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For Immediate Release

Real Estate Investment Trust Securities Issuer:  
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(Securities Code: 3471)  
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Notice Concerning the Right of First Look and Preferential Negotiation Properties

Mitsui Fudosan Logistics REIT Management Co., Ltd. (“the Asset Management Company”), which manages the assets of Mitsui Fudosan Logistics Park Inc. (“MFLP-REIT”), received a notification today from Mitsui Fudosan Co., Ltd. (“Mitsui Fudosan”), which sponsors MFLP-REIT, that a review had been made on August 5, 2024 from the list of “right of first look and preferential negotiation properties” (“the Properties”) (Note) issued on January 31, 2024 pursuant to the provisions of the right of first look and preferential negotiation agreement entered into by and between Mitsui Fudosan and the Asset Management Company on June 30, 2016 (“the Agreement”). Consequently, MFLP-REIT today announced the addition of the following property (“the Addition Properties”) and the deletion of the following property (“the Deletion Property”). Details are as follows.

(Note) The list refers to a list of the Properties about which the Asset Management Company has the right to receive the preferential provision of information from Mitsui Fudosan pursuant to the Agreement. Please refer to “ II. Outline of the Agreement” later in this release for details.

I. Outline of properties

1. Outline of the Addition Properties

Property Name	Location	Month and Year of Completion (planned)	Gross Floor Area (planned)
MFLP Yokohama Shinkoyasu (quasi co-ownership interest:51%)	Yokohama-shi, Kanagawa	February 2025	136,641m <sup>2</sup> (Note)

(Note) Gross floor area for this property is given for the entire property.

2. Outline of the Deletion Property

Property Name	Location	Month and Year of Completion	Gross Floor Area
MFLP Yatomi Kisosaki	Kuwana-gun, Mie	March 2023	86,319m <sup>2</sup>

As of today, MFLP-REIT has not made a decision to acquire the Addition Properties. Because the owner of the Addition Properties are deemed to be an interested person, etc. defined in Article 201 of the Act on Investment Trusts and Investment Corporations (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 also deemed to be an interested person defined in the interested party transactions rules of the Asset Management Company, MFLP-REIT will perform the necessary due diligence before making a decision pursuant to the interested party transactions rules of the Asset Management Company if MFLP-REIT is to acquire the Addition Properties. MFLP-REIT is not necessarily able to acquire the subject properties and, at the same time, is under no obligation to acquire them. Additionally, neither MFLP-REIT nor the Asset Management Company are required to pay any consideration to Mitsui Fudosan for the revision of the list of the Properties.

## II. Outline of the Agreement

Under its strategic partnership with Mitsui Fudosan, the Asset Management Company concluded the Agreement with Mitsui Fudosan on June 30, 2016. Following the revision of the list of the Properties made as of today, the total number of the Properties and property subject to the right of first refusal which MFLP-REIT has acquired based on an agreement other than the Agreement, came to 7, with a total floor area of 900,000 m<sup>2</sup> (taking percentages of co-ownership interests and quasi co-ownership interests into consideration) (Note).

(Note) Please refer to the <List of right of first look and preferential negotiation properties> and the <List of properties subject to the right of first refusal> later in this release for details of the subject properties.

The list of the Properties will be revised at a specific time each year. Mitsui Fudosan will add properties which it deems could be sold to MFLP-REIT, and the Asset Management Company will be notified in writing at the end of January and at any time that Mitsui Fudosan may determine in its discretion.

## III. The Effect of the Addition Properties on MFLP-REIT

MFLP Yokohama Shinkoyasu, which have now been added to the list of the Properties, is all leading-edge logistics facilities with Mitsui Fudosan quality (Note) being developed by Mitsui Fudosan, and MFLP-REIT believes that these properties can maintain facility competitiveness in the medium and long terms.

MFLP-REIT will continue steadily securing opportunities to acquire leading-edge logistics facilities developed by Mitsui Fudosan through the addition of the Properties pursuant to the Agreement. MFLP-REIT believes that further expansion and diversification of its portfolio, which is characterized by Mitsui Fudosan quality, through the timely acquisition of such the Properties will help further increase the stability of its operations.

(Note) Please refer to “Corporate Characteristics/ Investment Strategy/ Focus on the MFLP Facilities/ Emphasis on quality (<https://www.mflp-r.co.jp/en/feature/mflp.html>)” on the website of MFLP-REIT for details of Mitsui Fudosan quality.

## IV. Future prospects

The review of the Properties will not affect the operating results of MFLP-REIT for the 17th fiscal period ending October 31, 2024, 18th fiscal period ending July 31, 2025, and 19th fiscal period ending January 31, 2026. Please refer to the “Notice Concerning Revisions to Operating Results Forecast Due to Changes in Operating Period and Fiscal Period” and “Notice Concerning Disclosure of Operating Results Forecasts for the Fiscal Period Ending July 31, 2025 and the Fiscal Period Ending January 31, 2026, Following the Merger of Mitsui Fudosan Logistics Park Inc. and Advance Logistics Investment Corporation” released on today, regarding the outlook for MFLP-REIT’s operating results forecast for the fiscal period ending October 31, 2024 (August 1, 2024 to October 31, 2024), the fiscal period ending July 31, 2025 (November 1, 2025 to July 31, 2025) and the fiscal period ending January 31, 2026 (August 1, 2025 to January 31, 2026).

End.

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

< Details of the Addition Properties >

Property name	MFLP Yokohama Shinkoyasu
Category	Logistics facilities
Location	Yokohama-shi, Kanagawa
Property type	Rampway-type Logistics facilities (Note 1)
Planned land area	60,189 m <sup>2</sup> (Note 2)
Planned gross floor area	136,641 m <sup>2</sup> (Note 2)
Planned structure	5stories above ground (Note 2)
Date of completion	February 2025 (planned) (Note 2)
Photograph (image of completed facility)	 <p>(Note) The view above is a conceptual diagram and may differ from the Addition Properties after completion.</p>

(Note 1) “Rampway-type Logistics facilities ” refers to logistics facilities that provide rampways that allow trucks to directly access truck berths on multiple floors above the second floor.

(Note 2) Information based on the building plan, etc. as of today.

< List of right of first look and preferential negotiation properties >

As of today

Fiscal year of completion	Right of first look and preferential negotiation property (Note 2)	Location	Gross floor area (Note 3)
Fiscal 2019	MFLP Funabashi II	Funabashi-shi, Chiba	227,003 m <sup>2</sup>
	MFLP Funabashi III	Funabashi-shi, Chiba	270,321 m <sup>2</sup>
	MFLP Ichikawa Shiohama II (60%)	Ichikawa-shi, Chiba	166,099 m <sup>2</sup>
Fiscal 2023	MFLP Zama (41.5%)	Zama-shi, Kanagawa	133,932 m <sup>2</sup>
	Osaka City, Konohana-ku, Torishima Logistics Project (50%)	Osaka-shi, Osaka	59,350 m <sup>2</sup>
Fiscal 2024	MFLP Yokohama Shinkoyasu(51%)	Yokohama-shi, Kanagawa	136,641m <sup>2</sup>
Total	-	-	1,198,549 m <sup>2</sup> After considering the percentage of (quasi) co-ownership interest 905,829 m <sup>2</sup>

(Note 1) The percentage in parentheses shows the percentage of co-ownership interest or quasi co-ownership interest of each property that could be sold to MFLP-REIT by Mitsui Fudosan based on the Agreement.

(Note 2) For properties where construction was completed, gross floor area is based on such figure listed in the property registry or the examined building certificate. For properties under construction, gross floor area is based on such figure listed in the notice of verification of building construction (figures are truncated to the nearest square meter). Gross floor area for properties under construction are only effective as of the date of the notice of verification of building construction and is subject to change. Gross floor areas for MFLP Ichikawa Shiohama II Project, MFLP Zama ,MFLP·OGUD Osaka Torishima and MFLP Yokohama Shinkoyasu are given for the entire property and do not reflect the 60%, 41,5% ,50% and 51% co-ownership interest or quasi co-ownership interests in the properties, respectively.

< List of property subject to the right of first refusal >

As of today

Fiscal year of completion	Property that acquired the right of first refusal (Note 1) (Note 2)	Location	Gross floor area (Note 3)
Fiscal 2015	MFLP Hino (75%)	Hino-shi, Tokyo	205,200 m <sup>2</sup>

(Note 1) “Property subject to the right of first refusal” refer to properties for which the right of first refusal has been acquired by MFLP-REIT based on an agreement with the other quasi co-owners of MFLP Hino. Specifically, the agreement between the quasi co-owners stipulates that a quasi co-owner shall discuss the terms of sales with the other quasi co-owners in preference to third parties if the quasi co-owner intends to sell its quasi co-owner interests. For details on MFLP Hino, please refer to “Notice Concerning Acquisition and Leasing of Assets” released on January 9, 2019.

(Note 2) The percentage in parentheses shows the percentage of co-ownership interests or quasi co-ownership interests pertaining to the right of first refusal that MFLP-REIT has acquired based on the agreement between quasi co-owners that MFLP-REIT has concluded with the other quasi co-owners of MFLP Hino.

(Note 3) The percentage of co-ownership interest or quasi co-ownership interest of MFLP Hino is 75%; however, the gross floor area for this property is given for the entire property (figures are truncated to the nearest square meter).