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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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(Securities Code: 3471)
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Notice Concerning Borrowing of Funds (including Green Loan) and Repayment of Borrowing

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) today resolved on debt financings (the “Borrowing”) and repayment of borrowings (the “Repayment”) hereby announces as follows:

The long-term borrowings in the borrowing is Green Loan (the “Green Loan”) that will be executed based on the Sustainability Finance Framework which established by MFLP-REIT.

MFLP-REIT aims to promote the asset management with consideration to ESG and strengthen the funding base through sustainability finance, including Green Loan.

I. Borrowing

1. Details of Borrowing

A. Short-term borrowing

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date	Repayment method, Collateral etc.
The Bank of Fukuoka, Ltd.	1,000	Base rate +0.05% ^(*)	February 3, 2025	March 3, 2025	Bullet repayment, Unsecured and non-guaranteed

(Note) The interest payment date is the repayment date. The base interest rate is the JBA one-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the borrowing date. The JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).

B. Long-term borrowing

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date	Repayment method, Collateral etc.
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	650	1.0415% ^(*1)	February 3, 2025	February 5, 2029	Bullet repayment, Unsecured and non-guaranteed

Sumitomo Mitsui Banking Corporation (Green Loan)	750	1.1960% ^(*)	February 3, 2025	February 3, 2031	Bullet repayment, Unsecured and non-guaranteed
The Bank of Fukuoka, Ltd. (Green Loan)	400	Base rate +0.14% ^(*)	February 3, 2025	February 3, 2032	Bullet repayment, Unsecured and non-guaranteed
Mizuho Trust & Banking Co., Ltd. (Green Loan)	750	1.5475% ^(*)	February 3, 2025	February 5, 2035	Bullet repayment, Unsecured and non-guaranteed
Mizuho Bank, Ltd. (Green Loan)	500				
SBI Shinsei Bank, Limited (Green Loan)	300				
Total of long-term borrowing	3,350	-	-	-	-

(Note 1) Interest rate is fixed until the repayment date. The first interest payment date is the last day of July 2025, 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.)

(Note 2) The base interest rate is the JBA three-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the borrowing date. Provided, however, even if the interest calculation period is less than three months, the base interest rate will be calculated using the three-month JBA Japanese Yen TIBOR. The first interest payment date is the last day of April 2025, and thereafter the interest payment date will be the last day of January, April, July and October 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.) The JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).

2. Reason for Borrowing

Funds are to be allocated to the Repayment as detailed in “II. Details of Repayment” below.

3. Amount, specific use of proceeds and expected date of expenditure of funds to be procured

(1) Amount of funds to be procured

¥4,350 million

(2) Specific use of proceeds of funds to be procured

Funds are to be allocated to the Repayment of borrowing as detailed in “II. Details of Repayment” below.

MFLP-REIT plans to use all the Green Loan as funds for the Repayment for the loan that were required for acquisition of Eligible Green Asset under the Sustainability Finance Framework.

Specifically, the Green Loan is used to repay long-term debt raised to partially finance the acquisition funds of “i Missions Park Kashiwa 2” which were acquired by former Advance Logistics Investment Corporation on February 3, 2020.

(3) Expected date of expenditure

February 3, 2025

II. Details of Repayment

Lender	Amount (million yen)	Borrowing date	Repayment date
The Bank of Fukuoka, Ltd.	1,000	November 1, 2024	February 3, 2025
Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank The Bank of Fukuoka, Ltd. SBI Shinsei Bank, Limited	3,950 ^(*)	February 3, 2020	February 3, 2025

(*) In addition to the borrowing amount of ¥3,350 million stated in “I. 1. B. Long-term borrowing”, we plan to allocate ¥600 million of cash on hand at the MFLP-REIT.

III. Status of the borrowings after execution of Borrowing

(Unit: millions of yen)

	Prior to execution	After execution	Change
Short-term borrowing ^(Note)	5,500	5,500	0
Long-term borrowing ^(Note)	218,350	217,750	▲600
Total borrowing	223,850	223,250	▲600
Investment corporation bonds	7,000	7,000	0
Total of borrowing and investment corporation bonds	230,850	230,250	▲600

(Note) “Short-term borrowing” refers to borrowing with a maturity of one year or less from the borrowing date. “Long-term borrowing” refers to borrowing with a maturity of more than one year from the borrowing date.

IV. Other

Concerning the risks of the Borrowing and the Repayment, there are no material changes in the details of risks as described in “Part I Fund information / 1. Overview of Fund / 3. Investment Risks” of the Securities Report submitted on January 28, 2025.

We did not publish an English version of the Securities Report.

End

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