

January 31, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
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(Securities Code: 3471)  
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Notice Concerning Borrowing of Funds (Green Loan) and Repayment of Borrowing

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

Borrowing is Green Loan that will be executed based on the Sustainability Finance Framework 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 Green Loan.

I. Borrowing

1. Details of Borrowing

| Lender                               | Amount<br>(million<br>yen) | Interest rate                      | Borrowing<br>date   | Repayment<br>date   | Repayment method,<br>Collateral etc.                  |
|--------------------------------------|----------------------------|------------------------------------|---------------------|---------------------|---|
| Shinkin Central Bank<br>(Green Loan) | 1,800                      | Base rate<br>+0.20% <sup>(*)</sup> | February 4,<br>2025 | February 4,<br>2033 | Bullet repayment,<br>Unsecured and non-<br>guaranteed |

(Note) The interest payment date is the repayment date. The base interest rate is the JBA one-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 one month, the base interest rate will be calculated using the one-month JBA Japanese Yen TIBOR. The first interest payment date is the last day of February 2025, and thereafter the interest payment date will be the last day of every month 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/>).

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

¥1,800 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.

MFLP-REIT plans to use all the Borrowing as funds for the Repayment for the loan that were required for acquisition of Eligible Green Asset under the Sustainability Finance Framework.

Specifically, the Borrowing is used to repay long-term debt raised to partially finance the acquisition funds of “MFLP Hino”, “MFLP Inazawa”, “MFLP Atsugi II” and “MFLP Fukuoka I”.

(3) Expected date of expenditure

February 4, 2025

## II. Details of Repayment

| Lender               | Amount<br>(million yen) | Borrowing date   | Repayment date   |
|----------------------|-------------------------|------------------|------------------|
| Shinkin Central Bank | 1,800                   | February 4, 2019 | February 4, 2025 |

## 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>              | 5,500              | 5,500           | 0      |
| Long-term borrowing <sup>(Note)</sup>               | 217,750            | 217,750         | 0      |
| Total borrowing                                     | 223,250            | 223,250         | 0      |
| Investment corporation bonds                        | 7,000              | 7,000           | 0      |
| Total of borrowing and investment corporation bonds | 230,250            | 230,250         | 0      |

(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 January 28, 2025.

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

End

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