

February 5, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
 Mitsui Fudosan Logistics Park Inc. (Securities Code: 3471)  
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Asset Management Company:  
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Notice of Issuance of Investment Corporation Bonds (Sustainability Bonds)

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) today announced that it determined the issuance of “Mitsui Fudosan Logistics Park Inc. 1st Unsecured Bonds (Sustainability Bonds)” (hereafter, the “Sustainability Bonds”) as described below, following the submission of an amendment to the shelf registration statement dated January 12, 2021 and a resolution passed at its board of directors meeting held on January 12, 2021.

1. Summary of the Sustainability Bonds

(1) Name	Mitsui Fudosan Logistics Park Inc. 1st Unsecured Bonds (Special pari passu conditions among specified investment corporation bonds) (Sustainability Bonds)
(2) Total issue amount	¥ 3,000 million
(3) Form of bond certificate	Subject to the provisions of the Act on Book-Entry of Corporate Bonds and Shares, bond certificates will not be issued.
(4) Issue price	¥ 100 per ¥ 100 of each bond
(5) Redemption price	¥ 100 per ¥ 100 of each bond
(6) Interest rate	0.500% per annum
(7) Denomination price	¥ 100 million
(8) Offering method	Public Offering
(9) Subscription date	February 5, 2021 (Friday)
(10) Payment date	February 12, 2021 (Friday)
(11) Collateral, guarantee	Neither collateral nor guarantee is provided for the Sustainability Bonds, and no asset has been particularly secured for the Sustainability Bonds. The total amount of the Sustainability Bonds will be redeemed on February 12, 2031 (Wednesday).
(12) Redemption method and date	Redemption by purchase will be available any time on and after the following days of the payment dates except for the case separately determined by the depository. February 12 and August 12 of each year, or if such date falls on a bank holiday, the immediately preceding bank business day
(13) Interest payment date	February 12 and August 12 of each year, or if such date falls on a bank holiday, the immediately preceding bank business day
(14) Financial covenant	Negative pledge among unsecured bonds
(15) Credit rating	AA- by Japan Credit Rating Agency, Ltd. (JCR)
(16) Fiscal agent, issuing agent and payment agent	Sumitomo Mitsui Banking Corporation
(17) Underwriters	SMBC Nikko Securities Inc.

Daiwa Securities Co. Ltd.  
Mizuho Securities Co., Ltd.  
Nomura Securities Co., Ltd.

## 2. Reason for the issuance

MFLP-REIT intends to issue the sustainability bonds in order to proactively grasp the expected level of the ESG investor through dialogue with them and promote the asset management with consideration to ESG as well as allocate the proceeds towards the refinancing of the borrowings funded for the acquisition of the specified assets to be invested through the Sustainability Finance.

The Sustainability Bonds have been evaluated by JCR and obtained SU1, the highest on the rating scale for the JCR Sustainability Bond Evaluation. The contents of the JCR Sustainability Bond Evaluation with regards to the Sustainability Bond are disclosed on the following JCR's website.

<https://www.jcr.co.jp/en/greenfinance/sustainability/>

## 3. Amount of funds to be raised, use of proceeds and scheduled timing of expenditure

### (1) Amount of funds to be raised (estimated net proceeds)

¥ 2,981 million

### (2) Specific use of proceeds

Under the Sustainability Finance Framework, MFLP-REIT will use the full amount of estimated net proceeds for prepayment of its loan that due on February 15, 2021 and was borrowed for acquisition of MFLP Ibaraki and MFLP Kawaguchi I, which are specified assets subject to sustainability finance.

## 4. Investors who declared investment in the Sustainability Bonds

Listed below are investors who declared investment in the Sustainability Bonds and agreed to disclose their names by today (companies are listed in Japanese syllabary order).

- Aoi Mori Shinkin Bank
- GUNMAMIRAI Shinkumi Bank
- The Sawayaka Shinkin Bank
- The TAKAMATSU SHINKIN BANK
- Tokio Marine Asset Management Co., Ltd.
- Manulife General Account Investments (Singapore) Pte. Ltd.
- The Kita Osaka Shinkin Bank
- The SAGAMI Shinkin Bank
- Shizuoka Yaizu Shinkin Bank
- Chugoku Labour Bank
- Nagano Shinkin Bank
- The Yokohama Shinkin Bank

## 5. Status of the borrowings after execution of the Issuance

(Unit: millions of yen)

	Prior to the issuance	After the issuance	Change
Short-term borrowing <sup>(*)</sup>	5,900	5,900	-
Long-term borrowing <sup>(*)</sup>	82,400	82,400	-
Total borrowing	88,300	88,300	-
Investment corporation bonds	0	3,000	3,000
Total of borrowing and investment corporation bonds	88,300	91,300	3,000

(\*) "Short-term borrowing" refers to borrowing with a maturity of one or less year. "Long-term borrowing" refers to borrowing with a maturity of more than one year.

## 6. Other matters necessary for investors' appropriate understanding and judgment of the concerned information

With respect to the risks associated with redemption of the Sustainability Bonds, there has been no important changes to the content of "Investment Risks" stated in the securities report submitted on October 26, 2020.

End

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