

October 30, 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 (including Sustainability Linked 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 includes Sustainability Linked Loan that will be executed based on the Sustainability Linked Loan Framework (the “Sustainability Linked Loan”), which 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 Sustainability Linked Loan.

I. Borrowing

1. Details of Borrowing

A. Short-term borrowing

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date	Repayment method, Collateral etc.
The Bank of Fukuoka, Ltd.	1,000	Base rate +0.05% ^(*2)	November 1, 2024	February 3, 2025	Bullet repayment, Unsecured and non-guaranteed

(Note) The interest payment date is the repayment date. The base interest rate is the JBA three-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the borrowing date. The JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).

B. Long-term borrowing

Lender	Amount (million yen)	Interest rate	Borrowing date	Repayment date	Repayment method, Collateral etc.
Sumitomo Mitsui Trust Bank, Limited	1,000	0.8050% ^(*2)	November 1, 2024	November 1, 2028	Bullet repayment, Unsecured and non-guaranteed
Daishi Hokuetsu Bank, Ltd. (Sustainability Linked Loan) ^(*1)	1,000	1.0688% ^(*2,3)	November 1, 2024	November 4, 2031	Bullet repayment, Unsecured and non-guaranteed

Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan) ^{(*)1}	1,600	1.1888% ^(*)2,4)	November 1, 2024	November 1, 2032	Bullet repayment, Unsecured and non-guaranteed
The Joyo Bank, Ltd. (Sustainability Linked Loan) ^{(*)1}	500				
The Hyakugo Bank, Ltd.	500				
Shinkin Central Bank (Sustainability Linked Loan) ^{(*)1}	1,000	Base rate +0.20% ^(*)4,5)			
Sumitomo Mitsui Banking Corporation (Sustainability Linked Loan) ^{(*)1}	1,500	1.2763% ^(*)2,4)	November 1, 2024	November 1, 2033	Bullet repayment, Unsecured and non-guaranteed
The Yamaguchi Bank, Ltd. (Sustainability Linked Loan) ^{(*)1}	1,000				
The 77 Bank, Ltd. (Sustainability Linked Loan) ^{(*)1}	700				
Mizuho Bank, Ltd. (Sustainability Linked Loan) ^{(*)1}	1,200	1.3688% ^(*)2,4)	November 1, 2024	November 1, 2034	Bullet repayment, Unsecured and non-guaranteed
The Yamaguchi Bank, Ltd. (Sustainability Linked Loan) ^{(*)1}	1,000				
SBI Shinsei Bank, Ltd. (Sustainability Linked Loan) ^{(*)1}	1,000				
		Base rate +0.25% ^(*)4,5)			
Total of long-term borrowing	12,000	-	-	-	-

(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) and (Note 4) .

(Note 2) Interest rate is fixed until the repayment date. The first interest payment date is the last day of January 2025, 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: 90% reduction of CO2 emission intensity in logistics facilities (Scope 1 and 2) as of the end of 2027 compared to 2016 Applicable period: From the beginning of the first interest calculation period that falls after the end of July 2028 until the principal repayment date

(1) If emissions intensity is reduced by 90% (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

(Note 4) 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

(Note 5) The interest payment date is the repayment date. The base interest rate is the JBA three-month Japanese Yen TIBOR published by JBA TIBOR Administration two business days prior to the borrowing date. Provided, however, even if the interest calculation period is less than three months, the base interest rate will be calculated using the three-month JBA Japanese Yen TIBOR. The first interest payment date is the last day of January 2025, and thereafter the interest payment date will be the last day of January, April, July and October 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.) The JBA Japanese yen TIBOR can be found on the website of the JBA TIBOR Administration (<https://www.jbatibor.or.jp/english/rate/>).

(Note 6) If each repayment date is not a business day, such repayment date shall be on the next business day. Provided, however, that such repayment date shall be on the preceding business day if such next business day falls into the next month.

2. Reason for Borrowing

Funds are to be allocated towards a part of the purchase price of the real estate trust beneficiary interests (the “Anticipated Acquisition”) which to be acquired on November 1, 2024 by MFLP-REIT as the surviving corporation in the Merger of MFLP-REIT and Advance Logistics Investment Corporation (“ADL”) and the related costs, referred to in the press release “Notice Concerning Acquisition of Trust Beneficiary Interest in Domestic Real Estate” announced by ADL on August 5, 2024, and the Repayment of borrowing of ADL 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

¥13,000 million

(2) Specific use of proceeds of funds to be procured

Funds are to be allocated towards a part of financing for the Anticipated Acquisition and the related costs, and the Repayment of borrowing of ADL as detailed in “II. Details of Repayment” below.

(3) Expected date of expenditure

November 1, 2024

II. Details of Repayment

Lender	Amount (million yen)	Borrowing date	Repayment date
Sumitomo Mitsui Banking Corporation	2,300	August 1, 2024	November 1, 2024

III. Status of the borrowings after execution of Borrowing

(Unit: millions of yen)

	Prior to execution	After execution	Change
Short-term borrowing ^(*)	12,300	11,000	▲1,300
Long-term borrowing ^(*)	200,000	212,000	12,000
Total borrowing	212,300	223,000	10,700
Investment corporation bonds	8,500	8,500	0
Total of borrowing and investment corporation bonds	220,800	231,500	10,700

(Note 1) “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.

(Note 2) The amounts take into account changes in interest-bearing debt due to the merger with ADL, which is scheduled to take effect on November 1, 2024.

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/>