaic power generation facilities, parking lots, nursery centers and the like. The same shall apply hereinafter in (B).
- “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 January 31, 2023. If a master lease agreement has been executed for each portfolio asset held by MFLP-REIT as of January 31, 2023, 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).
- “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 January 31, 2023, 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.
- “Number of tenants” is the total number of Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of January 31, 2023. If a master lease agreement has been executed for each portfolio asset held by MFLP-REIT as of January 31, 2023, 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 January 31, 2023, the number of tenants is calculated on the assumption that such lessee is one party.
- “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 January 31, 2023.
- “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 January 31, 2023, 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 January 2023 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 January 31, 2023 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 January 31, 2023. 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 January 2023 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 January 31, 2023, 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 January 31, 2023, 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 January 31, 2023, based on the Subject Lease Agreements for buildings in each portfolio asset of MFLP-REIT as of January 31, 2023, 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 January 31, 2023, the remaining period shall be calculated assuming that the lease period continues from January 31, 2023 to the expiration date of the re-contract.
10. For GLP/MFLP Ichikawa Shiohama, MFLP Yokohama Daikoku, MFLP Hino and MFLP Prologis Park Kawagoe, leasable area, leased area, annual rent and tenant leasehold/security deposits are the prorated figures equivalent to the quasi co-ownership interest in each property that MFLP-REIT holds (50%, 50%, 25% and 50%, respectively) as of January 31, 2023.
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)				
			4th period (From February 1, 2018 to July 31, 2018)	5th period (From August 1, 2018 to January 31, 2019)	6th period (From February 1, 2019 to July 31, 2019)	7th period (From August 1, 2019 to January 31, 2020)	8th period (From February 1, 2020 to July 31, 2020)
Logistics facilities	L-1	GLP/MFLP Ichikawa Shiohama	100.0	100.0	100.0	87.6	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	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
	L-13	MFLP Inazawa	–	–	100.0	100.0	100.0
	L-14	MFLP Atsugi II	–	–	100.0	100.0	100.0
	L-15	MFLP Fukuoka I	–	–	100.0	100.0	100.0
	L-16	MFLP Prologis Park Kawagoe	–	–	–	–	100.0
	L-17	MFLP Hiroshima I	–	–	–	–	100.0
	L-18	MFLP Ibaraki	–	–	–	–	–
	L-19	MFLP Kawaguchi I	–	–	–	–	–
	L-20	MFLP Yachiyo Katsutadai	–	–	–	–	–
	L-21	MFLP Osaka I	–	–	–	–	–
	L-22	MFLP Hiratsuka II	–	–	–	–	–
	Subtotal (average)		100.0	100.0	100.0	99.1	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	–	–	–	–	–
	Subtotal (average)		Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)
Total (average)			100.0	100.0	100.0	99.1	100.0

(%)

Category	Property no.	Property name	Occupancy rate (Note 1)				
			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)	12th period (From February 1, 2022 to July 31, 2022)	13th period (From August 1, 2022 to January 31, 2023)
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	99.9	99.9	100.0	96.8	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	94.2
	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
	L-21	MFLP Osaka I	–	–	–	100.0	100.0
	L-22	MFLP Hiratsuka II	–	–	–	100.0	100.0
	Subtotal (average)		100.0	100.0	100.0	99.9	99.7
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
		Subtotal (average)		Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)	Not disclosed (Note 2)
Total (average)			100.0	100.0	100.0	99.9	99.8

Notes:

1. “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.
2. 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 January 31, 2023.

Property name	Annual rent (millions of yen) (Note 1)	Rent ratio (%) (Note 2)
MFLP Ibaraki	3,433	17.2
Total	3,433	17.2

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 January 31, 2023, 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 each Subject Lease Agreement, the monthly rent (including common area charges) for January 2023 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 January 31, 2023 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 January 31, 2023 (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
GLP/MFLP Ichikawa Shiohama	Ichikawa-shi, Chiba	Installation of LED lighting	From December 2022 to February 2023	12	–	–
GLP/MFLP Ichikawa Shiohama	Ichikawa-shi, Chiba	Upgrade of lighting equipment	From March 2023 to May 2023	16	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting (Section 10)	From January 2023 to June 2023	49	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Lounge renewal work	From April 2023 to June 2023	25	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting (Section 11)	From August 2023 to December 2023	49	–	–
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Lounge renewal work	From August 2023 to December 2023	25	–	–
MFLP Funabashi Nishiura	Funabashi-shi, Chiba	Installation of LED lighting	From November 2023 to January 2024	38	–	–
MFLP Sakai	Sakai-shi, Osaka	Installation of disconnect switch	From May 2023 to June 2023	38	–	–
MFLP Sakai	Sakai-shi, Osaka	Upgrade of electricity meters	From July 2023 to July 2023	11	–	–
MFLP Hino	Hino-shi, Tokyo	Upgrade of lighting equipment	From January 2023 to January 2024	19	–	–
MFLP Tsukuba	Tsukubamirai-shi, Ibaraki	Exterior wall work	From August 2023 to December 2023	100	–	–
MFLP Ibaraki	Ibaraki-shi, Osaka	Updating of security systems	From June 2023 to June 2023	11	–	–
MFLP Ibaraki	Ibaraki-shi, Osaka	Replacement of automatic fire alarms	From July 2023 to January 2024	10	–	–

Note:

For “GLP/MFLP Ichikawa Shiohama,” “MFLP Yokohama Daikoku” and “MFLP Hino,” each planned construction amount is the prorated figure equivalent to the quasi co-ownership interest in each property that MFLP-REIT held (50%, 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 ¥227 million and, other than this, there was ¥247 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 Kuki	Kuki-shi, Saitama	Installation of LED lighting	From December 2022 to January 2023	16
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Exterior wall painting (Section 9)	From June 2022 to December 2022	48
MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	Upgrade of lighting equipment	From October 2022 to December 2022	15
MFLP Sakai	Sakai-shi, Osaka	Upgrade of lighting equipment	From November 2022 to December 2022	10
MFLP Ibaraki	Ibaraki-shi, Osaka	Work on power supply equipment	From July 2022 to August 2022	25
MFLP Ibaraki	Ibaraki-shi, Osaka	Replacement of fire extinguishing system	From November 2022 to December 2022	17
Other capital expenditures				93
Total				227

Note:

For “MFLP Yokohama Daikoku,” each construction amount is the prorated figure equivalent to the quasi co-ownership interest held by MFLP-REIT (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 August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023
Number of days of management	184 days	184 days	184 days	184 days	184 days
(A) Property leasing business revenues	494,824	487,163	362,850	Not disclosed (Note)	Not disclosed (Note)
Real estate leasing business revenues	452,964	440,236	340,458		
Other revenues related to property leasing	41,860	46,927	22,391		
(B) Property leasing business expenses	118,540	142,700	105,180		
Outsourcing service expenses	41,847	34,497	27,563		
Utilities expenses	28,375	38,706	19,144		
Repair expenses	6,840	24,659	16,960		
Taxes and dues	39,277	42,167	39,519		
Various costs required	2,200	2,668	1,992		
(C) NOI (=A-B)	376,284	344,463	257,670		
(D) Depreciation and amortization	80,316	110,242	89,554	63,479	63,139
(E) Operating income from property leasing (=C-D)	295,967	234,220	168,115	191,040	164,853

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 August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023
Number of days of management	184 days	184 days	184 days	184 days	184 days
(A) Property leasing business revenues	Not disclosed (Note)	Not disclosed (Note)	867,114	Not disclosed (Note)	393,260
Real estate leasing business revenues			775,356		358,757
Other revenues related to property leasing			91,757		34,502
(B) Property leasing business expenses			219,530		126,123
Outsourcing service expenses			61,171		45,838
Utilities expenses			60,714		30,047
Repair expenses			11,740		10,362
Taxes and dues	81,606	38,263			
Various costs required	4,297	1,610			
(C) NOI (=A-B)	175,959	172,924	647,583	152,090	267,136
(D) Depreciation and amortization	49,953	50,591	205,423	89,689	87,195
(E) Operating income from property leasing (=C-D)	126,006	122,333	442,159	62,401	179,940

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 August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023
Number of days of management	184 days	184 days	184 days	184 days	184 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 Taxes and dues Various costs required	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)
(C) NOI (=A-B)	165,818	247,320	391,774	304,763	144,866
(D) Depreciation and amortization	51,312	94,965	182,984	114,210	56,431
(E) Operating income from property leasing (=C-D)	114,505	152,355	208,789	190,553	88,434

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 August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023
Number of days of management	184 days	184 days	184 days	184 days	184 days
(A) Property leasing business revenues	449,498	520,477	1,878,659	Not disclosed (Note)	Not disclosed (Note)
Real estate leasing business revenues	425,082	479,351	1,738,723		
Other revenues related to property leasing	24,416	41,125	139,936		
(B) Property leasing business expenses	101,412	127,929	504,003		
Outsourcing service expenses	25,010	33,998	108,717		
Utilities expenses	26,423	28,904	98,365		
Repair expenses	1,650	2,588	32,799		
Taxes and dues	46,680	59,646	164,670		
Various costs required	1,648	2,791	99,451		
(C) NOI (=A-B)	348,085	392,547	1,374,656		
(D) Depreciation and amortization	107,342	133,159	426,188	93,775	151,648
(E) Operating income from property leasing (=C-D)	240,743	259,387	948,467	294,861	308,629

Property no.	L-21	L-22	I-1	I-2	Total
Name	MFLP Osaka I	MFLP Hiratsuka II	MFIP Inzai	MFIP Inzai II	
Management period	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	From August 1, 2022 to January 31, 2023	
Number of days of management	184 days	184 days	184 days	184 days	
(A) Property leasing business revenues	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	Not disclosed (Note)	10,960,854
Real estate leasing business revenues					10,245,890
Other revenues related to property leasing					714,964
(B) Property leasing business expenses					2,563,936
Outsourcing service expenses					688,732
Utilities expenses					551,994
Repair expenses					247,755
Taxes and dues	930,448				
Various costs required	145,005				
(C) NOI (=A-B)	315,408	314,983	306,730	364,422	8,396,917
(D) Depreciation and amortization	91,434	86,878	97,526	130,486	2,707,930
(E) Operating income from property leasing (=C-D)	223,974	228,104	209,204	233,936	5,688,986

Note:

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

Disclaimer

This document is a translation of the original Japanese document (“*Kessan-Tanshin*”) of Mitsui Fudosan Logistics Park Inc. The *Kessan-Tanshin* of Mitsui Fudosan Logistics Park Inc. has been prepared in accordance with generally accepted accounting principles in Japan (Japanese GAAP) and Japanese laws, which may materially differ in certain respects from generally accepted accounting principles in other jurisdictions.

Figures indicated in units of one million yen have been rounded down to eliminate amounts of less than one million yen. Please note that this English translation of the original Japanese document was prepared solely for the convenience of and reference by overseas investors, and is not intended to be an offer for the sale, or solicitation of an offer to make a purchase, of any securities of Mitsui Fudosan Logistics Park Inc.

English terms for Japanese legal, accounting, tax and business concepts used herein may not be precisely identical to the concept of the equivalent Japanese terms. With respect to any and all terms herein, including without limitation, financial statements, if there exist any discrepancies in the meaning or interpretation thereof between the original Japanese document and English statements contained herein, the original Japanese document will always govern the meaning and interpretation.

None of Mitsui Fudosan Logistics Park Inc., Mitsui Fudosan Logistics REIT Management Co., Ltd. or any of their respective directors, officers, employees, partners, unitholders/shareholders, agents or affiliates will be responsible or liable for the completeness, appropriateness or accuracy of English translations. No person has been authorized to give any information or make any representations other than as contained in this document in relation to the matters set out in this document, and if given or made, such information or representation must not be relied upon as having been authorized by Mitsui Fudosan Logistics Park Inc., Mitsui Fudosan Logistics REIT Management Co., Ltd. or any of their respective directors, officers, employees, partners, unitholders/shareholders, agents or affiliates.

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

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

Duplication or reproduction of any information contained in this document without the prior consent of Mitsui Fudosan Logistics Park Inc. is strictly prohibited.