

September 17, 2025

For Immediate Release

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Notice Concerning the Right of First Look and Preferential Negotiation Properties

Mitsui Fudosan Logistics REIT Management Co., Ltd. (“the Asset Management Company”), which manages the assets of Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”), received a notification today from Mitsui Fudosan Co., Ltd. (“Mitsui Fudosan”), which sponsors MFLP-REIT, that a review had been made on September 17, 2025 from the list of “right of first look and preferential negotiation properties” (“the Properties”) (Note) issued on January 31, 2025 pursuant to the provisions of the right of first look and preferential negotiation agreement entered into by and between Mitsui Fudosan and the Asset Management Company on June 30, 2016 (“the Agreement”). Consequently, MFLP-REIT today announced the addition of the following 2 properties (“the Addition Properties”). Details are as follows.

(Note) The list refers to a list of the Properties about which the Asset Management Company has the right to receive the preferential provision of information from Mitsui Fudosan pursuant to the Agreement. Please refer to “II. Outline of the Agreement” later in this release for details.

I. Outline of properties

Outline of the Addition Properties

Property Name	Location	Month and Year of Completion	Gross Floor Area (Note)
MFLP Shinkiba II	Koto-ku, Tokyo	April 2023	27,078 m ²
MFLP Tsukubamirai	Tsukubamirai-shi, Ibaraki	April 2025	96,212 m ²

(Note) Gross floor area is based on such figure listed in the property registry or the examined building certificate (figures are truncated to the nearest square meter).

As of today, MFLP-REIT has not made a decision to acquire the Addition Properties. Because the owner of the Addition Properties are deemed to be an interested person, etc. defined in Article 201 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) and Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations (Act No. 480 of 2000, as amended) and also deemed to be an interested person defined in the interested party transactions rules of the Asset Management Company, MFLP-REIT will perform the necessary due diligence before making a decision pursuant to the interested party transactions rules of the Asset Management Company if MFLP-REIT is to acquire the Addition Properties. MFLP-REIT is not necessarily able to acquire the subject properties and, at the same time, is under no obligation to acquire them. Additionally, neither MFLP-REIT nor the Asset Management Company are required to pay any consideration to Mitsui Fudosan for the revision of the list of the Properties.

II. Outline of the Agreement

Under its strategic partnership with Mitsui Fudosan, ITOCHU Corporation and ITOCHU Property Development, Ltd. (“ITOCHU Group”), the Asset Management Company concluded the Agreement with Mitsui Fudosan on June 30, 2016, and with the Itochu Group on August 5, 2024 (“their Agreements”). Following the revision of the list of the Properties made as of today, the total number of the Properties and property subject to the right of first refusal which MFLP-REIT has acquired based on an agreement other than the Agreement, came to 11, with a total floor area of 1,120,000 m² (taking percentages of co-ownership interests and quasi co-ownership interests into consideration) (Note).

(Note) Please refer to the <List of right of first look and preferential negotiation properties> later in this release for details of the subject properties.

The list of the Properties will be revised at a specific time each year. Mitsui Fudosan and ITOCHU group will add properties which it deems could be sold to MFLP-REIT, and the Asset Management Company will be notified in writing at the end of January and at any time that Mitsui Fudosan and ITOCHU group may determine in its discretion.

III. The Effect of the Addition Properties on MFLP-REIT

MFLP Shinkiba II and MFLP Tsukubamirai, which have now been added to the list of the Properties, are all leading-edge logistics facilities with Mitsui Fudosan quality (Note) being developed by Mitsui Fudosan, and MFLP-REIT believes that these properties can maintain facility competitiveness in the medium and long terms.

MFLP-REIT will continue steadily securing opportunities to acquire leading-edge logistics facilities developed by Mitsui Fudosan and ITOCHU group through the addition of the Properties pursuant to their Agreements. MFLP-REIT believes that further expansion and diversification of its portfolio, which is characterized by Mitsui Fudosan quality, through the timely acquisition of such the Properties will help further increase the stability of its operations.

(Note) Please refer to “About Us/ Features and Strategies/ Focus on investing in leading-edge logistics facilities (<https://www.mflp-r.co.jp/en/about/feature.html>)” on the website of MFLP-REIT for details of Mitsui Fudosan quality.

IV. Future prospects

The review of the Properties will not affect the operating results of MFLP-REIT for the 19th fiscal period ending January 31, 2026, and 20th fiscal period ending July 31, 2026. Please refer to the “Summary of Financial Results for the Fiscal Period Ended July 31, 2025 (REIT)” released on today, regarding the outlook for MFLP-REIT’s operating results forecast for the fiscal period ending January 31, 2026 (August 1, 2025 to January 31, 2026) and the fiscal period ending July 31, 2026 (February 1, 2026 to July 31, 2026).

End.


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

< Details of the Addition Properties >

Property name	MFLP Shinkiba II
Category	Logistics facilities
Location	Koto-ku, Tokyo
Property type	Box-type Logistics facilities (Note 1)
Land area	13,297 m ² (Note 2)
Gross floor area	27,078 m ² (Note 2)
Structure	4 stories above ground
Date of completion	April 2023
Photograph	

(Note 1) “Box-type Logistics facilities” refers to logistics facilities that allow trucks to access truck berths located on the ground floor and are equipped with vertical conveyors for delivery to upper floors.

(Note 2) Land area and Gross floor area is based on such figure listed in the property registry or the examined building certificate (figures are truncated to the nearest square meter).

Property name	MFLP Tsukubamirai
Category	Logistics facilities
Location	Tsukubamirai-shi, Ibaraki
Property type	Rampway-type Logistics facilities (Note 1)
Land area	41,789 m ² (Note 2)
Gross floor area	96,212 m ² (Note 2)
Structure	5 stories above ground
Date of completion	April 2025
Photograph	

(Note 1) “Rampway-type Logistics facilities” refers to logistics facilities that provide rampways that allow trucks to directly access truck berths on multiple floors above the second floor.

(Note 2) Land area and Gross floor area is based on such figure listed in the property registry or the examined building certificate (figures are truncated to the nearest square meter).

< List of right of first look and preferential negotiation properties > (Note 1)

As of today

Fiscal year of completion	Right of first look and preferential negotiation property (Note 2)	Location	Gross floor area (Note 3)
Fiscal 2015	MFLP Hino (75%)	Hino-shi, Tokyo	205,200 m ²
Fiscal 2019	MFLP Funabashi II	Funabashi-shi, Chiba	227,003 m ²
Fiscal 2021	MFLP Funabashi III	Funabashi-shi, Chiba	270,321 m ²
	MFLP Ichikawa Shiohama II (60%)	Ichikawa-shi, Chiba	166,099 m ²
Fiscal 2022	i Missions Park Kasugai	Kasugai-shi, Aichi	14,306 m ²
Fiscal 2023	MFLP Shinkiba II	Koto-ku, Tokyo	27,078 m ²
	MFLP Zama (41.5%)	Zama-shi, Kanagawa	133,932 m ²
	Osaka City, Konohana-ku, Torishima Logistics Project (50%)	Osaka-shi, Osaka	53,856 m ²
	i Missions Park Kuwana	Kuwana-shi, Mie	86,007 m ²
Fiscal 2024	MFLP Yokohama Shinkoyasu (51%)	Yokohama-shi, Kanagawa	136,319 m ²
Fiscal 2025	MFLP Tsukubamirai	Tsukubamirai-shi, Ibaraki	96,212 m ²
Total	-	-	1,416,339m ² After considering the percentage of (quasi) co-ownership interest 1,126,524 m ²

(Note 1) “Right of first look and preferential negotiation property” refer to the Properties and properties for which MFLP-REIT is able to conduct preferential negotiations with the current owner based on written agreements, etc.

(Note 2) The percentage in parentheses shows the percentage of co-ownership interest or quasi co-ownership interest of each property that could be sold to MFLP-REIT by Mitsui Fudosan based on the Agreement. The percentage in parentheses for MFLP Hino shows the percentage of co-ownership interests or quasi co-ownership interests pertaining to the right of first refusal that MFLP-REIT has acquired based on the agreement between quasi co-owners that MFLP-REIT has concluded with the other quasi co-owners of MFLP Hino.

(Note 3) Gross floor area is based on such figure listed in the property registry or the examined building certificate (figures are truncated to the nearest square meter). Gross floor areas for MFLP Hino, MFLP Ichikawa Shiohama II Project, MFLP Zama ,MFLP OGUD Osaka Torishima and MFLP Yokohama Shinkoyasu are given for the entire property and do not reflect the 70%, 60%, 41.5% ,50% and 51% co-ownership interest or quasi co-ownership interests in the properties, respectively (figures are truncated to the nearest square meter).