

Mitsui Fudosan Logistics Park's Issuance of New Investment Units, Secondary Offering of Investment Units and Acquisition of Properties—Significant Expansion of Asset size; JCR Will Watch Developments Such as Management Conditions after Acquisition

The following is Japan Credit Rating Agency, Ltd. (JCR)'s opinion on Mitsui Fudosan Logistics Park Inc. (security code: 3471)'s issuance of new investment units, secondary offering of investment units and acquisition of properties.

- (1) Mitsui Fudosan Logistics Park Inc. ("MFLP-REIT") announced that it has passed a resolution concerning issuance of new investment units and secondary offering of investment units at the board of directors' meeting held today. MFLP-REIT plans to acquire 2 properties for 77.4 billion yen as total acquisition price, using the funds to be raised by the issue of new investment units, secondary offering of investment units and new borrowings.
- (2) Both properties (MFLP Ibaraki and MFLP Kawaguchi I) to be acquired are newly built leading-edge logistics facilities that were developed by its sponsor Mitsui Fudosan Co., Ltd. MFLP-REIT is building a portfolio emphasizing location, quality and balance. Through the acquisition of these 2 properties, the portfolio size will significantly increase to 282.4 billion yen based on total acquisition price, and it is expected that the acquisition will expand its earnings base and reduce concentration risk of tenants. After the acquisition of these properties, its LTV is expected to remain at a low level. MFLP-REIT will enter into a basic agreement on acquisition of a data center under development by the sponsor (MFIP Inzai II) to further expand the asset size through leverage. If the acquisition of the property is realized, MFLP-REIT will basically achieve the medium-term target asset size of 300 billion yen.
- (3) JCR will closely watch trend of these transactions, management conditions after the acquisitions and other developments to be reflected in the rating as appropriate.

Shigeo Sugiyama, Takanori Akiyama

<Reference>

Issuer: Mitsui Fudosan Logistics Park Inc.

Long-term Issuer Rating: AA- Outlook: Stable

Japan Credit Rating Agency, Ltd.

Jiji Press Building, 5-15-8 Ginza, Chuo-ku, Tokyo 104-0061, Japan
Tel. +81 3 3544 7013, Fax. +81 3 3544 7026

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