

# **Mitsui Fudosan Logistics Park Inc. Sustainability Finance Framework**

**July, 2024**

## Sustainability Finance Framework

### 1. Overview of MFLP-REIT and Initiatives towards Sustainability


#### 1.1. Introduction

Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”) has formulated the Sustainability Finance Framework (“this Framework” or “the Framework”) as set forth herein. To implement the sustainability finance, etc. (Note 1) including the issuance of sustainability bonds, this Framework is established based on the “Sustainability Bond Guidelines 2021”, “Green Bond Principles 2021”, “Social Bond Principles 2021”, “Green Loan Principles 2023”, “Green Bond Guidelines 2022”, and the “Green Loan and Sustainability Linked Loan Guidelines (2022)”.

(Note 1) "Sustainability finance, etc." refers to the green finance and sustainability finance individually or collectively. In addition, "green finance" refers to certain fund-raising activities by or through green bonds or green loans to fund the new acquisition of the specified assets that qualify the Eligible Green Assets and to fund the refinancing of borrowings and bonds funded for such new acquisition, and "sustainability finance" refers to certain fund-raising activities by or through sustainability bonds or sustainability loans to fund the new acquisition of the specified assets that qualify Eligible Green Assets and Eligible Sustainability Assets and to fund the refinancing of borrowings and bonds funded for such new acquisition.

#### 1.2. Objective and Background of Establishing the Framework

Mitsui Fudosan Co., Ltd. (“Mitsui Fudosan”) is the sponsor of MFLP-REIT and has formed a strategic partnership with respect to the logistics facilities business with MFLP-REIT. Mitsui Fudosan has formulated a business statement with regards to the logistics facilities business, “Connecting Values Together with Customers, and Creating New Values Together with Customers”. In addition to expanding business and enriching society, Mitsui Fudosan is creating new value by contributing to regional and urban development. Furthermore, the Mitsui Fudosan Group is committed to "contributing to the creation of added value for society as an industrial developer" in the Mitsui Fudosan Group Long-Term Vision, “& INNOVATION 2030” and contribute to sustainability by addressing six group materialities (priority issues): “1. contribution to industrial competitiveness”, “2. coexistence with the environment”, “3. health and vitality”, “4. safety and security”, “5. diversity and inclusion”, and “6. compliance and governance”. In recent years, corporate responsibility towards sustainability, such as environmental, social, and governance (ESG) issues, has gained ever-increasing attention and interest. MFLP-REIT has decided to establish this Framework in the belief that the creation of the Framework will lead to the enhancement of medium- to long-term unitholders value and fulfill of its corporate social responsibility (CSR).

 <p>(Note 2)</p>	<p><i>As a partner in developing solutions for our tenants, we forge connections among a wide variety of people, goods and ideas, taking on the challenge of creating value beyond conventional boundaries. We contribute to making modern life and society more fulfilling for all. MFLP will continue to promote logistics business by combining the know-how that it has developed in the real estate business as a comprehensive developer.</i></p>
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(Note 2) "MFLP" is an abbreviation of Mitsui Fudosan Logistics Park which means cutting-edge logistics facilities that are representative of Mitsui Fudosan's quality with a particular size, good location, substantial facilities, convenience, and safety.

### 1.3. MFLP-REIT's ESG policy

In November 2017, Mitsui Fudosan Logistics REIT Management Co., Ltd. (the "Asset Management Company") established the "ESG (Environment, Society, Governance) Policy", and in collaboration with Mitsui Fudosan, is addressing on ESG issues such as acquiring environmentally friendly green buildings, initiatives for tenants and local communities and initiatives for governance with consideration for unitholder's interests.

#### Consideration and response to the environment

The Asset Management Company will work on measures to improve eco-efficiency and reduce the environment load, always considering the direct and indirect impact of the environment effect on its asset management business.

##### (1) Energy saving and the reduction of CO<sup>2</sup> emissions

The Asset Management Company recognizes the use of energy and the emission of greenhouse gases deriving from the management of real estate as an important issue for the environment matter, seeks to reduce energy-derived CO<sup>2</sup> emissions from its portfolio by introducing equipment that will contribute to energy saving in properties in which MFLP-REIT invests and promotes the efficient use of energy in its management of buildings.

##### (2) Conservation of the water resources and promotion of resource saving and waste reduction

To make effective use of limited water resources, the Asset Management Company will promote water saving and will work to introduce water-saving equipment in the real estates it manages. The Asset Management Company will also strive to contribute to the establishment of a recycling-oriented society by advancing efforts for 3R (reduction, reuse, and recycle) to curb the volume of wastewater and waste materials discharged from buildings.

##### (3) Utilization of green building certification system, etc.

To facilitate efforts for the environment and social consideration in the managed real estate and increase their asset value by enhancing the credibility and objectivity of these efforts at

the same time, the Asset Management Company will work to utilize the certification systems, commendation systems and environmental performance evaluation systems of third parties, including green building certification, in its asset management business.

#### **Consideration and response to society**

The Asset Management Company will fulfill its social responsibility in its business activities by giving consideration to the various stakeholders surrounding the Asset Management Company, MFLP-REIT, and its investments. To practice this Policy, the Asset Management Company will strive to build a good relationship with each stakeholder, actively working together and cooperating with them.

##### **(1) Respect for human rights**

As a member of society, the Asset Management Company will thoroughly respect basic human rights in all of its business activities. The Asset Management Company will establish a corporate culture that does not tolerate discrimination based on age, sex, origin and race, etc. and acts that will impair the dignity of individuals such as forced labor and harassment.

##### **(2) Efforts for better amenity and safety and security**

The Asset Management Company will strive to increase customer satisfaction (CS) in cooperation with the Mitsui Fudosan Group and the tenant companies to provide tenants and other facility users with a comfortable, safe and secure space as a place for their daily life. The Asset Management Company will also take steps for disaster prevention and a business continuity plan (BCP) by strengthening emergency response as well as preparations in normal times in its managed assets.

##### **(3) Consideration to local communities**

The Asset Management Company will work to build good relations with local resident and local governments, etc. by actively communicating with them considering the impacts on local communities created by the features of logistics properties, which have a close connection with urban areas.

##### **(4) Approach to officers and employees**

The Asset Management Company will provide its officers and employees, who are the key elements of its business activities, with opportunities for ongoing education and training to improve their capabilities, knowledge and awareness of sustainability. The Asset Management Company will also create a workplace environment where diverse human resources will be able to realize diverse ways of working in consideration of the work-life balance, so that they will be able to perform to the best of their potential.

##### **(5) Sustainable procurement**

In the procurement of goods and services in association with its business activities, the

Asset Management Company will base procurement on sustainability by asking our supply chains to pay attention to the environment and society, in addition to economic efficiency.

#### **Consideration and response to governance**

As an asset management company of the MFLP-REIT, the Asset Management Company will ensure equitability and transparency in the decision-making process of asset management, with sufficient attention given to the rights of the unitholders of MFLP-REIT, and will fulfill its fiduciary duty and accountability to unitholders.

(1) Compliance with laws and regulations

The Asset Management Company will emphasize ethical business activities in compliance with the applicable laws, regulations and rules in all of its operations.

(2) Information disclosure to unitholders, etc.

Placing an emphasis on relationships (trustworthiness) with unitholders, etc., the Asset Management Company will strive to disclose the information necessary for their investment decision in an appropriate and timely manner. In the disclosure, the Asset Management Company will promote prompt and transparent information disclosure to ensure equitability and equality and will work to actively disclose non-financial information on ESG, as well as financial information.

(3) Building of appropriate relations with interested parties, including the sponsor

Regarding the building of appropriate relations with interested parties, including the sponsor, Mitsui Fudosan, as an important governance issue, the Asset Management Company will seek to increase mutual interests of the MFLP-REIT and the sponsor, and fulfill its fiduciary duty to the unitholders by setting the flow of decision-making procedures for transactions with interested parties and developing a governance structure for same-boat investment, etc.

## **2. Use of Proceeds**

### **2.1. Eligible assets for investment**

The proceeds (the “Proceeds”) from sustainability finance, etc. shall be allocated towards the acquisition of specific assets (“Eligible Green Assets” under green finance, as defined below, and “Eligible Green Assets” and “Eligible Sustainable Assets” under sustainability finance, as defined below) and towards refinancing new or existing debt and bonds to acquire these assets.

### **2.2. Eligibility criteria**

Eligible Green Assets meet the following Eligible Green Project Criteria. Eligible Sustainable Assets meet the requirements of both Eligible Green Project Criteria and Eligible Social Project Criteria (for these two types of eligible assets, hereinafter referred to as “Eligible Assets”).

## 2.3. Eligible Green Project Criteria

Assets that have received or is expected to receive any of the following certifications from a third-party certification program.

(1) DBJ Green Building Certification	3 stars or higher (top three certification levels)
(2) BELS Certification	
FY2016 standard	3 stars or higher (top three certification levels) <sup>*1</sup>
FY2024 standard	
Non-residential	4 stars or higher (top three certification levels)
Residential with renewable energy equipment	3 stars or higher (top four certification levels) <sup>*2</sup>
Residential without renewable energy equipment	3 stars or higher (top two certification levels) <sup>*2</sup>
(3) CASBEE Appraisal	
CASBEE for Buildings, CASBEE for Real Estate	B+ or higher (top three certification levels)
CASBEE Local Governments Version	B+ or higher (top three certification levels) <sup>*3</sup>
(4) LEED Certification	Silver, Gold or Platinum (top three certification levels) <sup>*4</sup>
(5) BREEAM Certification	Very Good, Excellent or Outstanding (top three certification levels) <sup>*5</sup>

(Note 1) Buildings must be eligible, i.e. in case of factories and others including logistics facilities and warehouses, BEI must be 0.75 and under.

(Note 2) When acquiring buildings built before 2016, they are deemed to be eligible at Level 2 or higher, regardless of renewable energy equipment.

(Note 3) Limited to buildings which are less than 3 years from date of construction completion.

(Note 4) For LEED BD+C, version 4.0 or later.

(Note 5) For BREEAM New Construction, version 6.0 or later.

## 2.4. Eligible Social Project Criteria

New or existing real estate properties that meets two or more of the following criteria.

- (1) Basic infrastructure development to revitalize the local community  
Real estate that utilizes the land lot in a way that contributes to “urban development (*machi-zukuri*)” of the surrounding area such as providing recreational green space based on the needs of the local society.
- (2) Access to essential services for daily life  
Real estate with adequate countermeasures to disaster such as evacuation centers used in the event of a disaster or has stockpiles of supplies for local residents.  
Real estate that contributes to the local community such as having an authorized nursery center in the property.
- (3) Socio-economic improvement and empowerment

Contributions to local societies and economies such as job creation by tenant companies and utilization of local companies in construction projects.

### **3. Project Evaluation and Selection Process**

#### **3.1. Environmental and social objectives to be achieved through sustainability finance, etc.**

MFLP-REIT's sustainability finance, etc. must contribute towards achieving each objective outlined in the aforementioned "Consideration and response to the environment" and "Consideration and response to society" of "1.3. MFLP-REIT's ESG Policy".

**"Consideration and response to the environment" (refer to page 2 for details)**

- (1) Energy conservation and reducing CO<sup>2</sup> emissions
- (2) Water and resource conservation and waste reduction
- (3) Utilization of Green building certification system, etc.

**"Consideration and response to society" (refer to page 3 for details)**

- (1) Respect for human rights
- (2) Efforts for better amenity, safety and security
- (3) Consideration to local communities
- (4) Approach to officers and employees
- (5) Sustainable procurement

#### **3.2. Evaluation eligibility and selecting target assets**

The Asset Management Company's Chief Investment Officer (Investment & Operations Division) will conduct the due diligence of target assets to be acquired through sustainability finance, etc. (the "Target Assets"). The Sustainability Promotion Committee, which is chaired by the President & CEO and attended by standing members of the committee, namely the Chief Investment Officer and the Chief Finance Officer, will evaluate and select the Target Assets to be acquired based on the due diligence results and other information. In addition, the Chief Compliance Officer will attend the Sustainability Promotion Committee and provide opinions.

#### **3.3. Acquisition of Target Assets and sustainability finance, etc.**

The acquisition and financing of the Target Assets will be decided by the Management Committee, which is chaired by the President & CEO and attended by the full-time directors and the Chief Compliance Officer.

#### **3.4. Measures to prevent potentially negative environmental and social impacts**

Although the Asset Management Company operates its business under the “ESG Policy”, the acquisition of the Target Assets raises concerns over negative impacts on the environment and society, the Asset Management Company will discuss with the seller of the Target Asset on corrective measures to mitigate such risks and verify whether appropriate actions have been implemented in order to minimize potentially negative impacts.

### **3.5. Disclosure of the selection process to investors**

The selection process will be described in the evaluation report by Japan Credit Rating Agency, Ltd. (“JCR”), and in the supplemental shelf registration documents of issuance (in the case of green bond or sustainability bond issuance). Those documents will be disclosed to investors.



#### **4. Management of Proceeds**

##### **4.1. Management outstanding balance of Sustainability financing**

The upper limit of funds raised through green finance and sustainability finance is calculated by multiplying the Interest-bearing debt ratio (as of the most recent fiscal year-end that can be calculated as of the payment date or execution date of bond or loan financing) by total acquisition price of the Eligible Assets (referred to as “Eligible Green Liabilities” if the Eligible Assets are Eligible Green Assets, or “Eligible Sustainable Liabilities” if the Eligible Assets are Eligible Sustainable Assets). In the event that Eligible Assets, for which the Proceeds were allocated, are disposed of or fall outside of the Eligibility Criteria as Eligible Assets, remaining balance of Proceeds from Eligible Green Liabilities and Eligible Sustainable Liabilities shall continuously be deemed as sustainability finance, etc.

##### **4.2. Allocation plan of Proceeds**

Total amount of the Proceeds will be allocated towards the assets as defined in “2.1. Eligible assets for investment” at an early stage.

##### **4.3. Tracking method of Proceeds**

If the funds are procured in accordance with the preceding clause, the person in charge of the Asset Management Company’s Finance Division shall allocate the Proceeds towards the predetermined use of funds, but if the Proceeds are not temporarily allocated, such person shall track and manage the funds so that the Proceeds will be allocated towards the specified use of funds. Until the Proceeds are allocated towards the specified use of funds, such funds will be managed as cash or cash equivalents.

##### **4.4. Internal and external audits of Proceeds**

The Asset Management Company is audited and conducts internal audit periodically. Also, MFLP-REIT is audited regarding all the accounting matters including financing.

##### **4.5. Management of documents related to Proceeds**

Sumitomo Mitsui Trust Bank, Limited., an asset custodian bank, maintains a deposit book for the account in which the Proceeds are received. The Asset Management Company uses EB (electric banking) systems to monitor account activities using an electronic terminal.

## 5. Reporting

### 5.1. Reporting on the status of allocation of funds

On an annual basis, MFLP-REIT will disclose the status of allocations (including allocated and unallocated amounts for each category that meets the Eligibility Criteria) on the website until the amount of the Proceeds is properly allocated. To the extent that there is a remaining amount of Proceeds, MFLP-REIT will also disclose annually on the website that the balance is not in excess of the procured amount of Eligible Green Liabilities and Eligible Sustainable Liabilities.

### 5.2. Reporting on environmental improvement effects and social benefits

As long as a balance of Proceeds outstanding, MFLP-REIT will report on the website on the effects of environmental improvements and social benefits from sustainability finance, etc. on an annual basis. (The report covers, but is not limited to, the followings. If the impact indicators related to green finance overlaps with the same indicators related to sustainability finance, disclosure of such impact indicators related to green finance will be omitted.)

#### (1) Reporting on Environmental Improvement Effects

MFLP-REIT will report the status of the green building assessments and certification levels as specified in “2.3. Eligible Green Project Criteria”.

#### (2) Reporting on Social Benefits (following Item)

Output indicators	Number of Eligible Social Assets
Outcome	<p>(1) Basic infrastructure development to revitalize the local community</p> <ul style="list-style-type: none"> <li>• Overview of the project (Target Assets)</li> <li>• Number of facilities equipped with seismic isolation structures</li> </ul> <p>(2) Access to essential services</p> <ul style="list-style-type: none"> <li>• Number of facilities designated as evacuation sites in the event of a disaster</li> <li>• Number of facilities equipped with disaster relief vendors</li> <li>• Number of facilities equipped with emergency supply stockpiles</li> <li>• Number of facilities equipped with cooking bench*</li> <li>• Number of facilities equipped with emergency toilets</li> <li>• Number of facilities equipped with emergency power supply</li> <li>• Number of licensed nursery centers</li> </ul>

	<p>(3) Socio-economic improvement and empowerment</p> <p>The following items are related to the promotion of the employment of local residents.</p> <ul style="list-style-type: none"> <li>• Number of facilities hiring local residents</li> <li>• Number of facilities hiring local companies for construction work</li> </ul> <p>* The "cooking bench" is a brick-enclosed base with a seat plate placed on it. It is normally used as a bench, but it is also used as a kitchen range in the event of a disaster.</p>
Impact	<p>Contribute to the region by supporting the local community and economy through active communication with local residents and municipalities, and by creating a comfortable living environment for local residents</p>

### 5.3. Reporting when the status changes

If the appropriation of the Proceeds significantly changes from the initial appropriated status and results in unappropriated funds, MFLP-REIT shall disclose on its website after approval from the Chief Finance Officer of the Asset Management Company.