

December 5, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
Mitsui Fudosan Logistics Park Inc.  
(Securities Code: 3471)  
6-8-7 Ginza, Chuo-ku, Tokyo 104-0061  
Representative: Hiroshi Asai, Executive Director

Asset Management Company:  
Mitsui Fudosan Logistics REIT Management Co., Ltd.  
Representative: Shinobu Sakanoshita, President and Chief  
Executive Officer  
Inquiries: Kenji Yamamoto, Managing Director and Chief  
Financial Officer  
Tel. +81-3-6327-5160

Notice Concerning Borrowing of Funds (Sustainability Linked Loan and Green Loan)  
and Repayment of Borrowing

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

The borrowing is Sustainability Linked Loan that will be executed based on the Sustainability Linked Loan Framework or Green Loan that will be executed based on the Sustainability Finance Framework. Both Framework 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

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date	Repayment method, Collateral etc.
Sumitomo Mitsui Trust Bank, Limited (Green Loan)	1,050	0.935%(*2)	December 9, 2024	December 11, 2028	Bullet repayment, Unsecured and non- guaranteed
Sumitomo Mitsui Banking Corporation (Green Loan)	1,150	1.2813%(*2)	December 9, 2024	December 9, 2032	Bullet repayment, Unsecured and non- guaranteed
Development Bank of Japan Inc. (Green Loan)	600				

Mizuho Bank, Ltd. (Green Loan)	650	1.45% <sup>(*2)</sup>	December 9, 2024	December 11, 2034	Bullet repayment, Unsecured and non- guaranteed
Mizuho Trust & Banking Co., Ltd. (Sustainability Linked Loan) <sup>(*1)</sup>	600	1.45% <sup>(*2,3)</sup>			

(Note 1) The borrowing is planned to be financed by Sustainability Linked Loan, the interest rate from the timing of the determination to the repayment date will change according to the achievement status of the the Sustainability Performance Target ("SPT") as described in (Note 3).

(Note 2) Interest rate is fixed until the repayment date. The first interest payment date is the last day of July 2024, 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 3) SPT: 100% reduction of CO2 emission intensity in logistics facilities (Scope 1 and 2) as of the end of 2030 compared to 2016 Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2031 until the principal repayment date

(1) If emissions intensity is reduced by 100% (Achievement of SPT) : Initial interest rate - 0.02%

(2) If the emissions intensity increases compared to 2016 (SPT Not Achieved) : Initial interest rate + 0.02%

If neither (1) nor (2) applies (SPT Not Achieved) : Initial interest 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

¥4,050 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.

(3) Expected date of expenditure

December 9, 2024

## II. Details of Repayment

Lender	Amount (million yen)	Borrowing date	Repayment date
Sumitomo Mitsui Banking Corporation	5,000	September 9, 2024	December 9, 2024

(\*) In addition to the borrowing amount of ¥4,050 million stated in "I. Borrowing", we plan to allocate ¥800 million on debt financings from MUFG Bank, Ltd. announced on November 26, 2024 and ¥150 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 <sup>(Note)</sup>	7,000	2,000	▲ 5,000
Long-term borrowing <sup>(Note)</sup>	212,000	216,850	4,850
Total borrowing	219,000	218,850	▲ 150
Investment corporation bonds	8,500	5,000	0
Total of borrowing and investment corporation bonds	227,500	227,350	▲ 150



(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 October 24, 2024.

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

End

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