SUSA
Sustainability Accounting Co.,Ltd.

Independent Assurance Statement

June 24, 2026

Mr. Hiroshi Asai
Executive Director
Mitsui Fudosan Logistics Park Inc.

1. Purpose

We, Sustainability Accounting Co., Ltd., have been engaged by Mitsui Fudosan Logistics Park Inc. ("the Investment Corporation") to provide limited assurance on the Investment Corporation's following data of all properties owned from January to December, 2025: 90.3 GWh of energy consumption*1, 10 t-CO_2 for Scope1, 3.84 kt-CO_2 for location-based Scope2, 215 t-CO_2 for market-based Scope2, 33.5 kt-CO_2e for Scope3 (category 13), 28 t of industrial waste emissions under owner's management and 146 thousand m3 of water withdrawal*1 (collectively, "the Environmental Performance Indicators"). The purpose of this process is to express our conclusion on whether the Environmental Performance Indicators were calculated in accordance with the Investment Corporation's standards. The Investment Corporation's management is responsible for calculating the Environmental Performance Indicators. Our responsibility is to independently carry out a limited assurance engagement and to express our assurance conclusion.

*1 Including tenant spaces

2. Procedures Performed

We conducted our assurance engagement in accordance with International Standard on Assurance Engagement 3000 (ISAE 3000) and International Standard on Assurance Engagement 3410 (ISAE 3410). The key procedures we carried out included:

- Interviewing the Investment Corporation's responsible personnel to understand the Investment Corporation's standards
- Reviewing the Investment Corporation's standards
- Performing cross-checks on a sample basis and performing a recalculation to determine whether the Environmental Performance Indicators were calculated in accordance with the Investment Corporation's standards.

3. Conclusion

Based on the procedures performed, nothing has come to our attention that causes us to believe that the Environmental Performance Indicators have not been calculated in all material respects in accordance with the Investment Corporation's standards.

We have no conflict of interest with the Investment Corporation.

Takashi Fukushima
Representative Director
Sustainability Accounting Co., Ltd.