September 17, 2026

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 Concerning Acquisition, Leasing and Transfer of Domestic Beneficiary Interests in Trust Assets

Mitsui Fudosan Logistics REIT Management Co., Ltd. (“Asset Management Company”), an asset management company to which Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) entrusts management of its assets, decided on September 17, 2026, to acquire the trust beneficiary interests in the following properties (the “Anticipated Acquisitions”) and dispose of the trust beneficiary interests in following property (the “Anticipated Transfers”) . These transactions are referred to as "the Acquisition" and "the Transfer" respectively, and collectively as "the Transactions". Additionally, the leasing of the anticipated acquisitions has been decided.
Furthermore, among the sellers of the Anticipated Acquisitions, Mitsui Fudosan Co., Ltd. is an Interested Person as defined in Article 201 of the Act on Investment Trusts and Investment Corporations (the “Investment Trust Act”) (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 an Interested Party as defined in the Interested Party Transaction Rules of the Asset Management Company (the “Interested Party”). Therefore, to conclude an agreement for the sale and purchase of trust beneficiary interests, the Asset Management Company has undertaken the Investment Trust Act and the necessary deliberations and resolution procedures stipulated in the “Interested Party Transaction Rules,” which are voluntary rules concerning conflict of interest measures relating to transactions between the Asset Management Company and Interested Party, in accordance with the Investment Trust Act.

Notes

1. Overview of the Transactions

(1) Overview of the Anticipated Acquisitions

Classification	Property no.	Property name	Location	Planned acquisition price (millions of yen)(*1)	Planned acquisition date(*2)
Logistics facilities	Lo-2	on-L Kyokushiisaka	Kikuchi-shi, Kumamoto	2,200	October 1, 2026
	Lm-32	MFLP Ichinomiya	Ichinomiya-shi, Aichi	19,000	February 1, 2027
Industrial real estate	Im-3	MFIP Ebina &forest	Ebina-shi, Kanagawa	14,490	February 1, 2027
Total of 3 Properties			-	35,690	-

(Note1) The “Planned acquisition price” is the purchase price of each trust beneficiary interest as set forth on the agreements for sale and purchase of trust beneficiary interest to the Anticipated Acquisitions, which is rounded down to the nearest million yen. The purchase price for sale and purchase does not include the national and local consumption taxes and other acquisition costs.

(Note 2) The planned acquisition date is the date set forth in the respective sale and purchase agreement of trust beneficiary interests related to the Anticipated Acquisitions. The planned acquisition date for the Anticipated Acquisitions may be changed depending on the agreement between the MFLP-REIT and the seller.

(1)	Sale and purchase agreement date(*1)	:	September 17, 2026
(2)	Planned acquisition date(*2)	:	(1) "on-L Kyokushiisaka" : October 1, 2026 (2) "MFLP Ichinomiya" "MFIP Ebina & forest" : February 1, 2027
(3)	Seller	:	See "4. Seller and Buyer Profile" below.
(4)	Acquisition funds(*3)	:	(1) Own funds and loans (2) Own funds (including transfer funds) and loans
(5)	Settlement method	:	To be paid in a lump sum upon delivery
(6)	Brokerage	:	(1) "on-L Kyokushiisaka" : Brokered (2) "MFLP Ichinomiya" "MFIP Ebina & forest" : None

(Note 1) The sale and purchase agreement date is the date set forth in the respective sale and purchase agreement of trust beneficiary interests related to the Anticipated Acquisitions.

(Note 2) The planned acquisition date is the date set forth in the sale and purchase agreement of trust beneficiary interests related to the Anticipated Acquisitions. The planned acquisition date for the Anticipated Acquisitions may be changed depending on agreement between the MFLP-REIT and the seller.

(Note 3) Details will be announced as soon as they are decided.

(2) Overview of the Anticipated Transfers

Classification	Property no.	Property name	Location	Planned transfer price (millions of yen)(*1)	Assumed book value (millions of yen)(*2)	Difference between planned transfer price and assumed book value (millions of yen)(*3)
Logistics facilities	Lm-3	MFLP Yokohama Daikoku	Yokohama-shi, Kanagawa	7,140 (30% co-ownership interests)	5,688 (30% co-ownership interests)	1,452 (30% co-ownership interests)
				4,760 (20% co-ownership interests)	3,792 (20% co-ownership interests)	968 (20% co-ownership interests)

(Note1) The planned transfer prices are the transfer prices (excluding the transfer costs, settlement of property tax and city planning tax, and consumption tax, etc.) indicated in the trust beneficiary interest sale and purchase contract, and are rounded down to the nearest million yen.

(Note 2) The assumed book values are as of July 31, 2026, and differs from the value at the time of transfers.

(Note 3) Figures are referential amount, calculated as differences between planned transfer prices and assumed book values, and different from gain or loss on sale.

(1)	Sale and purchase agreement date(*1)	:	September 17, 2026
(2)	Planned transfer date(*2)	:	(1) "MFLP YokohamaDaikoku (30% co-ownership interests)": January 29, 2027 (2) "MFLP YokohamaDaikoku (20% co-ownership interests)": July 30, 2027
(3)	Buyer	:	See "4. Seller and Buyer Profile" below.
(4)	Transfer funds	:	Own funds and acquisition funds
(5)	Settlement method	:	To be paid in a lump sum upon delivery
(6)	Brokerage	:	None

(Note 1) The sale and purchase agreement date is the date set forth in the respective sale and purchase agreement of trust beneficiary interests related to each Anticipated Transfer.

(Note 2) The planned transfer date is the date set forth in the sale and purchase agreement of trust beneficiary interests related to each Anticipated Transfer. The planned transfer date for each Anticipated Transfer may be changed depending on agreement between the MFLP-REIT and the buyer.

2. Reasons for the Transactions

These transactions are part of the MFLP-REIT's efforts to build a robust portfolio by replacing owned properties, aiming to enhance medium- to long-term and overall profitability.

The Anticipated Acquisitions are composed of the logistics facilities developed by sponsors and non-sponsors that offer both growth potential and stability. They will be acquired and leased to improve the portfolio according to the targets and policies of asset management set forth in the articles of incorporation of the MFLP-REIT. The characteristics of the Anticipated Acquisitions are as follows.

As for the tenant of the Anticipated Acquisitions, it has been determined that the tenant conform to the selection criteria described in the "Report on the Management System of Issuers, etc. of Real Estate Investment Trust Securities" announced on April 27, 2026.

(Property No. Lo-2) on-L Kyokushiisaka

(1) Location

The property is situated in an area populated by semiconductor industry-related companies, such as JASM, Tokyo Electron and Sony Semiconductor Manufacturing, and well positioned in a location suited to capture demand as a semiconductor-related logistics facility. It is approximately 14.5 km to the Kumamoto IC of the Kyushu Expressway, convenient for use as a base for both deliveries within the prefecture as well as wide area distribution. While road congestion in areas surrounding the Kikuchi and Ozu areas is currently recognized as an issue, progress in the development of the Central Kyushu Expressway and Koshi IC is expected to improve the speed and timeliness of deliveries in future. In addition, JASM's expansion in Kumamoto prefecture has been a catalyst for accelerating the development of a semiconductor industry cluster. There are plans for the development of new industrial parks in the area surrounding the property, starting with the Kikuchi City Project Area managed by Kumamoto prefecture, as well as in Ozu Town and Kikuyo Town. Given this, further development of a manufacturing cluster in the area is highly likely. As such, the property is in a location where logistics demand is expected to grow sustainably over time, with opportunities to capture logistics demand related to JASM in the near term, and prospects for the development of new industrial parks and transportation infrastructure over the medium to long term.

(2) Features of the building

The property is a 2-storey box-type logistics facility with a total floor area of approximately 1,900 tsubo. Basic features include an effective ceiling height of 5.5m for each floor, a column span of 9.3m x 10.0m and floor load capacity of 1.5t/m^2 for levels 1 and 2. The facility is highly versatile and adaptable to a wide range of tenant needs. The relatively compact scale means the property can be used exclusively by a single tenant (including the parking space), which could be an advantage from a tenant use-case perspective. There is sufficient space on the grounds to accommodate 11 slots for trucks waiting to enter the property and 48 parking spots for passenger cars. It is also conveniently situated for employee commuting.

(Property No. Lm-32) MFLP Ichinomiya

(1) Location

The property is in close proximity to Ichinomiya Inazawa Kita IC and approximately 1.5 km from the Ichinomiya Nishi IC of the Tokai-Hokuriku Expressway, in an area with a high concentration of logistics facilities. It is a superior location that can be utilized for both wide area deliveries between Greater Tokyo and the Kansai area and deliveries to the city of Nagoya. Given its location on the Nishi-Owari Chuo Road, a key north-south route in Aichi prefecture, it can also be used as a trucking relay base. Access from the closest station is good: it is an 8-minute walk from Kariyasuka Station on the Meitetsu Bisai Line, favorable for recruiting staff.

(2) Features of the building

The property is a 4-storey slope-type property with direct truck access to the upper floors. Total floor space is approximately 18,900 tsubo; it is currently being used by a single logistics company. The basic features include an effective ceiling height of more than 5.5m, column spans of more than 10m, floor load capacity of 3.0 t/m^2 for warehouse space on levels 1 and 2, and load capacity of 1.5t/m^2 on levels 3 and 4. Level 2 truck berths are set up for lowbed trailers and is enabled for storage of heavy goods. There is sufficient space on the grounds, with 8 slots for trucks waiting to enter the facility and 204 parking slots for passenger cars. The facility is also conveniently situated for ease of employee commuting. Common areas use materials traditional to the region, designed to create a soothing atmosphere for users of the facility. There is a staff lounge on level 3, with sofas, reclining chairs and counter seating, as well as individual meeting rooms. Vaulted ceilings and raised tatami seating areas create a relaxing and comfortable break space for employees. As a result of the solar panels installed on the roof and other features the property is rated BELS (Nearly ZEB) 6 stars and DBJ Green Building 5 stars.

(Property No. Im-3) MFIP Ebina &forest

(1) Location

The property is in Ebina City, which is within 50 km of central Tokyo and 20km from central Yokohama. Located in proximity to Ebina IC on the Ken-O Expressway, Ebina JCT on the Tomei Expressway and Ebina Minami JCT on the Shin-Tomei Expressway, the area is home to many large-scale logistics facilities designed to be delivery bases for the western part of Greater Tokyo or Western Japan, or for wide area deliveries for the entire Greater Tokyo area. Ebina is served by multiple railway lines, such as the Odakyu, Sotetsu and the JR Sagami lines, and is a commuter town for both Kanagawa prefecture and Tokyo. Located only 2.8 km from the Ken-O Expressway's Ebina IC, it is favorably situated to enjoy strong demand as not only a delivery base to densely populated areas such as the Tama district and greater Tokyo as a whole through the Ken-O Expressway, but as a base for wide area deliveries covering greater Nagoya and western Japan by connecting to the Tomei Expressway through Ebina JCT. It is also highly convenient for area deliveries and broad regional coverage centers given the ability to use main thoroughfare National Route 246 to serve the major urban areas of western Tokyo, Yokohama and Kawasaki. It is also well positioned for employee recruitment, with the closest station, Ebina on the Odakyu Odawara line and the Sotetsu Main line a 9-minute walk away and the JR Ebina Station on the Sagami line an 11- minute walk away. Ebina is densely populated making it a favorable area for securing staff. Also, tenants with a need for multi-use space such as lab or other functions, require locations that are favorable for hiring staff and researchers and tend to prefer areas where rents are lower than central Tokyo. As a result, clusters of such tenants have developed in Kanagawa prefecture, particularly Yokohama and Kawasaki. The area around Ebina Station is highly convenient with hotels and large-scale retail facilities. Given the property is close to Ebina Station, it is well positioned to capture such needs. The property is in a location that can capitalize on both continued logistics demand, given its superiority for regional deliveries and broad regional centers as well as favorable conditions for securing staff, and multi-use demand.

(2) Features of the building

The property is a 4-storey multi-use facility with a total floor area of 11,900 tsubo. The basic features include an effective ceiling height of 5.5m for levels 1 through 3 and 7.5m for level 4. Floor load capacity for each floor is 1.5t/m^2 and column span is 11.8m x 10.5m. It is a highly versatile property that can accommodate a wide range of tenant industries. One side of level 1 can accommodate 23 trucks simultaneously, highly attractive for high frequency receiving and dispatching. The facility has sufficient and efficient vertical handling capacity, with 5 cargo elevators and 3 vertical lifters (1 cargo elevator for level 4). The space can be divided for dedicated use by multiple tenants, making it a highly competitive property. Note that levels 3 and 4 have been set up for multi-use space such as office and lab space. There is sufficient space on the grounds for parking, with 3 slots for trucks waiting to enter the property and 54 parking slots for passenger cars.

3. Details of Anticipated Acquisitions and Transfers

The table below shows a summary of the Anticipated Acquisitions and Transfers (the “individual asset table”). When referring to the individual asset table, please refer to the following explanation regarding the terms used therein.
In principle, unless otherwise noted, all information included in the individual asset table is current as of July 31, 2026.

(1) Explanation concerning classification

・“Category” represents the purpose of each Anticipated Acquisitions and Transfers in accordance with the classification prescribed in MFLP-REIT's investment policy.

(2) Explanation concerning summary of specified assets

- "Type of specified asset" is the type of each Anticipated Acquisitions and Transfers as of July 31, 2026.
- "Planned acquisition date" is the scheduled date of acquisition indicated in each agreement for sale and purchase of trust beneficiary interest concerning the Anticipated Acquisitions.
- "Planned acquisition price" is the purchase price of each trust beneficiary interest as set forth in each agreement for the sale and purchase of trust beneficiary interest concerning Anticipated Acquisitions, rounded down to the nearest million yen, excluding national and local consumption tax, and acquisition fee (e.g. commission).
- "Planned transfer date" is the scheduled date of transfer indicated in each agreement for sale and purchase of trust beneficiary interest concerning each Anticipated Transfer.
- "Planned transfer price" is the transfer price of each trust beneficiary interest as set forth in each agreement for the sale and purchase of trust beneficiary interest concerning each Anticipated Transfer, rounded down to the nearest million yen, excluding national and local consumption tax, and transfer fee (e.g. commission).
- "Overview of trust beneficiary interest" includes the name of the trustee, entrustment date and the trust maturity date for the Anticipated Acquisitions, as of today.
- "Location" of the land is the location of the building recorded in the register (one of the lot numbers, if more than one address was assigned).
- "Lot area" for the land is the lot area recorded in the register, rounding down to the nearest whole number.
- "Zoning" of the land is the type of land use listed in Article 8, paragraph 1, item 1 of the City Planning Act (Act No. 100 of 1968, as amended).
- "Floor-area ratio" for the land is the ratio of the gross floor area of building to the site area, as stipulated in Article 52 of the Building Standards Act (Act No. 201 of 1950, as amended), and indicates the upper limit of the floor area ratio determined by city planning in accordance with zoning and other factors (designated floor-area ratio) (all of the ratios if there is more than one). Designated floor-area ratios may be relaxed or restricted due to the width of roads adjacent to the land or some other reason, and designated floor-area ratio may be different from the actual applied floor-area ratio.
- "Building coverage ratio" is the ratio of the building area of buildings to the site area, as stipulated in Article 53 of the Building Standards Act, and is the upper limit of the ratio determined by city planning in accordance with the zoning and other factors (designated building coverage ratio). Designated building coverage ratios may be relaxed or restricted due to being a fire-resistant building in a fire control area or some other reason, and designated building coverage ratios may be different from the actual applied building coverage ratios.
- "Type of ownership" of the land and building is the type of rights owned by the trustee.
- "PM Company / LM Company" is the property management company ("PM Company"), which has entered into a property management agreement ("PM Agreement"), or logistics management company ("LM Company"), which has entered into a logistics management agreement ("LM Agreement"), for each Anticipated Acquisitions and Transfers. "Logistics management" means providing comprehensive management regarding logistics and industrial real estate properties, which includes property management.
- "Leasing management company" is the company which has entered into or plans to enter into a leasing management agreement, if any, for each of the Anticipated Acquisitions and Transfers.
- "Master lease company" is the company which has entered into or plans to enter into a master lease agreement, if any, for each of the Anticipated Acquisitions and Transfers.
- "Type of master lease" is specified as "Pass through master lease" if a master lease agreement with no rent guarantee is executed or plans to be executed.
- "Construction completed" for each building is the date of construction of the building in the register. If there is more than one main building, the "construction completed" date is the oldest date shown in the register.
- "Gross floor area" of the building is based on the record on the property registry, rounding down to the nearest whole number. "Gross floor area" is the gross floor area of the main building and annex. If there is more than one main building, the gross floor area is the sum of the gross floor area for each main building.
- "Structure / number of floors" and "Type" of the building refer to the structure / number of floors and type of the building recorded in the property registry. If there is more than one main building, the structure / number of floors and type are those recorded in the property registry with respect to the main building that has the largest gross floor area.

・"Property type" of the building refers to the "Rampway type" for the properties that can be directly accessed to the truck berth provided on multiple floors on the second and upper floors by using the ramp way (facility referred to as "Rampway type"); the "Slope type" for the properties that can be directly accessed to the truck berth provided on the second floor or higher by using the ramp (hereinafter referred to as "Slope type"); and the "Box type" for the distribution facilities that carry the cargo, etc. by using the vertical conveyance facilities on the second floor or higher (hereinafter referred to as "Box type"). For industrial real estate, a specific usage is described in the "Property type" of the building.

・"Environment assessment" for the building refers to the result of an assessment, as indicated in the report obtained from Institute for Building Environment and Energy Conservation ("IBEC") or some other certification body designated by IBEC, to whom we have applied for Comprehensive Assessment System for Built Environment Efficiency ("CASBEE") certification upon completion of the construction of the building. In addition, in the event that an application is made to the relevant local government for a comprehensive assessment of building environment efficiency, a system established based on CASBEE, the publicly disclosed assessment, if available, will be shown herein.

・For properties for which we have received the "DBJ Green Building Certification" (*1) and "BELS Certification" (*2) (which are environmental certifications by external assessment institutions) , we have stated the certification results. CASBEE is a system for evaluating and assigning ratings to buildings in terms of environmental design, to comprehensively evaluate the quality of buildings not only in terms of environmental friendliness, such as energy savings or use of materials and/or equipment with a smaller environmental footprint, but also in terms of the comfort of an indoor environment and consideration for the surrounding landscape, etc. Corresponding to the building lifecycle, CASBEE comprises four assessment tools, CASBEE for Pre-design, CASBEE for New Construction, CASBEE for Existing Building and CASBEE for Renovation, and that apply at each stage of the design process (Assessment by CASBEE on a local government basis, such as CASBEE Kanagawa and CASBEE Saitama prefecture, is limited to New Construction and no other assessment corresponding to building lifecycle is available.) The CASBEE assessment is ranked in five grades: Superior (S), Very Good (A), Good (B+), Slightly Poor (B-) and Poor (C). CASBEE for Real Estate had been developed for buildings that have been completed for more than one year after completion, with the aim of utilizing the results of the environmental evaluation of building under CASBEE for real estate evaluation, and is evaluated in five categories, "Energy / Greenhouse Gas", "Water", "Resource Use / Safety", "Biodiversity / Site" and "Indoor Environment". Evaluation results are ranked in four grades: Superior (S), Very Good (A), Good (B+) and Satisfies required items (B). The assessment report only reflects the judgment using certain limited methods at a specific point in time. Accordingly, no guarantees will be provided as to the objectivity, appropriateness or accuracy of the report, nor the functionality of the building concerned. In addition, if the CASBEE certificate, DBJ Green Building Certification and other certificates are obtained under the Comprehensive Assessment System for Built Environment Efficiency, there are no guarantees or assurances that the said certificates will be obtained again or continued upon the expiry of the period thereof and other events.

(Note 1) "DBJ Green Building Certification" aims to promote the spread of real estate ("Green Building") that considers crime prevention, disaster and social demands of various stakeholders surrounding real estate in addition to the environmental performance of the building. The certification is scored using the scoring model developed by Development Bank of Japan Inc., and then used to select excellent real estate that meets the needs of the times. With regard to the evaluation of certification, a five-level certification is given according to the evaluation. Specifically, from the top, five stars (buildings with the highest environmental and social considerations in Japan), four stars (buildings with extremely good environmental and social considerations), three stars (buildings with excellent environmental and social considerations), two stars (buildings with very good environmental and social considerations) and one star (buildings with sufficient environmental and social considerations).

(Note 2) "BELS Certification" is the Building-Housing Energy-efficiency Labeling System launched with the establishment of the "Assessment Guideline for Indication of Energy Saving Capabilities of Non-residential Buildings (2013)" by the Ministry of Land, Infrastructure, Transport and Tourism in October 2013, for the purpose of properly implementing the evaluation and indication of energy saving capabilities of non-residential buildings by third-party organizations based on such guideline.

・"Status of collateral" refers to the outline of collateral, if applicable.

・"Appraisal value" represents the appraisal value indicated in each real estate appraisal report as of July 31, 2026.

- “Real estate appraiser” represents the appraiser which prepared the appraisal report.
- “Probable maximum loss (PML)” is generally defined as the amount of physical damage equivalent to the 90% confidence level on the amount of maximum damage on the subject facility or facilities estimated to result from an earthquake. In this case, an earthquake corresponding to a 475-year return period is often used to express the amount of physical loss (90% confidence level) as a percentage of the replacement cost.
- “Number of tenants” in “details of tenant” is the total number of lease agreements indicated in each lease agreement for the building of each Anticipated Acquisitions and Transfers as of July 31, 2026. If a master lease agreement has been signed for each Anticipated Acquisitions and Transfers, the total number of end-tenants will be indicated. However, if one lessee enters into a multiple number of lease agreements for the same building of each Anticipated Acquisitions and Transfers, the total number of tenants will be calculated on the assumption that such lessee is one party. Lease agreements for shops, vending machines, photovoltaic power generation facilities, parking lots, nursery centers and the like are not included in the calculations of the number of tenants.
- “Name of main tenant” in “details of tenant” is the name of the tenant with the largest leased floor area in the relevant lease agreement (lease agreements for shops, vending machines, photovoltaic power generation facilities, parking lots, nursery centers and the like are excluded for the purpose of calculation; hereinafter, such lease agreement is referred to as “subject lease agreement”) for building of each Anticipated Acquisitions and Transfers as of July 31, 2026.
- “Annual rent” in “details of tenant” 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 expenses), rounded down to the nearest million yen indicated in the subject lease agreement as of July 31, 2026. However, if there are different provisions for monthly rent depending on the time period in the subject lease agreement, the monthly rent (including common area expenses) for July 2026 shown in said lease agreement is indicated. The rent-free periods and annual rent holiday periods (meaning that the payment of rents for specific months is exempted) as of July 31, 2026 shall not be included.
- “Tenant leasehold/security deposits” in “details of tenant” represent 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, indicated in the subject lease agreement as of July 31, 2026. However, if there are different provisions for the sum of outstanding leasehold/security deposits depending on the time period in the subject lease agreement, the amount of tenant leasehold/security deposits for July 2026 shown in the lease agreement is indicated.
- “Total leased area” in “details of tenant” is the total leased area shown in the subject lease agreements as of July 31, 2026 (the sum total of leased area if a multiple number of lease agreements have been executed), rounded down to the nearest whole number. If a master lease agreement has been executed for each Anticipated Acquisitions and Transfers, 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.
- “Total leasable area” in “details of tenant” is the gross floor area (rounded down to the nearest whole number) that is deemed to be leasable based on the subject lease agreements or floor plan, etc. for such building of each Anticipated Acquisition and Transfers as of July 31, 2026, 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.
- “Occupancy rate” in “details of tenant” is the ratio of leased area of each Anticipated Acquisitions and Transfers to leasable area of the Anticipated Acquisitions as shown in the respective lease agreements as of July 31, 2026, rounded to the first decimal place.

(3) Explanation concerning Notes

- “Notes” are matters that are deemed to be material considering the potential impact on the entitlements, usage, safety, etc. of the Anticipated Acquisitions and the Anticipated Transfer as well as the appraisal value, profitability or disposability thereof.

The Anticipated Acquisitions
(Property No. Lo-2) on-L Kyokushiisaka

<table>
<tr><td colspan="2">Property name</td><td>on-L Kyokushiisaka</td></tr>
<tr><td colspan="2">Category</td><td>Logistics facilities</td></tr>
<tr><td colspan="2">Type of specified assets</td><td>Beneficiary interests in trust assets</td></tr>
<tr><td colspan="2">Planned acquisition date</td><td>October 1, 2026 (Note 1)</td></tr>
<tr><td colspan="2">Planned acquisition price</td><td>¥2,200 Million</td></tr>
<tr><td rowspan="3">Overview of trust beneficiary interest</td><td>Trustee</td><td>Sumitomo Mitsui Trust Bank, Limited</td></tr>
<tr><td>Entrustment date</td><td>October 1, 2026</td></tr>
<tr><td>Trust maturity date</td><td>October 31, 2036</td></tr>
<tr><td rowspan="6">Land</td><td>Type of ownership</td><td>Proprietary ownership</td></tr>
<tr><td>Location</td><td>717-1 Nishiozasa, Kyokushi-Isaka, Kikuchi-shi, Kumamoto</td></tr>
<tr><td>Lot area</td><td>8,121 m^2</td></tr>
<tr><td>Zoning</td><td>Non-area-divided / Unzoned</td></tr>
<tr><td>Floor-area ratio</td><td>200%</td></tr>
<tr><td>Building coverage ratio</td><td>60% (Note 2)</td></tr>
<tr><td colspan="2">PM Company / LM Company</td><td>ITOCHU Urban Community Ltd.</td></tr>
<tr><td colspan="2">Leasing management company</td><td>Mitsui Fudosan Co., Ltd.</td></tr>
<tr><td colspan="2">Master lessee</td><td>ITOCHU Urban Community Ltd.</td></tr>
<tr><td colspan="2">Type of master lease</td><td>Pass through master lease</td></tr>
<tr><td rowspan="7">Buildings</td><td>Type of ownership</td><td>Proprietary ownership</td></tr>
<tr><td>Construction completed</td><td>May 27, 2025</td></tr>
<tr><td>Gross floor area</td><td>6,210 m^2</td></tr>
<tr><td>Structure / number of floors</td><td>Steel-framed structure; 2 stories</td></tr>
<tr><td>Type</td><td>Warehouses and offices</td></tr>
<tr><td>Property type</td><td>Box type</td></tr>
<tr><td>Environmental Assessment</td><td>-</td></tr>
<tr><td colspan="2">Collateral</td><td>Not applicable</td></tr>
<tr><td colspan="2">Appraisal value</td><td>¥2,450 Million</td></tr>
<tr><td colspan="2">Real estate appraiser</td><td>Tanizawa Sogo Appraisal Co., Ltd.</td></tr>
<tr><td colspan="2">Probable maximum loss (PML)</td><td>5.3%</td></tr>
<tr><td rowspan="7">Details of tenant</td><td>Number of tenant</td><td>1</td></tr>
<tr><td>Main tenant</td><td>Sagawa Global Logistics Co., Ltd.</td></tr>
<tr><td>Annual rent</td><td>Not disclosed (Note 3)</td></tr>
<tr><td>Tenant leasehold/ security deposits</td><td>Not disclosed (Note 3)</td></tr>
<tr><td>Total Leased area</td><td>6,530 m^2</td></tr>
<tr><td>Total Leasable area</td><td>6,530 m^2</td></tr>
<tr><td>Occupancy rate</td><td>100.0%</td></tr>
<tr><td colspan="2">Note</td><td>・As of the date of this release, there is an encroachment where a boundary agreement is not yet in place. The planned completion of the boundary agreement is expected after the acquisition is completed.</td></tr>
</table>

(Note 1) The planned acquisition date is the date set forth in the respective sale and purchase agreement of trust beneficiary interests related to the Anticipated Acquisition. The planned acquisition date for the Anticipated Acquisition may be changed under agreement between the MFLP-REIT and the seller.

(Note 2) The building coverage ratio of the land of the property is 60% but the actual applied building coverage ratio is 70%.

(Note 3) Not disclosed, as the lessee’s approval for disclosure has not been obtained.

(Property No. Lm-32) MFLP Ichinomiya

<table>
<tr><td colspan="2">Property name</td><td>MFLP Ichinomiya</td></tr>
<tr><td colspan="2">Category</td><td>Logistics facilities</td></tr>
<tr><td colspan="2">Type of specified assets</td><td>Beneficiary interests in trust assets</td></tr>
<tr><td colspan="2">Planned acquisition date</td><td>February 1, 2027 (Note 1)</td></tr>
<tr><td colspan="2">Planned acquisition price</td><td>¥19,000 Million</td></tr>
<tr><td rowspan="3">Overview of trust beneficiary interest</td><td>Trustee</td><td>Sumitomo Mitsui Trust Bank, Limited</td></tr>
<tr><td>Entrustment date</td><td>February 1, 2027</td></tr>
<tr><td>Trust maturity date</td><td>February 28, 2037</td></tr>
<tr><td rowspan="6">Land</td><td>Type of ownership</td><td>Proprietary ownership, Ordinary Leasehold Right,</td></tr>
<tr><td>Location</td><td>32-1 Amada, Hayashino, Hagiwara-cho, Ichinomiya-shi, Aichi, etc.</td></tr>
<tr><td>Lot area</td><td>30,757 m^2</td></tr>
<tr><td>Zoning</td><td>Urbanization Control Area (Unzoned)</td></tr>
<tr><td>Floor-area ratio</td><td>200%</td></tr>
<tr><td>Building coverage ratio</td><td>60% (Note 2)</td></tr>
<tr><td colspan="2">PM Company / LM Company</td><td>Mitsui Fudosan Co., Ltd.</td></tr>
<tr><td colspan="2">Leasing management company</td><td>Mitsui Fudosan Co., Ltd.</td></tr>
<tr><td colspan="2">Master lessee</td><td>-</td></tr>
<tr><td colspan="2">Type of master lease</td><td>-</td></tr>
<tr><td rowspan="7">Buildings</td><td>Type of ownership</td><td>Proprietary ownership</td></tr>
<tr><td>Construction completed</td><td>April 24, 2025</td></tr>
<tr><td>Gross floor area</td><td>62,343 m^2</td></tr>
<tr><td>Structure / number of floors</td><td>Steel-framed structure; 4 stories</td></tr>
<tr><td>Type</td><td>Warehouses and offices</td></tr>
<tr><td>Property type</td><td>Slope type</td></tr>
<tr><td>Environmental Assessment</td><td>BELS (Nearly ZEB) 6 stars
DBJ Green Building 5 stars</td></tr>
<tr><td colspan="2">Collateral</td><td>Not applicable</td></tr>
<tr><td colspan="2">Appraisal value</td><td>¥19,000 Million</td></tr>
<tr><td colspan="2">Real estate appraiser</td><td>Japan Real Estate Institute</td></tr>
<tr><td colspan="2">Probable maximum loss (PML)</td><td>3.7%</td></tr>
<tr><td rowspan="7">Details of tenant</td><td>Number of tenant</td><td>1</td></tr>
<tr><td>Main tenant</td><td>MEIKON CO., LTD.</td></tr>
<tr><td>Annual rent</td><td>Not disclosed (Note 3)</td></tr>
<tr><td>Tenant leasehold/ security deposits</td><td>Not disclosed (Note 3)</td></tr>
<tr><td>Total Leased area</td><td>62,363 m^2</td></tr>
<tr><td>Total Leasable area</td><td>62,363 m^2</td></tr>
<tr><td>Occupancy rate</td><td>100.0%</td></tr>
<tr><td colspan="2">Note</td><td>・There is a land lease agreement in place between the seller and a land owner for a portion of the land underlying the property. The trust beneficiary plans to assume the position of lessee. The land lease agreement stipulates the following.
Purpose: The lessee must own the physical structure to be used as a warehouse
Lease period: October 1, 2025 to September 30, 2075
Note that the leasehold right derived from the land lease agreement stipulates that in the event of a property transfer, the lessee must seek the prior written consent of the land owner.</td></tr>
</table>

(Note 1) The planned acquisition date is the date set forth in the respective sale and purchase agreement of trust beneficiary interests related to the Anticipated Acquisition. The planned acquisition date for the Anticipated Acquisition may be changed under agreement between the MFLP-REIT and the seller.

(Note 2) The building coverage ratio of the land of the property is 60% but the actual applied building coverage ratio is 70%.

(Note 3) Not disclosed, as the lessee’s approval for disclosure has not been obtained.

(Property No. Im-3) MFIP Ebina &forest

Property name		MFIP Ebina &forest
Category		Logistics facilities and Industrial real estate
Type of specified assets		Beneficiary interests in trust assets
Planned acquisition date		February 1, 2027 (Note 1)
Planned acquisition price		¥14,490 Million
Overview of trust beneficiary interest	Trustee	SMBC Trust Bank Ltd.
	Entrustment date	February 1, 2027
	Trust maturity date	February 28, 2037
Land	Type of ownership	Fixed-Term Business Leasehold Right, Proprietary ownership
	Location	33-1, Chuo 5-chome, Ebina-shi, Kanagawa, etc.
	Lot area	19,804 m^2
	Zoning	Neighborhood Commercial District
	Floor-area ratio	200%
	Building coverage ratio	60% (Note 2)
PM Company / LM Company		Mitsui Fudosan Co., Ltd.
Leasing management company		-
Master lessee		-
Type of master lease		-
Buildings	Type of ownership	Proprietary ownership
	Construction completed	June 30, 2026
	Gross floor area	39,290 m^2
	Structure / number of floors	Steel-framed structure; 4 stories
	Type	Warehouses and offices
	Property type	Box type and Multi-use space
	Environmental Assessment	SGEC Project CoC Certification BELS (Nearly ZEB) 6 stars DBJ Green Building 5 stars
Collateral		Not applicable
Appraisal value		¥14,600 Million
Real estate appraiser		Japan Real Estate Institute
Probable maximum loss (PML)		7.2%
Details of tenant	Number of tenant	3
	Main tenant	Yokogawa Rental & Lease Corporation
	Annual rent	Not disclosed (Note 3)
	Tenant leasehold/ security deposits	Not disclosed (Note 3)
	Total Leased area	37,631 m^2
	Total Leasable area	37,631 m^2
	Occupancy rate	100.0%
Note		・There are land lease agreements in place between the seller and multiple land owners for a portion of the land underlying this property. The trust beneficiary plans to assume the position of lessee. Overview of the leasehold: Purpose: The lessee must own the physical structure for conducting business on the land (must construct and operate a multi-use facility including a logistics facility). Lease period: The leaseholds of record are for leases 1) running for 49 years and 11 months from August 30, 2024; and 2) leases running from September

	18, 2025 to July 30, 2075. Note that in the event of a transfer of the leasehold right deriving from the land lease agreement, there is a stipulation that lessee must seek the prior written consent of the landowners. ・The city of Ebina holds surface rights for a portion of the property's land, for use as public park space. ・As of the date of this release, there is an encroachment where a written agreement confirming the boundary is not yet in place but the seller plans to secure a written confirmation of the boundary by the planned acquisition date.

(Note 1) The planned acquisition date is the date set forth in the respective sale and purchase agreement of trust beneficiary interests related to the Anticipated Acquisition. The planned acquisition date for the Anticipated Acquisition may be changed under agreement between the MFLP-REIT and the seller.

(Note 2) The building coverage ratio of the land of the property is 60% but the actual applied building coverage ratio is 70%.

(Note 3) Not disclosed, as the lessee’s approval for disclosure has not been obtained.

The Anticipated Transfer
(Property No. Lm-3) MFLP Yokohama Daikoku

<table>
<tr><td colspan="2">Property name</td><td>MFLP Yokohama Daikoku</td></tr>
<tr><td colspan="2">Category</td><td>Logistics facilities</td></tr>
<tr><td colspan="2">Type of specified assets</td><td>Beneficiary interests in trust assets</td></tr>
<tr><td colspan="2">Planned transfer date</td><td>(1) January 29, 2027
(2) July 30, 2027 (Note 1,2)</td></tr>
<tr><td colspan="2">Planned transfer price</td><td>(1) ¥7,140 Million
(2) ¥4,760 Million (Note 2)</td></tr>
<tr><td rowspan="3">Overview of trust beneficiary interest</td><td>Trustee</td><td>Mitsubishi UFJ Trust and Banking Corporation</td></tr>
<tr><td>Entrustment date</td><td>July 23, 2013</td></tr>
<tr><td>Trust maturity date</td><td>July 31, 2033</td></tr>
<tr><td rowspan="6">Land</td><td>Type of ownership</td><td>Proprietary ownership (50% co-ownership interests)</td></tr>
<tr><td>Location</td><td>43-1, Daikoku-cho, Tsurumi-ku, Yokohama-shi, Kanagawa, etc.</td></tr>
<tr><td>Lot area</td><td>47,974 m^2 (Note 3)</td></tr>
<tr><td>Zoning</td><td>Exclusively industrial district</td></tr>
<tr><td>Floor-area ratio</td><td>200% (Note 4)</td></tr>
<tr><td>Building coverage ratio</td><td>60% (Note 5)</td></tr>
<tr><td colspan="2">PM Company / LM Company</td><td>Mitsui Fudosan Co., Ltd.</td></tr>
<tr><td colspan="2">Master lessee</td><td>-</td></tr>
<tr><td colspan="2">Type of master lease</td><td>-</td></tr>
<tr><td rowspan="7">Buildings</td><td>Type of ownership</td><td>Proprietary ownership (50% co-ownership interests)</td></tr>
<tr><td>Construction completed</td><td>April 14, 2009</td></tr>
<tr><td>Gross floor area</td><td>100,530 m^2 (Note 3)</td></tr>
<tr><td>Structure / number of floors</td><td>Reinforced concrete and steel-framed, 7 stories</td></tr>
<tr><td>Type</td><td>Warehouse</td></tr>
<tr><td>Property type</td><td>Rampway type</td></tr>
<tr><td>Environmental Assessment</td><td>CASBEE Rank S
BELS (ZEB Ready) 5 stars</td></tr>
<tr><td colspan="2">Collateral</td><td>Not applicable</td></tr>
<tr><td colspan="2">Appraisal value</td><td>¥11,700 Million</td></tr>
<tr><td colspan="2">Real estate appraiser</td><td>Daiwa Real Estate Appraisal Co., Ltd.</td></tr>
<tr><td colspan="2">Probable maximum loss (PML)</td><td>1.5%</td></tr>
<tr><td rowspan="7">Details of tenant</td><td>Number of tenant</td><td>6</td></tr>
<tr><td>Main tenant</td><td>Daiwa Corporation</td></tr>
<tr><td>Annual rent</td><td>Not disclosed (Note 6)</td></tr>
<tr><td>Tenant leasehold/ security deposits</td><td>Not disclosed (Note 6)</td></tr>
<tr><td>Total Leased area</td><td>95,848 m^2 (Note 3)</td></tr>
<tr><td>Total Leasable area</td><td>95,848 m^2 (Note 3)</td></tr>
<tr><td>Occupancy rate</td><td>100.0%</td></tr>
<tr><td colspan="2">Note</td><td>・The agreement between quasi co-owners of beneficiary rights (hereinafter referred to as the “Agreement” for the purpose of this note) sets forth the following matters:
(1) Co-owners of the property may not demand division of the trust beneficiary interests concerned to receive their pro rata share, for a period of five years following the date on which MFLP-REIT acquired the quasi co-ownership interests underlying such trust beneficiary interests. Furthermore, unless a request for division is made by any of the co-owners at least six</td></tr>
</table>

	months prior to the elapse of such five years, the said lockup period will be automatically extended for an additional five year period and the same applies thereafter. (2) Co-owners of the property are not allowed to transfer all or part of their pro rata share of ownership to any third party without obtaining written consent from the remaining co-owners. However, this shall not apply if the co-owner transfers their share pursuant to item (3) or item (4) below. (3) Co-owners are allowed to transfer their pro rata share of ownership to certain sponsor-related parties without obtaining consent from other co-owners. (4) In cases where a co-owner is willing to sell their pro rata share of ownership in whole or in part to a person other than the sponsor-related parties, as indicated in item (3) above, such co-owner shall disclose to other co-owners details of the potential buyer to whom the said quasi co-ownership interests is to be transferred, the scheduled transfer date, the expected transfer price and other material terms agreed with the potential buyer. If any of the remaining co-owners becomes interested in purchasing the said quasi co-ownership interests at a price higher than the disclosed expected transfer price, the selling co-owner is required to transfer ownership to the interested co-owner at such a higher price, with other terms remaining the same as disclosed. If the remaining co-owners inform the selling co-owner that they do not intend to purchase, they are deemed to have agreed to the transfer of the share of ownership to a third party. (5) In making decisions on certain matters relating to the property or the trust beneficiary interests concerned, for which consent from all co-owners is mandatory, and where consent from all co-owners in accordance with the agreement has not been obtained and it turns out that the operation of management of the property would be extremely challenging, each co-owner shall be given an opportunity to offer its pro rata share of ownership to the remaining co-owners by indicating the price for which they would be prepared to sell.

(Note 1) The planned transfer date is the date set forth in the respective sale and purchase agreement of trust beneficiary interests related to the Anticipated Transfer. The planned transfer date for the Anticipated Transfer may be changed under agreement between the MFLP-REIT and the buyer.

(Note 2) Regarding the scheduled transfer date and transfer price, the 30% quasi co-ownership interest is described in item (1), and the 20% quasi co-ownership interest is described in item (2).

(Note 3) MFLP-REIT will transfer 50% of the quasi co-ownership interests of the property, however, the figures are indicated based on the property as a whole.

(Note 4) Although the designated floor-area ratio for the property concerned is 200%, the ratio to be applied is 219.90%.

(Note 5) Although the building coverage ratio for the land concerned is 60%, the ratio to be applied will be 39.65%.

(Note 6) Not disclosed, as the lessee’s approval for disclosure has not been obtained.

4. Seller and Buyer Profile

(1) Seller Profile

(Property No. Lo-2) on-L Kyokushiisaka

(1)	Company name	OFFICE NETWORK CO., Ltd.
(2)	Address of head office	8-1, Hakataeki Chuo-gai, Hakata-ku, Fukuoka
(3)	Representative	Tetsuo Masumoto, President and Representative Director
(4)	Principal business	1) Development of planned projects, and planning, acquisition and sale of properties 2) Tenant leasing brokerage services 3) Property management services 4) Real estate sales brokerage services
(5)	Capital	¥37 Million (As of March, 2026)
(6)	Net assets	Not disclosed, as the seller’s approval for disclosure has not been obtained.
(7)	Total assets	Not disclosed, as the seller’s approval for disclosure has not been obtained.
(8)	Major shareholders	Not disclosed, as the seller’s approval for disclosure has not been obtained.
(9)	Relationship with MFLP-REIT and/or the Asset Management Company	
	Capital relationship	There is no noteworthy capital relationship to describe between MFLP-REIT, the Asset Management Company and OFFICE NETWORK CO., Ltd.
	Personnel relationship	There is no noteworthy personnel relationship to describe between MFLP-REIT, the Asset Management Company and OFFICE NETWORK CO., Ltd.
	Business relationship	There is no noteworthy business relationship to describe between MFLP-REIT, the Asset Management Company and OFFICE NETWORK CO., Ltd.
	Status of classification as related party	The company does not constitute a related party of MFLP-REIT or the Asset Management Company.

(Property No. Lm-32,Im-3) MFLP Ichinomiya, MFIP Ebina &forest

(1)	Company name	Mitsui Fudosan Co., Ltd.
(2)	Address of head office	1-1 Nihonbashi-Muromachi 2-chome, Chuo-ku, Tokyo
(3)	Representative	Takashi Ueda, President and Chief Executive Officer
(4)	Major business	Acquisition, ownership, disposal, lease, sale, management and others for real Estate
(5)	Capital	¥341,800 Million (As of March 31, 2026)
(6)	Net assets	¥3,384,844 Million (As of March 31, 2026)
(7)	Total assets	¥10,103,474 Million (As of March 31, 2026)
(8)	Major shareholders	The Master Trust Bank of Japan, Ltd. (Trust Account) 18.04% (As of March 31, 2026)
(9)	Relationship with MFLP-REIT and/or the Asset Management Company	
	Capital relationship	Mitsui Fudosan Co., Ltd. owns 3.6% of the total number of investment units issued by MFLP-REIT as of the date hereof. Additionally, Mitsui Fudosan Co., Ltd. owns 77.0% of the total shares outstanding of the Asset Management Company as of the date hereof.
	Personnel relationship	Eight of the executives and employees of the Asset Management Company have been temporarily transferred from Mitsui Fudosan Co., Ltd. as of the date hereof.
	Business relationship	Mitsui Fudosan Co., Ltd. has signed a trademark licensing agreement, logistics management agreement and coordination and adjustment operation agreement with MFLP-REIT. Additionally, Mitsui Fudosan Co., Ltd. has signed an information supply priority agreement, trademark licensing agreement and an agreement on

	research of real estate, and others with the Asset Management Company.
Status of classification as related party	Mitsui Fudosan Co., Ltd. is a related party of MFLP-REIT and the Asset Management Company.

(2) Buyer Profile

(Property No. Lm-3) MFLP Yokohama Daikoku

(1)	Company name	Mitsui Fudosan Private REIT, Inc.
(2)	Address of head office	4-1 Nihonbashi 1-chome, Chuo-ku, Tokyo
(3)	Representative	Tatsuya Kuribayashi, Executive Director
(4)	Principal business	Management of Specified Assets
(5)	Capital	Not disclosed, as the buyer's approval for disclosure has not been obtained.
(6)	Net assets	Not disclosed, as the buyer's approval for disclosure has not been obtained.
(7)	Total assets	Not disclosed, as the buyer's approval for disclosure has not been obtained.
(8)	Major shareholders	Not disclosed, as the buyer's approval for disclosure has not been obtained.
(9)	Relationship with MFLP-REIT and/or the Asset Management Company	
	Capital relationship	There is no noteworthy capital relationship to describe between MFLP-REIT, the Asset Management Company and Mitsui Fudosan Private REIT, Inc. Note that the buyer's asset management company, Mitsui Fudosan Investment Advisors, Inc., is a subsidiary of the Asset Management Company's parent, Mitsui Fudosan Co., Ltd.
	Personnel relationship	There is no noteworthy personnel relationship to describe between MFLP-REIT, the Asset Management Company and Mitsui Fudosan Private REIT, Inc.
	Business relationship	There is no noteworthy business relationship to describe between MFLP-REIT, the Asset Management Company and Mitsui Fudosan Private REIT, Inc.
	Status of classification as related party	The company does not constitute a related party of MFLP-REIT or the Asset Management Company. Note the buyer's asset management company, Mitsui Fudosan Investment Advisors Inc., is a related party to the Asset Management Company, as a subsidiary of its parent, Mitsui Fudosan Co., Ltd.

5. Interested-Party Transaction

The seller of the Anticipated Acquisitions, Mitsui Fudosan Co., Ltd., is an Interested Person as defined in Article 201 of the Investment Trust Act (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 an Interested Party, and therefore to conclude an agreement for the sale and purchase of trust beneficiary interests, the Asset Management Company has undertaken the Investment Trust Act and the necessary deliberations and resolution procedures stipulated in the "Interested Party Transaction Rules," which are voluntary rules concerning conflict of interest measures relating to transactions between the Asset Management Company and Interested Party.

Furthermore, Mitsui Fudosan Co., Ltd., the PM Company and the LM Company of the Anticipated Acquisitions, is an Interested Party. Therefore, the Asset Management Company has undertaken the necessary deliberations and resolution procedures stipulated in the "Interested Party Transaction Rules," which are voluntary rules concerning conflict of interest measures relating to transactions between the Asset Management Company and an Interested Party to conclude the leasing management agreement, property management agreement and the master lease agreement.

There will be no transactions with an Interested Party regarding the transfers.

6. Status of the Seller

Acquisition of the property from the Seller, which is an Interested Party, is as outlined below.

(Property No. Lm-32) MFLP Ichinomiya

	Previous owner	Owner / Beneficial owner

	/trust beneficiary	before the previous owner/beneficial owner
(1) Corporate name	Mitsui Fudosan Co., Ltd.	Other than Interested Party
(2) Relationship with the seller, an Interested Party	Parent of the Asset Management Company	
(3) The background and reasons for the acquisition	For the purpose of development	
Acquisition (transfer) price	Building information is omitted because Building was developed by the previous owner. Land information is omitted because Land was held for more than one year.	-
Acquisition (transfer) period	April 2025 (New building) March 2023 (Land)	-

(Property No. Im-3) MFIP Ebina &forest

	Previous owner /trust beneficiary	Owner / Beneficial owner before the previous owner/beneficial owner
(1) Corporate name	Mitsui Fudosan Co., Ltd.	Other than Interested Party
(2) Relationship with the seller, an Interested Party	Parent of the Asset Management Company	
(3) The background and reasons for the acquisition	For the purpose of development	
Acquisition (transfer) price	Building information is omitted because Building was developed by the previous owner. With respect to the land, information on the portion was held for more than one year has been omitted. Details of the portion acquired within the past year (4.5%) are provided in the note below.	-
Acquisition (transfer) period	June 2026 (New building) January 2026 (4.5% of the land)	-

(Note) The land representing 4.5% of the total was converted from leasehold rights to ownership in January 2026 through the termination of the relevant land lease agreement. The owner immediately preceding the previous owner was an individual, and the acquisition price has not been disclosed because consent for disclosure has not been obtained.

7. Brokerage

The broker for the Anticipated Acquisition of on-L Kyokushiisaka does not fall under Article 201 of the Investment Trust Act (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 is not an Interested Party as defined in the Interested Party Transaction Rules of the Asset Management Company, the description including the company name of the broker is omitted.

8. Matters concerning forward commitments (Note)

(1) Anticipated Acquisitions that fall under forward commitments

Property name	Sales and purchase agreement date	Planned payment date and planned acquisition date
MFLP Ichinomiya	September 17, 2026	February 1, 2027
MFIP Ebina &forest	September 17, 2026	February 1, 2027

(Note) “Forward commitments” refer to purchase and sales agreements in which settlements of funds and transfers of properties take place one month or more after the conclusion of the agreements and also refer to other similar agreements.

(2) Impact on financial results of MFLP-REIT in the case where the forward commitments cannot be implemented

The agreement for sale and purchase of trust beneficiary interest for MFLP Ichinomiya and MFIP Ebina &forest requires completion of the procurement of necessary funds by issuance of borrowing of funds (Note) as the condition to execute the sale and purchase, and if the condition is not satisfied, such agreement for sale and purchase of trust beneficiary interest loses its effect definitively, and the damages or compensation for the damages, losses and expenses (including attorney’s fee) incurred due to the conclusion or revocation of such agreement for sale and purchase of trust beneficiary interest cannot be claimed.

Therefore, in the case where the borrowing of funds cannot be completed and thus the obligation to pay the purchase price set forth in such agreements for sale and purchase of trust beneficiary interest cannot be fulfilled, no penalty is charged for the failure to perform the obligation, so that it seems quite unlikely that such failure would give serious adverse influence directly on the financial results and dividends of MFLP-REIT.

Additionally, the execution of the aforementioned agreement for sale and purchase of trust beneficiary interest satisfies the criteria for forward commitments set forth in the internal rules of the Asset Management Company, “Rules on Forward Commitments.”

(Note) We will inform you of the details regarding the borrowing of funds as soon as they are determined.

9. Outlook

Please refer to the “Notice Concerning Revisions to Forecasts of Operating Results and Distributions for the Fiscal Period Ending January 31, 2027 and the Fiscal Period Ending July 31, 2027” released on September 17, 2026, regarding the outlook for MFLP-REIT’s operating results for the fiscal period ending January 31, 2027 (August 1, 2026 to January 31, 2027) and the fiscal period ending July 31, 2027 (February 1, 2027 to July 31, 2027).

10. Summary of Appraisal Report
(Property No. Lo-2) on-L Kyokushiisaka

Summary of appraisal report	
Property name	on-L Kyokushiisaka
Appraiser	Tanizawa Sogo Appraisal Co., Ltd.
Appraisal value	¥2,450 Million
Date of valuation	July 31, 2026

Items	Details	Comments, etc.
Appraisal value based on income method	¥2,450 Million	Appraisal was performed using the discounted cash flow (DCF) method and the direct capitalization method.
Appraisal value based on direct capitalization method	¥2,470 Million	
(1) Operating Revenue	Not disclosed (Note)	
Effective gross Income	Not disclosed (Note)	
Losses from vacancy, etc.	Not disclosed (Note)	
(2) Operational Expenses	Not disclosed (Note)	
Maintenance costs / property management fees	Not disclosed (Note)	
Utility expenses	Not disclosed (Note)	
Repair expenses	Not disclosed (Note)	
Tenant soliciting fees etc.	Not disclosed (Note)	
Taxes and public dues	Not disclosed (Note)	
Insurance premiums	Not disclosed (Note)	
Other expenses	Not disclosed (Note)	
(3) Net operating income (NOI: (1) − (2))	¥99 Million	
(4) Earnings from temporary deposits	Not disclosed (Note)	
(5) Capital expenditure	Not disclosed (Note)	

		Net cash flow (NCF: (3) + (4) − (5))	¥98 Million	
		Capitalization rate	4.0%	Assessed taking into account transactions concluded for similar properties as well as the location, building conditions, titles, and lease agreement terms, etc. for the property.
	Appraisal value based on discounted cash flow method		¥2,440 Million	
		Discount rate	Fiscal Years 1-4: 4.0% Fiscal Year 5 and beyond: 4.2%	Assessed by comparing with transactions concluded for similar properties, referring to yields on financial assets, and by taking into account the specifications of the property.
		Terminal capitalization rate	4.2%	Assessed taking into account the quality of net cash flow used to calculate capitalization rate, future uncertainty liquidity and marketability, etc. of the property.
Integrated value based on cost method			¥2,420 Million	
	Proportion of land		64.7%	
	Proportion of building		35.3%	
Other matters for consideration by the appraiser			Not applicable.	

(Note) The items are not disclosed except for some items since they include information regarding which approval of disclosure has not been obtained from lessees or they include information based on which such information can be calculated.

(Property No. Lm-32) MFLP Ichinomiya

Summary of appraisal report	
Property name	MFLP Ichinomiya
Appraiser	Japan Real Estate Institute
Appraisal value	¥19,000 Million
Date of valuation	July 31, 2026

Items				Details	Comments, etc.
Appraisal value based on income method				¥19,000 Million	Appraisal was performed using the discounted cash flow (DCF) method and the direct capitalization method.
	Appraisal value based on direct capitalization method			¥19,200 Million	
		(1) Operating Revenue		Not disclosed (Note)	
			Effective gross Income	Not disclosed (Note)	
			Losses from vacancy, etc.	Not disclosed (Note)	
		(2) Operational Expenses		Not disclosed (Note)	
			Maintenance costs / property management fees	Not disclosed (Note)	
			Utility expenses	Not disclosed (Note)	
			Repair expenses	Not disclosed (Note)	
			Tenant soliciting fees etc.	Not disclosed (Note)	
			Taxes and public dues	Not disclosed (Note)	
			Insurance premiums	Not disclosed (Note)	
			Other expenses	Not disclosed (Note)	
		(3) Net operating income (NOI: (1) − (2))		¥741 Million	
			(4) Earnings from temporary deposits	Not disclosed (Note)	
			(5) Capital expenditure	Not disclosed (Note)	
		Net cash flow (NCF: (3) + (4) − (5))		¥730 Million	

		Capitalization rate	3.8%	Assessed taking into account transactions concluded for similar properties as well as the location, building conditions, titles, and lease agreement terms, etc. for the property.
	Appraisal value based on discounted cash flow method		¥18,800 Million	
		Discount rate	3.5%	Assessed by comparing with transactions concluded for similar properties, referring to yields on financial assets, and by taking into account the specifications of the property.
		Terminal capitalization rate	4.0%	Assessed taking into account the quality of net cash flow used to calculate capitalization rate, future uncertainty liquidity and marketability, etc. of the property.
Integrated value based on cost method			¥17,900 Million	
	Proportion of land		47.4%	
	Proportion of building		52.6%	
Other matters for consideration by the appraiser			Not applicable.	

(Note) The items are not disclosed except for some items since they include information regarding which approval of disclosure has not been obtained from lessees or they include information based on which such information can be calculated.

(Property No. Im-3) MFIP Ebina &forest

Summary of appraisal report	
Property name	MFIP Ebina &forest
Appraiser	Japan Real Estate Institute
Appraisal value	¥14,600 Million
Date of valuation	July 31, 2026

Items				Details	Comments, etc.
Appraisal value based on income method				¥14,600 Million	Appraisal was performed using the discounted cash flow (DCF) method and the direct capitalization method.
	Appraisal value based on direct capitalization method			¥14,800 Million	
		(1) Operating Revenue		Not disclosed (Note)	
			Effective gross Income	Not disclosed (Note)	
			Losses from vacancy, etc.	Not disclosed (Note)	
		(2) Operational Expenses		Not disclosed (Note)	
			Maintenance costs / property management fees	Not disclosed (Note)	
			Utility expenses	Not disclosed (Note)	
			Repair expenses	Not disclosed (Note)	
			Tenant soliciting fees etc.	Not disclosed (Note)	
			Taxes and public dues	Not disclosed (Note)	
			Insurance premiums	Not disclosed (Note)	
			Other expenses	Not disclosed (Note)	
		(3) Net operating income (NOI: (1) − (2))		¥667 Million	
			(4) Earnings from temporary deposits	Not disclosed (Note)	
			(5) Capital expenditure	Not disclosed (Note)	
		Net cash flow (NCF: (3) + (4) − (5))		¥664 Million	

		Capitalization rate	4.5%	Assessed taking into account transactions concluded for similar properties as well as the location, building conditions, titles, and lease agreement terms, etc. for the property.
	Appraisal value based on discounted cash flow method		¥14,300 Million	
		Discount rate	3.5%	Assessed by comparing with transactions concluded for similar properties, referring to yields on financial assets, and by taking into account the specifications of the property.
		Terminal capitalization rate	4.8%	Assessed taking into account the quality of net cash flow used to calculate capitalization rate, future uncertainty liquidity and marketability, etc. of the property.
Integrated value based on cost method			¥14,400 Million	
	Proportion of land		45.8%	
	Proportion of building		54.2%	
Other matters for consideration by the appraiser			Not applicable.	

(Note) The items are not disclosed except for some items since they include information regarding which approval of disclosure has not been obtained from lessees or they include information based on which such information can be calculated.

Mitsui Fudosan Logistics Park Inc.

(Property No. Lm-3) MFLP Yokohama Daikoku

Summary of appraisal report	
Property name	MFLP Yokohama Daikoku
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.
Appraisal value	¥11,700 Million
Date of valuation	July 31, 2026

Items				Details	Comments, etc.
Appraisal value based on income method				¥11,700 Million	Appraisal was performed using the discounted cash flow (DCF) method and the direct capitalization method.
	Appraisal value based on direct capitalization method			¥11,700 Million	
		(1) Operating Revenue		Not disclosed (Note)	
			Effective gross Income	Not disclosed (Note)	
			Losses from vacancy, etc.	Not disclosed (Note)	
		(2) Operational Expenses		Not disclosed (Note)	
			Maintenance costs / property management fees	Not disclosed (Note)	
			Utility expenses	Not disclosed (Note)	
			Repair expenses	Not disclosed (Note)	
			Tenant soliciting fees etc.	Not disclosed (Note)	
			Taxes and public dues	Not disclosed (Note)	
			Insurance premiums	Not disclosed (Note)	
			Other expenses	Not disclosed (Note)	
		(3) Net operating income (NOI: (1) − (2))		¥501 Million	
			(4) Earnings from temporary deposits	Not disclosed (Note)	
			(5) Capital expenditure	Not disclosed (Note)	
		Net cash flow (NCF: (3) + (4) − (5))		¥478 Million	

		Capitalization rate	4.1%	Assessed taking into account transactions concluded for similar properties as well as the location, building conditions, titles, and lease agreement terms, etc. for the property.
	Appraisal value based on discounted cash flow method		¥11,700 Million	
		Discount rate	3.9%	Assessed by comparing with transactions concluded for similar properties, referring to yields on financial assets, and by taking into account the specifications of the property.
		Terminal capitalization rate	4.3%	Assessed taking into account the quality of net cash flow used to calculate capitalization rate, future uncertainty liquidity and marketability, etc. of the property.
Integrated value based on cost method			¥13,300 Million	
	Proportion of land		66.0%	
	Proportion of building		34.0%	
Other matters for consideration by the appraiser			Not applicable.	

(Note) The items are not disclosed except for some items since they include information regarding which approval of disclosure has not been obtained from lessees or they include information based on which such information can be calculated.

End

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

<Attachments>

1. Overview of the Investment Portfolio
2. Map of surrounding area and photographs of the Anticipated Acquisitions

< Attachments >

1. Overview of the Investment Portfolio

Category	Property No.	Property	(Planned) acquisition price (millions of yen)(*1)	Investment ratio (%)(*2)	Appraisal value (millions of yen)(*3)
Logistics facilities	Lm-1	Marq/MFLP Ichikawa Shiohama(*4)	15,500 (50% quasi co-ownership interests)	2.5	21,250
	Lm-2	MFLP Kuki	12,500	2.0	16,600
	Lm-4	MFLP Yashio	9,650	1.6	12,200
	Lm-5	MFLP Atsugi	7,810	1.3	11,100
	Lm-6	MFLP Funabashi Nishiura	6,970	1.1	9,150
	Lm-7	MFLP Kashiwa	6,300	1.0	8,060
	Lm-8	MFLP Sakai	23,600	3.9	28,500
	Lm-9	MFLP Komaki	8,260	1.3	9,400
	Lm-10	MFLP Hino(*4)	12,533 (25% quasi co-ownership interests)	2.0	14,200
	Lm-11	MFLP Hiratsuka	7,027	1.1	8,340
	Lm-12	MFLP Tsukuba	8,781	1.4	10,700
	Lm-13	MFLP Inazawa	16,200	2.6	18,500
	Lm-14	MFLP Atsugi II	13,100	2.1	15,800
	Lm-15	MFLP Fukuoka I	5,263	0.9	6,760
	Lm-16	MFLP Prologis Park Kawagoe(*4)	14,800 (50% quasi co-ownership interests)	2.4	18,050
	Lm-17	MFLP Hiroshima I	14,480	2.4	17,100
	Lm-18	MFLP Ibaraki	58,900	9.6	69,300
	Lm-19	MFLP Kawaguchi I	18,500	3.0	20,600
	Lm-20	MFLP Yachiyo Katsutadai	18,000	2.9	19,300
	Lm-21	MFLP Osaka I	13,900	2.3	15,400
	Lm-22	MFLP Hiratsuka II	12,700	2.1	13,700

	Lm-23	MFLP Osaka Katano	16,500	2.7	16,200
	Lm-24	MFLP Tomei Ayase	19,530	3.2	20,400
	Lm-25	MFLP Tokorozawa	4,090	0.7	4,090
	Lm-26	MFLP Hiratsuka III	8,410	1.4	8,510
	Lm-27	MFLP Shinkiba I	5,940	1.0	6,140
	Lm-28	SG Realty MFLP Fukuoka Kasuya(*4)	3,040 (50% co-ownership interests)	0.5	3,070
	Lm-29	MFLP Tsukubamirai	23,600	3.9	25,100
	Lm-30	MFLP Shinkiba II	7,090	1.2	6,960
	Lm-31	MFLP/OGUD Osaka Torishima(*4)	5,780 (50% co-ownership interests)	0.9	5,730
	Lm-32	MFLP Ichinomiya	19,000	3.1	19,000
	Li-1	iMissions Park Atsugi	6,560	1.1	4,230
	Li-2	iMissions Park Kashiwa	8,390	1.4	8,400
	Li-3	iMissions Park Noda	17,100	2.8	17,900
	Li-4	iMissions Park Moriya	4,330	0.7	4,390
	Li-5	iMissions Park Misato	7,570	1.2	8,850
	Li-6	iMissions Park Chiba-Kita	3,050	0.5	3,070
	Li-8	iMissions Park Moriya 2	1,170	0.2	1,160
	Li-9	iMissions Park Kashiwa 2	38,600	6.3	38,200
	Li-10	iMissions Park Inzai 2	6,120	1.0	6,470
	Li-11	iMissions Park Tokyo Adachi	12,500	2.0	13,100
	Li-12	iMissions Park Miyoshi	2,910	0.5	2,990
	Li-13	iMissions Park Ichikawa-Shiohama	24,300	4.0	24,300
	Li-14	iMissions Park Atsugi II	4,712	0.8	5,020

	Li-15	iMissions Park Kazo	3,031	0.5	3,200
	Li-16	iMissions Park Yoshikawa-Minami	6,039	1.0	6,100
	Li-17	iMissions Park Kasugai	3,820	0.6	3,900
	Lo-2	on-L Kyokushiisaka	2,200	0.4	2,450
	Total logistics facilities		570,157	93.2	635,230
Industrial real estate	Im-1	MFIP Inzai	12,220	2.0	17,300
	Im-2	MFIP Inzai II	15,150	2.5	18,700
	Im-3	MFIP Ebina &forest	14,490	2.4	14,600
	Total industrial real estate		41,860	6.8	50,600
Total			612,017	100.0	685,830

(Note 1) "(Planned) acquisition price" is the purchase price of each trust beneficiary interest stated in each agreement for sale and purchase of trust beneficiary interest of the assets held by MFLP-REIT after the acquisition of the Anticipated Acquisitions, rounded down to the nearest million yen. The purchase price does not include various expenses required for the acquisition.

(Note 2) "Investment ratio" is the ratio of the (planned) acquisition price of each asset to the total (planned) acquisition prices of the assets held by MFLP-REIT after the acquisition and transfers of the Anticipated Acquisitions and Transfers, rounded to the nearest first decimal place.

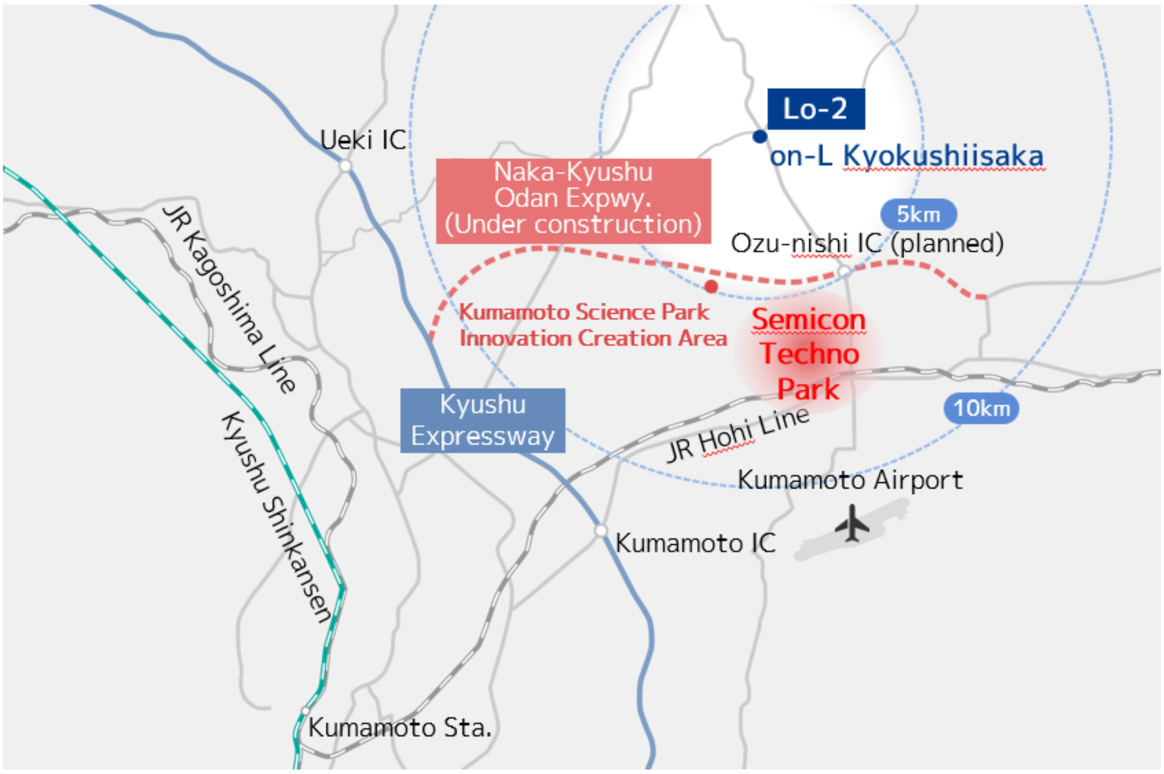
(Note 3) "Appraisal value" shows the appraisal value stated on each real estate appraisal with the price as of July 31, 2026. The appraisals of the assets to be held after the acquisition of the Anticipated Acquisitions were entrusted to Japan Real Estate Institute, Tanizawa Sogo Appraisal Co., Ltd., Daiwa Real Estate Appraisal Co., Ltd., and CBRE K.K.

(Note 4) The (planned) acquisition prices and appraisal values of "Marq/MFLP Ichikawa Shiohama", "MFLP Hino", "MFLP Prologis Park Kawagoe", "SG Realty MFLP Fukuoka Kasuya" and "MFLP/OGUD Osaka Torishima" are shown with the values corresponding to the (quasi) co-ownership interests ratios (50%, 25%, 50%, 50% and 50% respectively) of each property acquired by MFLP-REIT.

2. Map of surrounding area and photographs of the Anticipated Acquisitions

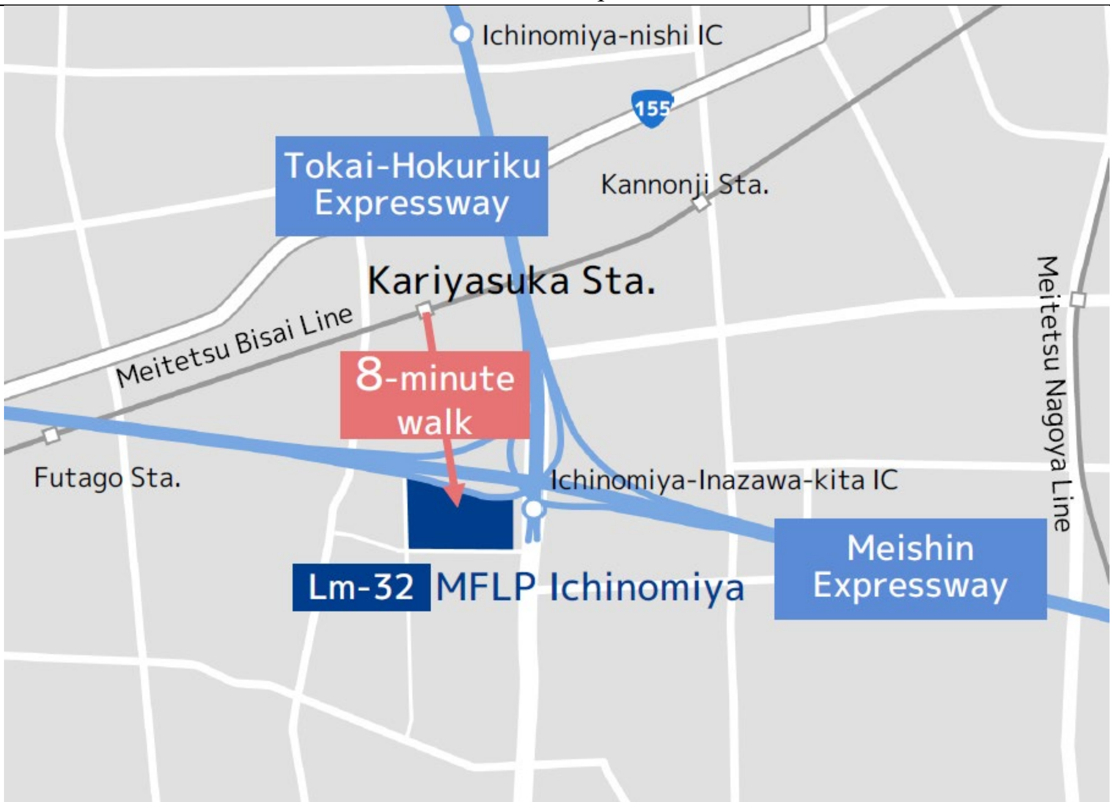
(Property No. Lo-2) on-L Kyokushiisaka

Area map



Photographs

(Property No. Lm-32) MFLP Ichinomiya

Area map

Photographs


(Property No. Im-3) MFIP Ebina &forest

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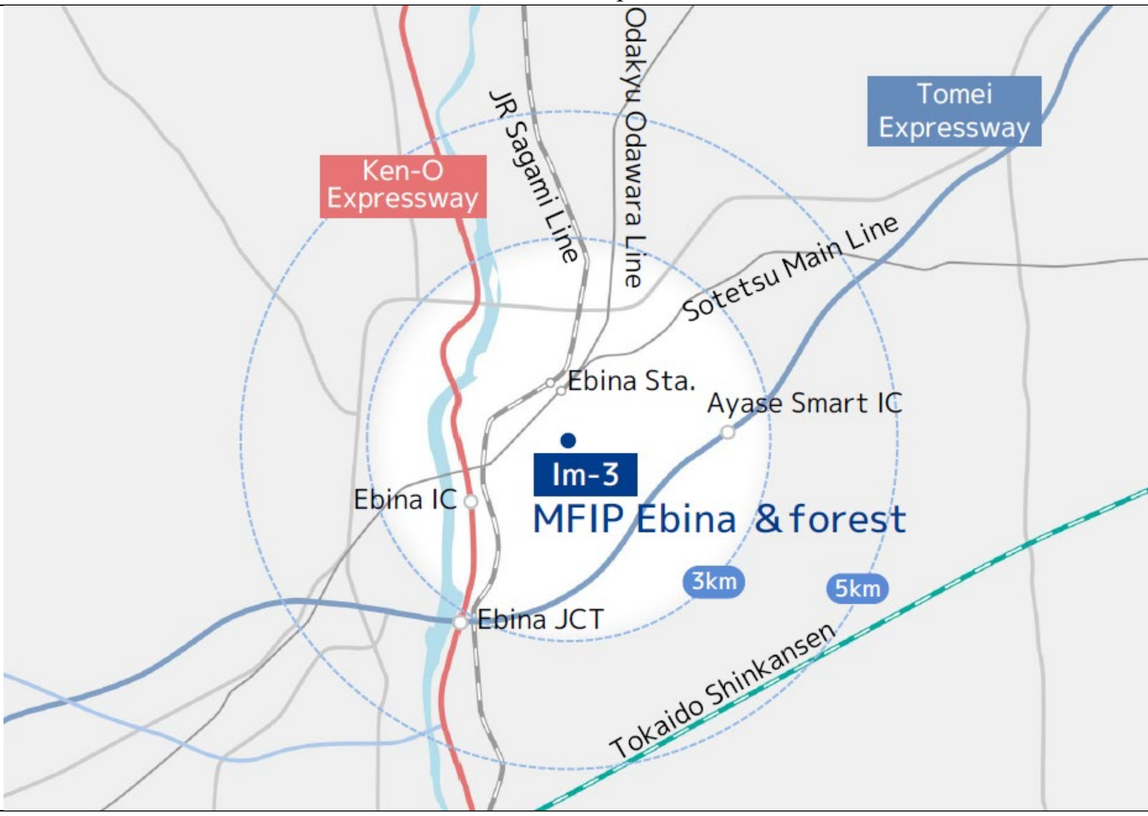
<tr><td>
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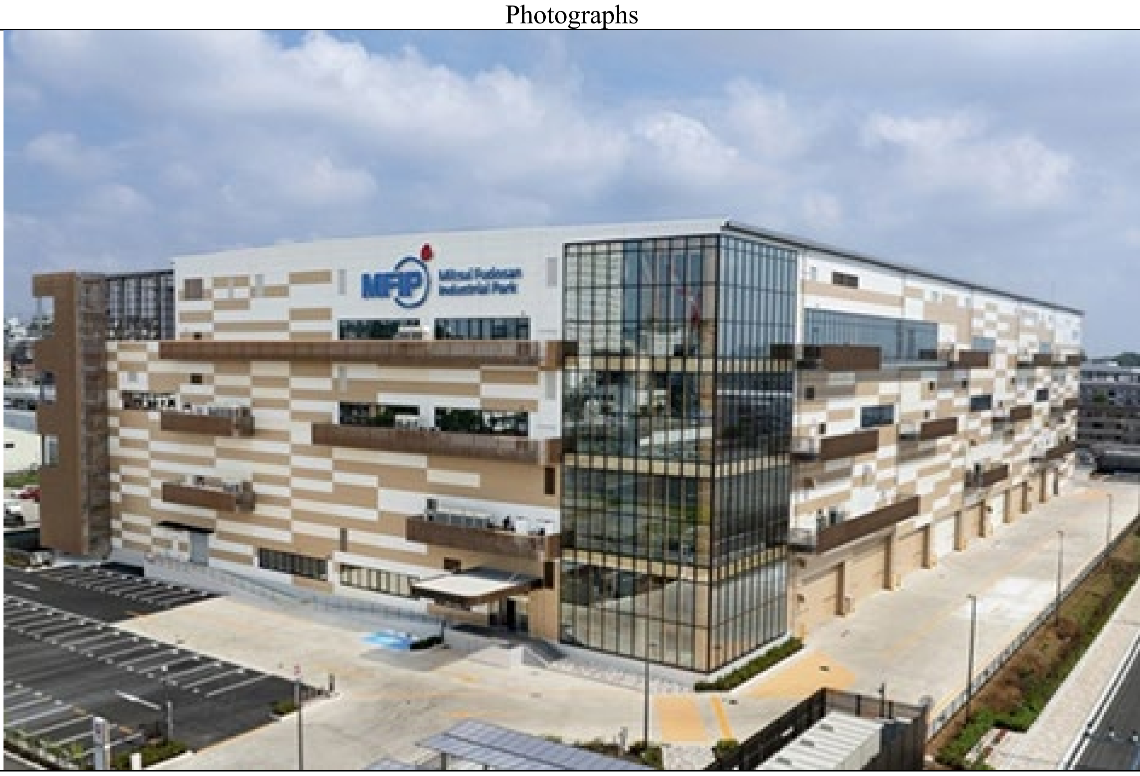
<tr><td></td></tr>
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