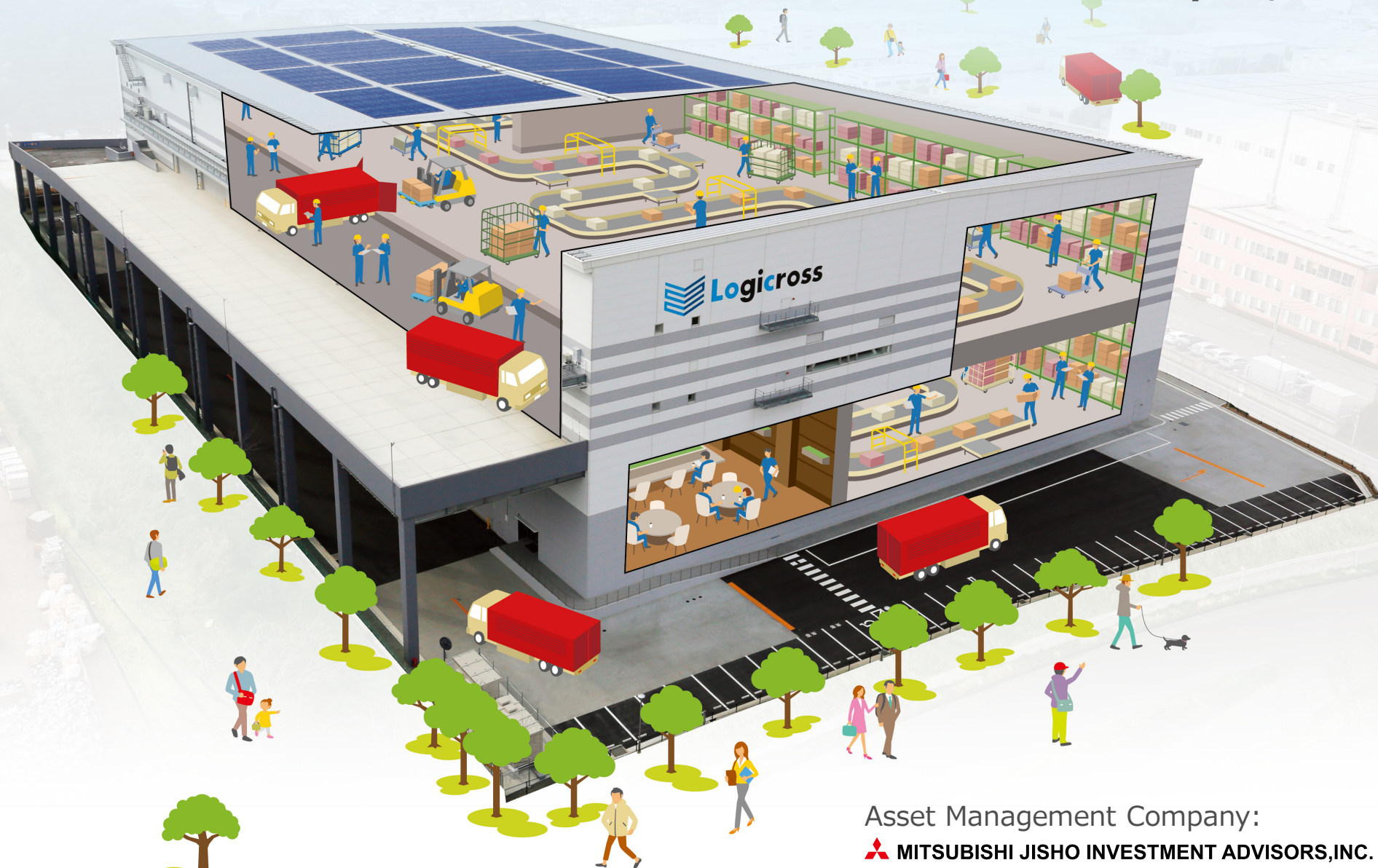


Security Code : 3481



Mitsubishi Estate Logistics REIT Investment Corporation

Fiscal Period Ended February 29, 2020



April 17, 2020

Asset Management Company:

 **MITSUBISHI JISHO INVESTMENT ADVISORS, INC.**

<https://mel-reit.co.jp/en/>

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Highlights of Fiscal Period Ended Feb. 29, 2020 (7th Period)

Mitsubishi Estate Logistics REIT Investment Corporation

External Growth

- Expanded portfolio size to 15 properties / 113.7 bn yen through 2nd follow-on offering
- Added 1 pipeline asset through Asset Management Company (MJIA) sourcing

Internal Growth

- Maintained high occupancy and achieved rent growth for the 4 consecutive periods

Average rent growth^(Note 1) 7th period: +2.2% 8th period: +9.5%

Financial Strategy

- Flexible financing through LTV control backed by Sponsor's high credibility
- Filed shelf registration for investment corporation bonds to diversify financing methods

Initiatives for ESG

- Continued ESG initiatives, including Signing of the Principles for Responsible Investment ("PRI")
- Announced the Mitsubishi Estate Group's Sustainable Development Goals 2030

Financial Results

- Achieved stable DPU growth of 5,907 yen

vs 6th period +383 yen (+6.9%) vs forecast +68yen (+1.2%) ^(Note2)

Note 1: Average rent growth for the leases that expired or will expire during the relevant period. Estimated number for the 8th period

Note 2: Forecast as of Oct. 17, 2019



Management Policy Designed to Maximize Unitholders' Value in Mid-to Long-term

Progress of Management Policy based on “Three Pillars”

Execution of Growth Strategy based on “Three Pillars”
(Since April 2019)

Measures for the Future

Alignment

Align interest
with
unitholders

Asset
management
fee fully linked
to unit price
performance

Continual
same-boat
investment by
sponsor

Received
GRESB
“4 Star” Rating,
signed PRI and
promote green
portfolio

Sponsor
announced
long-term plan
and continued
support

- Aim for inclusion of major global indices
- Introduce cumulative investment

Discipline

Achieve
disciplined
growth

External
growth
utilizing LTV

Flexible
property
acquisition
through
utilizing bridge
funds

External
growth with
attention to
portfolio yield
and implied
cap rate

Flexible
financing

- Maximize unitholder value through utilizing low LTV and disciplined property acquisition
- Consider potential issuance of investment corporation bonds with an aim to diversify financing methods

Hybrid

Enhance MEL's
unique
strategy
Hybrid Model

Secured
pipelines from
sponsor

Secured
pipelines
through MJIA
sourcing

Continual
“Hybrid”
internal growth

Enhanced
collaboration
with Tokyo
Ryutsu Center
(TRC)

- Secure pipelines from sponsor consistently
- Secure pipelines through CRE proposals and other various sourcing methods of MJIA
- Continue “hybrid” internal growth

The entire Mitsubishi
Estate Group will work
together to improve
unitholder value



Financial Results and Forecasts



Financial Results for the Fiscal Period Ended Feb. 2020

Operating Results (mn yen)	FP Ended Aug. 2019 Actual (6th FP) (A)	FP Ended Feb. 2020 Actual (7th FP) (B)	Difference (B) – (A)	FP Ended Feb. 2020 Forecast (As of Oct. 17, 2019)(7th FP)
Operating Revenues	2,530	3,200	+670	3,213
Operating Rental Revenues	2,530	3,200	+670	3,213
Operating Rental Expenses (excluding depreciation)	472	495	+23	516
NOI	2,058	2,705	+647	2,696
Depreciation	487	580	+94	587
Operating Income	1,253	1,749	+496	1,743
Ordinary Income	1,212	1,633	+421	1,610
Net Income	1,211	1,632	+421	1,609
Distributions Per Unit (yen)				
Distributions Per Unit (including SCD)	5,524	5,907	+383	5,839
Distributions Per Unit (excluding SCD)	4,930	5,338	+408	5,263
Surplus Cash Distributions (SCD) Per Unit	594	569	(25)	576
Number of investment units issued and outstanding (units)	245,815	305,815	+60,000	305,815
Other Statistics				
AFFO (mn yen)	1,647	2,175	+527	2,131
AFFO payout ratio	82.4%	83.0%	+0.6%	83.8%
LTV	27.0%	30.0%	+3.0%	30.1%
NAV per unit	275,236	293,133	+17,897	-
Average Occupancy	99.9%	99.9%	±0%	99.9%

Main Factors of Variance 6th FP Actual vs. 7th FP Actual

《Operating Revenues》 (+670mn yen)

- Revenue from newly acquired properties in 7th FP +682mn yen
- Utility cost for existing properties held in 6th FP (9)mn yen

《Operating Expenses》 (+175mn yen)

- Depreciation for newly acquired properties in 7th FP +98mn yen
- Rental revenue from newly acquired properties in 7th FP +44mn yen
- AM Fee due to newly acquired properties in 7th FP (excluding depreciation) +42mn yen
- G&A expenses from newly acquired properties in 7th FP +15mn yen
- Revenues for properties held end of 6th FP (25)mn yen
- Revenues for properties held end of 6th FP (including depreciation) (25)mn yen

《Non-operating Revenues》 ((35)mn yen)

- Reactionary fall for insurance payment from typhoon damages (6th FP 42mn yen→7th FP 15mn yen) (26)mn yen
- Reactionary fall of property tax refund due to review in asset valuation (6th FP 14mn yen→7th FP 5mn yen) (8)mn yen

《Non-operating Expenses》 (+41mn yen)

- Investment unit issuance cost +47mn yen
- Interest expenses for new debt +16mn yen
- Repair cost incurred by typhoon damage +11mn yen
- Loss on reduction of fixed assets (28)mn yen



Forecasts for the Fiscal Periods Ending Aug. 2020 and Feb. 2021

Operating Results (mn yen)	FP Ended Feb. 2020 Actual (7th FP) (A)	FP Ended Aug. 2020 Forecast (8th FP) (B)	Difference (B) – (A)	FP Ended Feb. 2021 Forecast (9th FP) (B)
Operating Revenues	3,200	3,346	+146	3,375
Operating Rental Revenues	3,200	3,346	+146	3,375
Operating Rental Expenses (excluding depreciation)	495	597	+102	652
NOI	2,705	2,749	+44	2,722
Depreciation	580	605	+25	613
Operating Income	1,749	1,715	(34)	1,694
Ordinary Income	1,633	1,638	+4	1,617
Net Income	1,632	1,637	+4	1,616
Distributions Per Unit (yen)				
Distributions Per Unit (including SCD)	5,907	5,947	+40	5,968
Distributions Per Unit (excluding SCD)	5,338	5,353	+15	5,286
Surplus Cash Distributions (SCD) Per Unit	569	594	+25	682
Number of investment units issued and outstanding (units)	305,815	305,815	±0	305,815
Other Statistics				
AFFO (mn yen)	2,175	2,135	(40)	2,061
AFFO payout ratio	83.0%	85.2%	+2.1%	88.5%
LTV	30.0%	29.4%	(0.7)%	29.4%
Average Occupancy	99.9%	99.9%	±0%	99.9%

Main Factors of Variance 7th FP Actual vs. 8th FP Forecast

《Operating Revenues》 (+146mn yen)

- Newly acquired properties in 7th FP fully contributed +133mn yen
- Utility costs fully contributed from newly acquired properties in 7th FP +13mn yen

《Operating Expenses》 (+180mn yen)

- Property tax fully expensed for newly acquired properties in 7th FP +99mn yen
- AM Fee for newly acquired properties in 7th FP +54mn yen
- Depreciation for newly acquired properties in 7th FP +22mn yen
- Rental expenses increase (excluding property tax and depreciation) +3mn yen

《Non-operating Revenues》 ((21)mn yen)

- No insurance payment from typhoon damages and no refund in property tax due to review in asset valuation (21)mn yen

《Non-operating Expenses》 ((59)mn yen)

- No investment unit issuance cost (47)mn yen
- No repair cost incurred by typhoon damage (12)mn yen

Main Factors of Variance 8th FP Forecast vs. 9th FP Forecast

《Operating Revenues》 (+29mn yen)

- Rent increase from existing properties +20mn yen
- Utility cost increase +5mn yen
- Green lease fee and other revenue +3mn yen
- Temporarily decline in rental revenue (1)mn yen

《Operating Expenses》 (+50mn yen)

- Increase in rental revenue (excluding depreciation) +55mn yen
- Increase in depreciation +8mn yen
- G&A expense decrease (13)mn yen



2

Growth Strategy



Features of Mitsubishi Estate Logistics REIT Investment Corporation (MEL)

Stable Growth Strategy with Hybrid Model “Developer × Real Estate Asset Manager”



Mitsubishi Estate Logistics REIT Investment Corporation

Asset Size /
No. of Properties

1,137 bn yen
/15 properties

Average Occupancy

99.9%

Appraisal
NOI Yield

4.8%

Forecasted LTV
(2020/8)

29.4%

Credit Rating
(JCR)

AA-
(Stable)

Average
Debt Cost (Note)

0.39%

Sponsor



Development/
Facilities Management

Overview

- Dedicated to city development in the Marunouchi area (Tokyo) for over 120 years
- Contributing to the society through a variety of business activities as **one of the largest comprehensive real estate developers**
- Promoting the logistics facility business as a growth area

Support

- Constant supply of **pipeline properties from sponsor** through development / operation of advanced logistics facilities
- Utilization of Sponsor's know-how and corporate customer relations in the **leasing** activities
- Formulation of capital market-oriented long-term management plan to **promote recycling business** in domestic asset business and to **expand AUM consistently** in non-asset businesses

Asset Management Company

Investment/
Asset Management



Overview

- **Established in 2001**, when the scheme of real estate securitization was emerging in Japan
- Its track record includes structuring and managing various types of real estate funds, such as the larger private REIT in Japan
- Proven track records in a variety of asset types in investment and asset management

Support

- **Unique property sourcing capacity** with discerning judgment
- **Flexible and diverse acquisition strategies**, using a wide range of schemes, including **bridge funds**
- Competitive real estate fund management capability backed by **a diverse deal track record**

Note: Excluding short-term debt.



External Growth Strategy

Mitsubishi Estate Logistics REIT Investment Corporation

MITSUBISHI ESTATE

- Capability to develop logistics facilities independently based on extensive land information
- Capability to co-develop facilities backed by MEC's ability and credibility for development



Logicross

Brand of logistics facilities that MEC develops throughout Japan

Sponsor-developed properties with expected preferential negotiation right

MEC Group



MJ Logipark

Properties which MEL acquired or intends to acquire from 3rd parties

MITSUBISHI JISHO INVESTMENT ADVISORS, INC.

- Capability to assess properties backed by experience in continuous acquisitions of properties since 2001
- Flexible and diversified property acquisition strategy by leveraging the capability to manage real estate funds

MJIA-sourced properties with expected preferential negotiation right

Bridge Fund · 3rd Party Bridge



Occupancy 100%

Logicross Yokohama Kohoku
(16,000㎡)
Completed in FY2019
(Independently)



Occupancy 100%

Logicross Atsugi II
(35,000㎡)
Completed in FY2019
(Independently)



Logicross Hasuda (tentative name)
(79,000㎡)
To be completed in FY2020



Occupancy 100%

Logicross Osaka
(36,000㎡)
Completed in FY2018 (Jointly)



Occupancy 100%

Logicross Nagoya Kasadera
(72,000㎡)
Completed in FY2018 (Independently)



Occupancy 100%

LOGIPOINT Kawasaki Bay
(296,000㎡)
Completed in FY2019 (Jointly)



Saitomoegi Logistics Facilities Project B (tentative name)
(31,000㎡)
To be completed in FY2021



Saitomoegi Logistics Facilities Project A (tentative name)
(123,000㎡)
To be completed in FY2021



Logicross Kasukabe (tentative name)
(38,000㎡)
To be completed in FY2021



Occupancy 100%

Logicross Narashino
(39,000㎡)
Completed in FY2017
(Independently)



Occupancy 99.9%

LOGIPOINT Osaka Taisho
(117,000㎡)
Completed in FY2017 (Jointly)



Occupancy 100%

CRE/ Newly Announced

MJ Logipark Kazo 2 (tentative name)
(7,000㎡)
Completed in FY1998



Logicross Funabashi (tentative name)
(23,000㎡)
To be completed in FY2021



Logicross Zama (tentative name)
(183,000㎡)
To be completed in FY2023



Occupancy 100%

MJ Logipark Sendai 1
(36,000㎡)
Completed in FY2008

Other multiple projects

**15properties/
1,137,000㎡**

Note : As of Apr. 17, 2020



Portfolio Map

- Current Assets
- Pipeline Assets
- Head Office / Branches of MEC



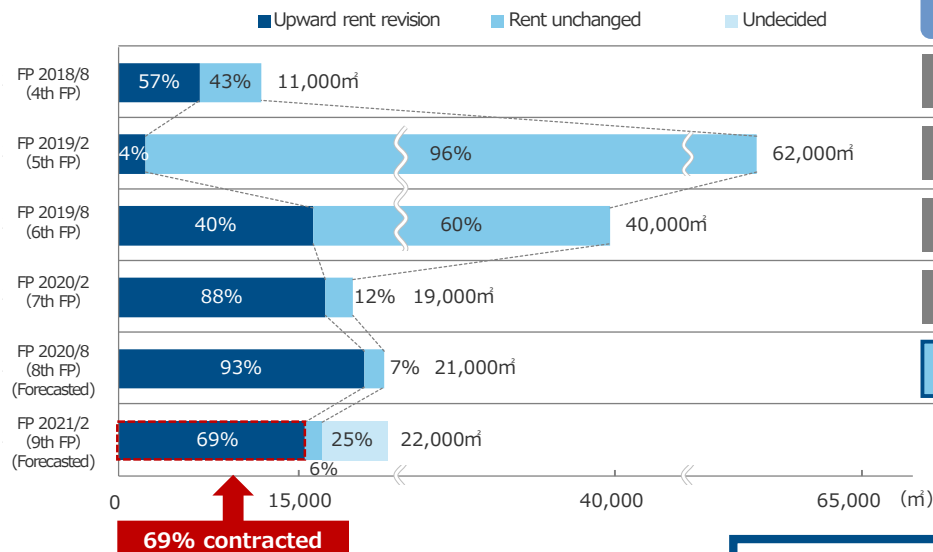
* Tentative name

Note : As of Apr. 17,2020



Internal Growth Strategy I

Rent Revision (Based on leased area)



Average Rent Growth

Average Rent Growth of Increased Portion

+1.8%

+3.2%

+0.2%

+3.4%

+3.1%

+6.8%

+2.2%

+2.5%

+9.5%

+10.4%

Full contribution from 9th FP



• MJ Logipark Fukuoka 1

As a result of negotiations by MEC, which is responsible for tenant relations in the Fukuoka area where demand and supply are tight, rent increases were realized upon the renewal of the contract.

Leased area : Approx. 2,000m²

Rent growth: +13.9%



• LOGIPORT Hashimoto

Through MJIA's proposal, MEL installed LED lighting at MEL's cost. Tenants' electricity bills were reduced, resulting in an increase in rent.

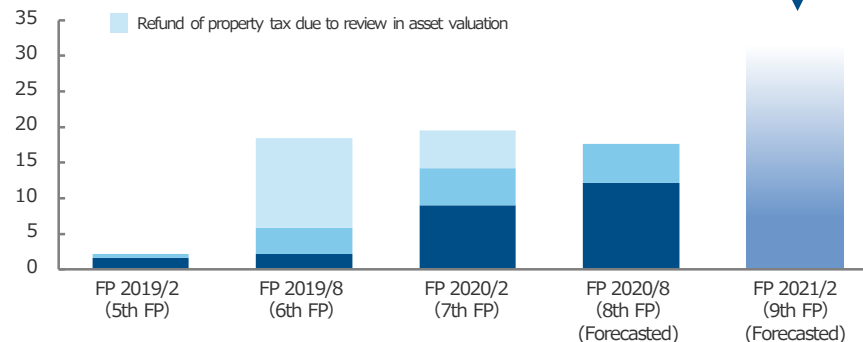
Leased area : Approx. 5,500m²

Rent growth: +14.6%

Accumulation of internal growth through rent revisions and our unique initiatives

(mn yen)

■ Rent revision ■ Initiatives other than rent revision



Note : As of Feb. 29,2020

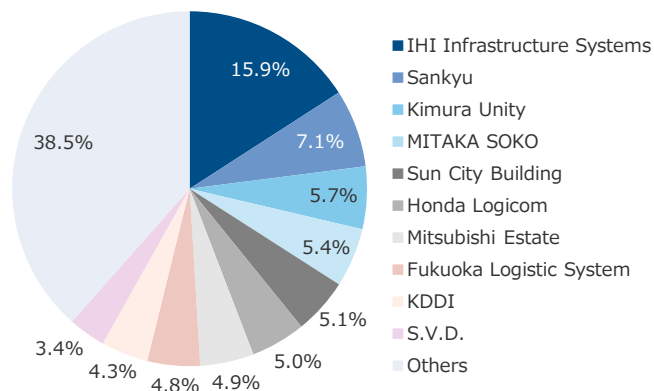


Internal Growth Strategy II

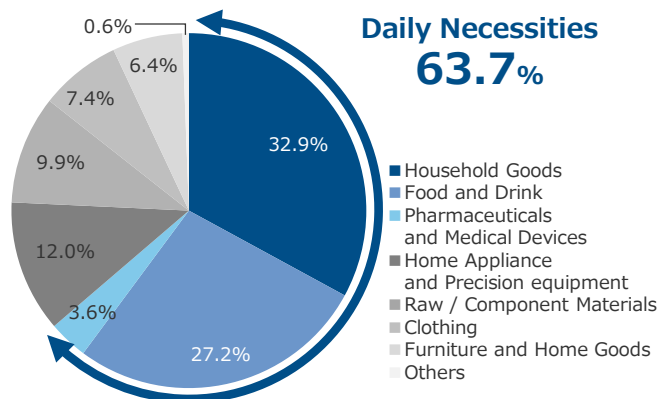
Tenant Data



Tenant Diversification
(Based on leased area)

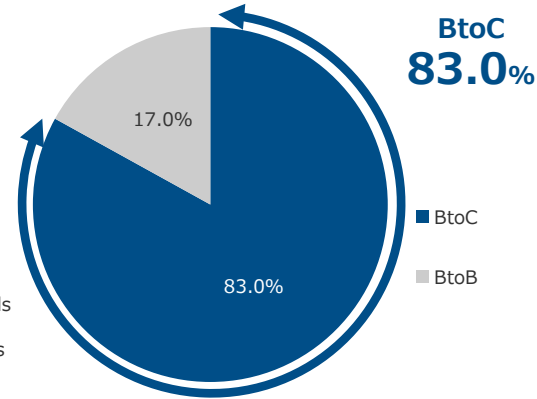


Type of Cargo
(Based on leased area)^(Note)



Daily Necessities
63.7%

Delivery Destination
(Based on leased area)^(Note)



Average Occupancy and Lease Agreements

Average occupancy since IPO

More than 99%

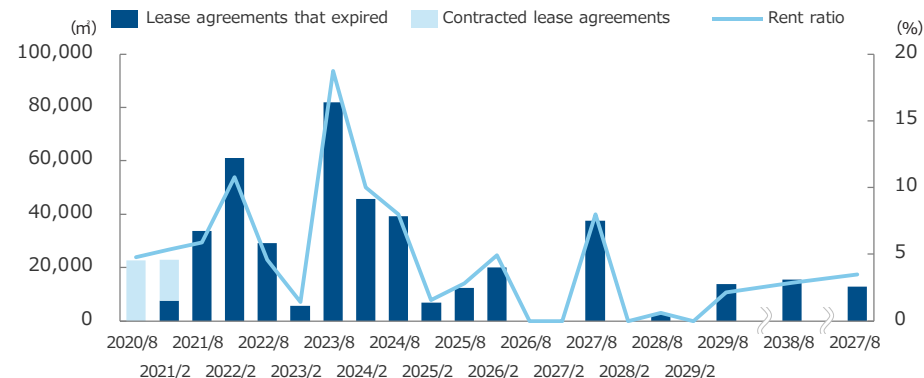
Fixed-term lease ratio

100.0%

Weighted average remaining expiry

6.5years

Lease Agreement Expiration Schedule ^(Note)



Note : Excludes land



Financial Strategy

Financial Strategy

Preparation for Bond Issuance

Long-term debt ratio 94.4%	Fixed interest rate ratio 94.4%	Average remaining debt duration (all/excluding short-term) 5.4 years/5.7 years	Average debt cost (all/excluding short-term) 0.38%/0.39%
Credit rating(JCR) AA- (Stable)	Forecasted LTV (FP 2020/8) 29.4%	Debt capacity (up to 40%) Approx. 21 bn yen	Debt capacity (up to 50%) Approx. 50 bn yen

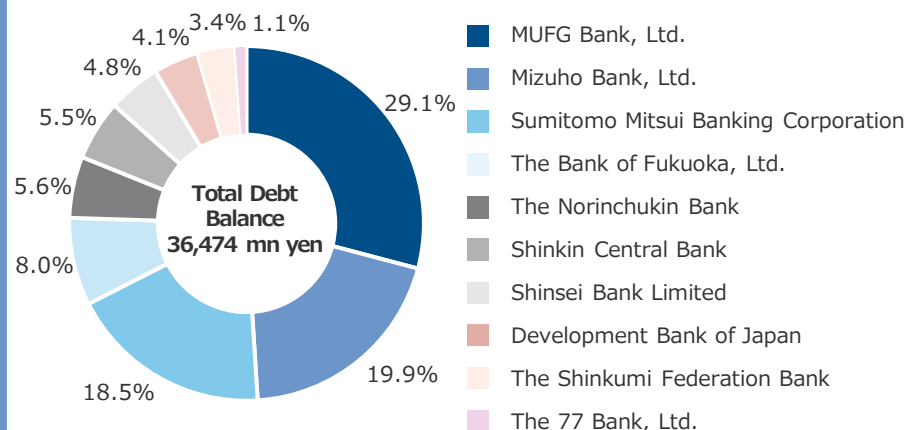
MEL filed the shelf registration for issuance of Investment corporation bonds.

Diversification of financing method

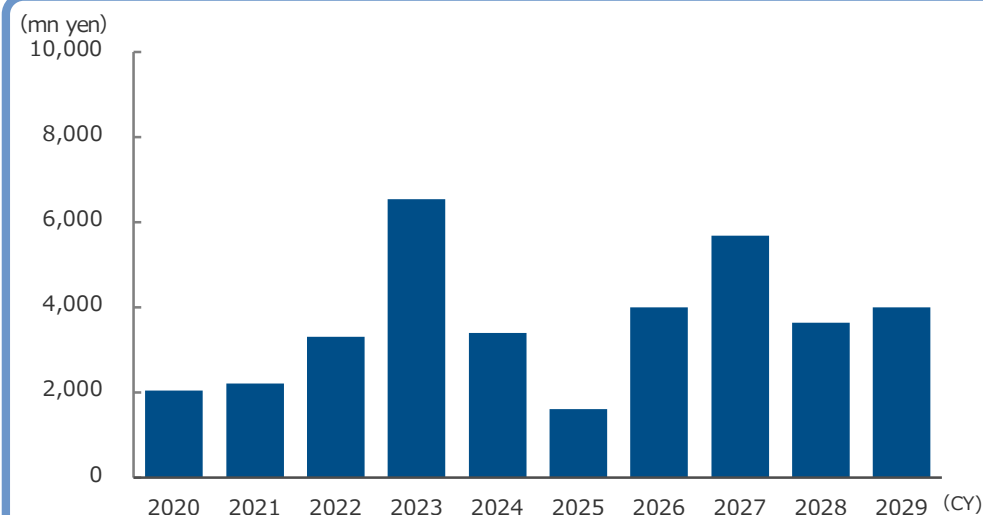
Further expansion of investor base

Reinforcement of credit

Lenders



Debt Maturity Schedule



Note : As of February 29,2020



Initiatives for ESG

Sustainability Policy

MEL promotes initiatives for ESG, in collaboration with the Asset Management Company and the Sponsor, following the basic policies as below:

- | | |
|---|---|
| 1. Pursue energy efficiency and low carbon | 4. Empower our people |
| 2. Improve water resource management and waste management | 5. Collaborate with external stakeholders |
| 3. Enhance tenant safety, security and satisfaction | 6. Disclose ESG information and obtain environmental certifications |
| | 7. Ensure compliance and risk management |

Sigining of PRI

Asset Management Company became a signatory of PRI, the Principles for Reasonable Investment in March 2020.

Signatory of:



GRESB assessment

MEL participated in the 2019 GRESB Real Estate Assessment for the first time and was awarded the prestigious "Green Star" rating and received "4 Star" rating.



Participate in United Nations Global Compact (UNGC)

Mitsubishi Estate became a signatory of the UNGC and Mitsubishi Estate Group was registered as participants in April 2018. Along with this, the Asset Management Company has participated in this initiative as a member of Mitsubishi Estate Group.



Mitsubishi Estate Group's Initiatives for ESG

Mitsubishi Estate Group's Sustainable Development Goals 2030 (Long-term Business Plan)

1. Environment

Sustainable urban development that proactively addresses climate change and environmental issues



2. Diversity & Inclusion

Urban development that responds to lifestyle and human resources trends and facilitates active participation for all



3. Innovation

Innovative urban development that continuously renew society



4. Resilience

Dynamic, flexible urban development that builds disaster-resilient communities and prioritizes safety and security



External Evaluation on Mitsubishi Estate Group



FTSE4Good



FTSE Blossom Japan



Member of SNAM Sustainability Index 2019



MSCI Japan Empowering Women Index (WIN)

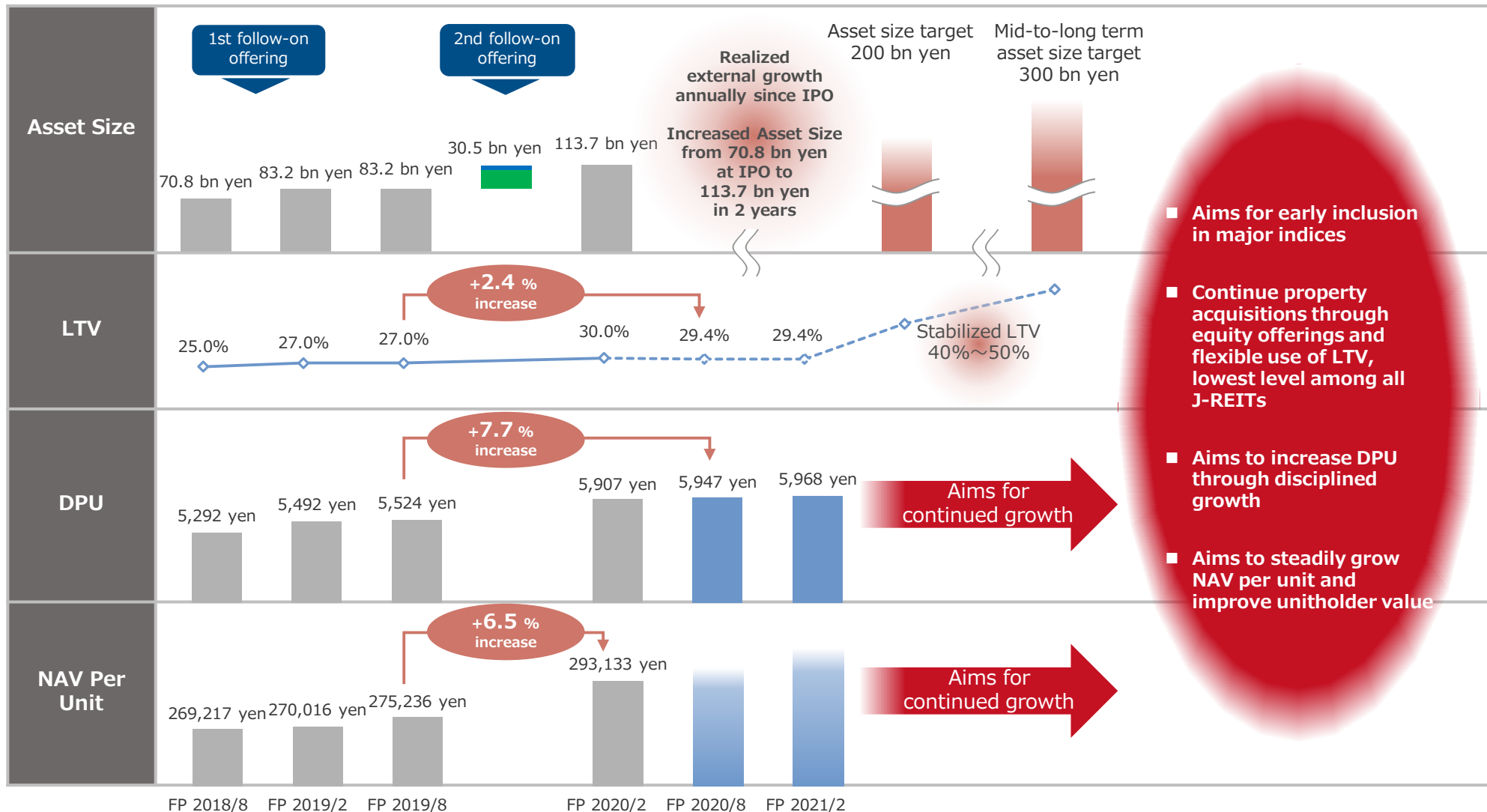


MSCI Japan ESG Select Leaders Index



Mid-to Long-Term Growth Strategy

Asset size target and transition of key financial figures



Note : As of Feb. 29,2020



3

ESG Initiatives






Initiatives for ESG (Environment)

Environment

Promotion of Green Portfolio

Ratio of Green Properties in Portfolio (GFA basis) **64.4%**

Certification System	# of Properties	Property Name	Evaluation
 Building-Housing Energy-Efficiency Labeling System (BELS)	4	Logicross Atsugi	BELS: ★★★★★ CASBEE S Rank for Real Estate
 Comprehensive Assessment System for Built Environment Efficiency (CASBEE) for Real Estate	5	Logicross Kobe Sanda	BELS: ★★★★★ CASBEE A Rank for Real Estate
 DBJ Green Building Certification	1	MJ Logipark Kazo 1	BELS: ★★★★★
		LOGIPORT Sagamihara	CASBEE S Rank for Real Estate
		LOGIPORT Hashimoto	BELS: ★★ CASBEE S Rank for Real Estate
		MJ Logipark Kasugai 1	CASBEE A Rank for New Construction Aichi
		Logicross Fukuoka Hisayama	DBJ Green Building Certification: ★★★★★

Examples

Energy saving initiatives



Insulated sandwich panels for exterior walls



Installation of motion-detection sensors



Reuse of OA floor panels of office buildings in Marunouchi



Renovation with LED installed based on Green Lease contract

Use of renewable energy / BCP initiatives



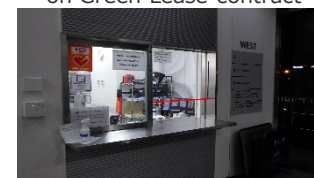
Insulated solar panels



Seismic isolators



Installation of private power generators



Measures against infectious diseases (with hand sanitizers)



Initiatives for ESG (Social & Governance)

Social

Proactive participation in CSR activities



Clean up volunteer activity after Atsugi Ayu Firework Festival near MJ Logipark Atsugi 1



Free beverage service for tenants at LOGIPORT Sagamihara



Lawn-mowing at greenery areas in MJ Logipark Atsugi 1

Collaboration with Local Educational Institute and Improvement in Tenant Satisfaction

Local universities and vocation schools in the region were involved as part of the redesigning of the employee lounge at MJ Logipark Fukuoka 1



Offering Comfortable Working Environment

Examples

- Introduction of flextime working system
- Installation of community spaces within the office area
- Invitation of personnel from group companies and outside professionals
- Specialized training for skill improvement
- Employee satisfaction survey

These initiatives are intended to maximize asset management performance by improving productivity, skills and motivation of employees



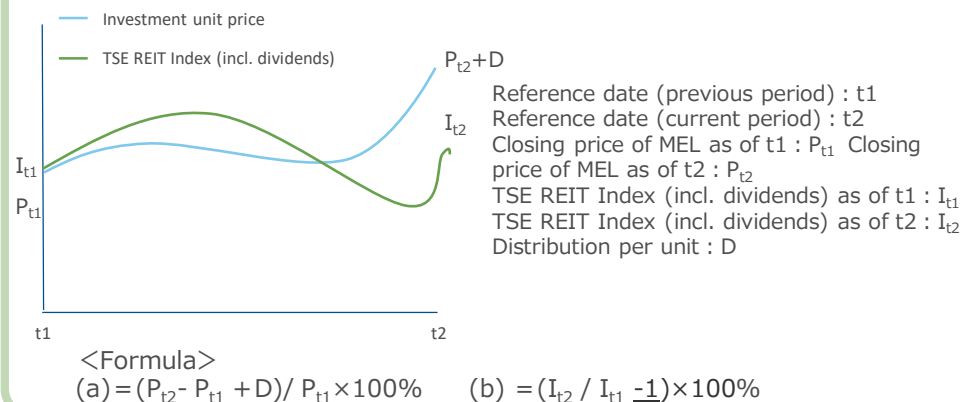
Governance

Asset Management Structure

- MEL introduced an asset management fee structure reflecting the performance of DPV and investment unit price for the purpose of aligning with unitholders' interest

Asset management fee I (AUM-linked)	Total assets as of the end of previous period × 0.2% (upper limit)
Asset management fee II (Real estate profit-linked)	Adjusted NOI × 5.0% (upper limit)
Asset management fee III (Unitholder interest-linked)	Adjusted net income before tax × net income before tax per unit × 0.001% (upper limit)
	<div>1st in J-REIT</div> <p>"Fee linked to Investment Unit Price" Performance against TSE REIT Index ((a)-(b)) × market capitalization (for fiscal period of each term) × 0.1% (upper limit) (a): Fluctuations in MEL's investment unit price (incl. dividends) (b): Fluctuations in the TSE REIT Index (incl. dividends)</p>

Fee linked to Investment Unit Price



Same-boat investment by Mitsubishi Estate as of Feb. 29, 2020

c. 4.1%



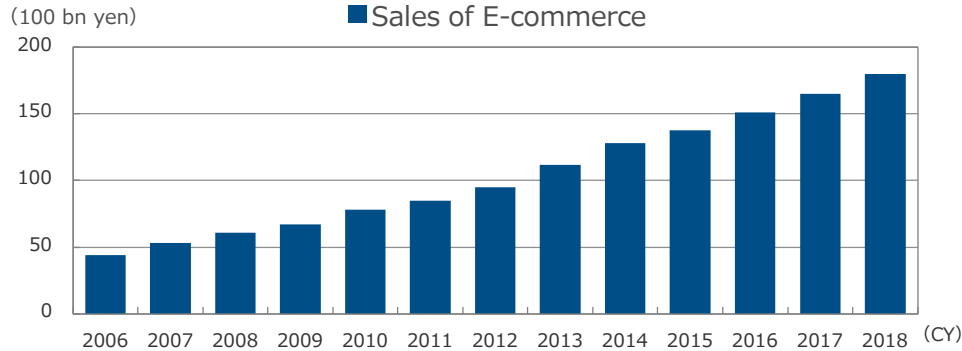
4

Logistic Market Overview



Logistics Market Overview I

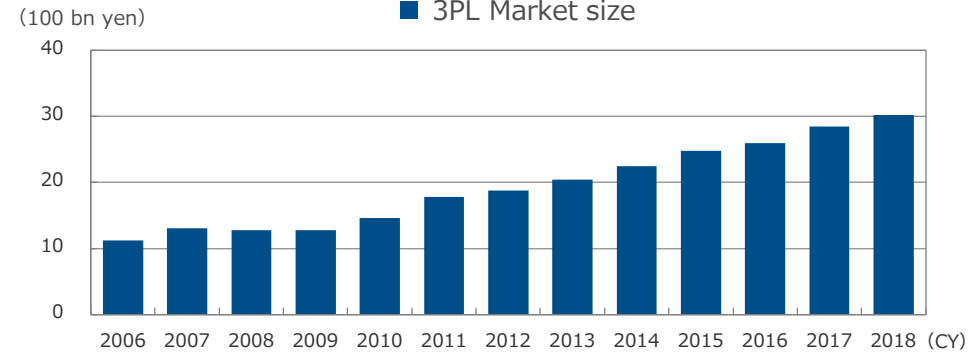
E-commerce Market Size



Source: Data compiled by the Asset Management Company based on data from "Establishment of infrastructure for data malignant society in Japan (FY2018 E-Commerce Market Survey)" (May 2019) by the Ministry of Economy, Trade and Industry

Note: "Sales of E-commerce" in the above figure is an estimate of the transaction amount on the Internet at B2C, and the figure to be estimated is the sum of transaction amount through the Internet among all goods and services in personal consumption.

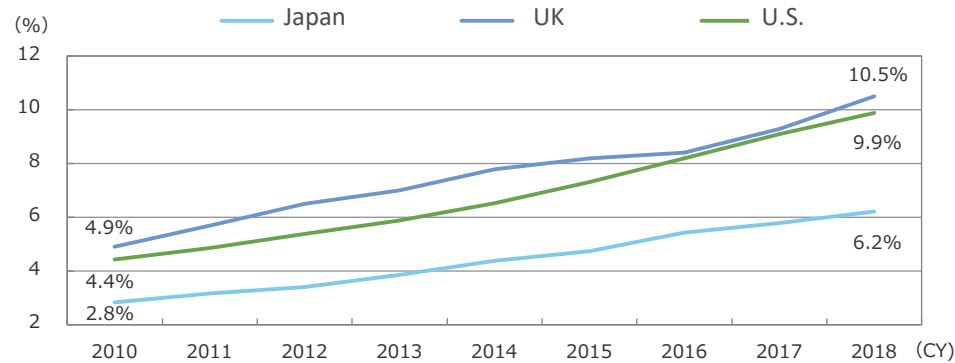
3PL Market Size



Source: Data created by the Asset Management Company based on "Monthly Logistics Business Sept. 2019"

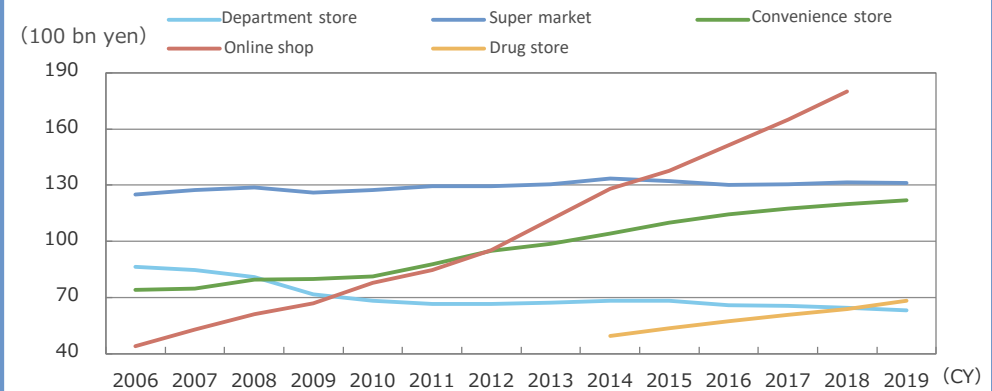
Note: Each FY refers to a period commencing on April 1 and ending on March 31 of the following year. It does not coincide with the FY of MEL.

E-commerce Rate



Source: Data created by the Asset Management Company based on data from Ministry of Economy, Trade and Industry (Japan), Office for National Statistics (UK) and U.S. Census Bureau (USA)

Retail Market Size

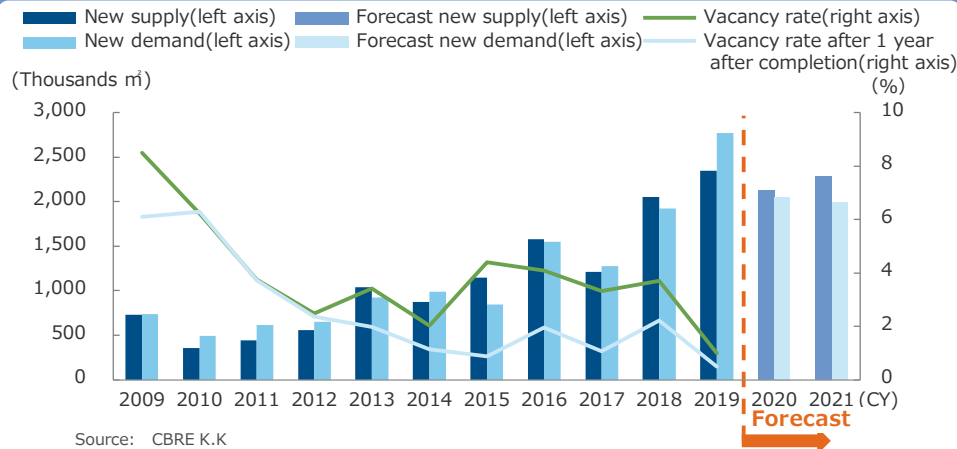


Source: Data compiled by the Asset Management Company based on data from "Current Survey of Commerce FY 2019" (March 2020) by the Ministry of Economy, Trade and Industry and "Establishment of infrastructure for data malignant society in Japan (FY 2018 E-Commerce Market Survey)" (May 2019) by the Ministry of Economy, Trade and Industry

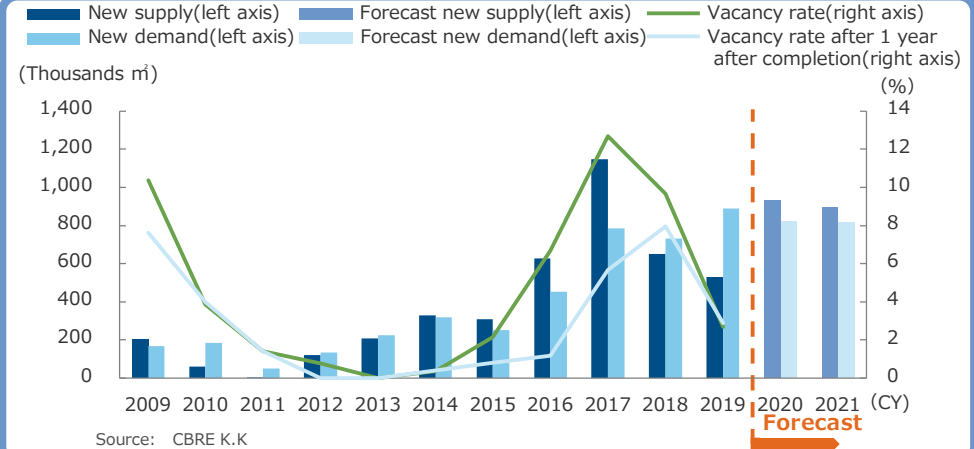


Logistics Market Overview II

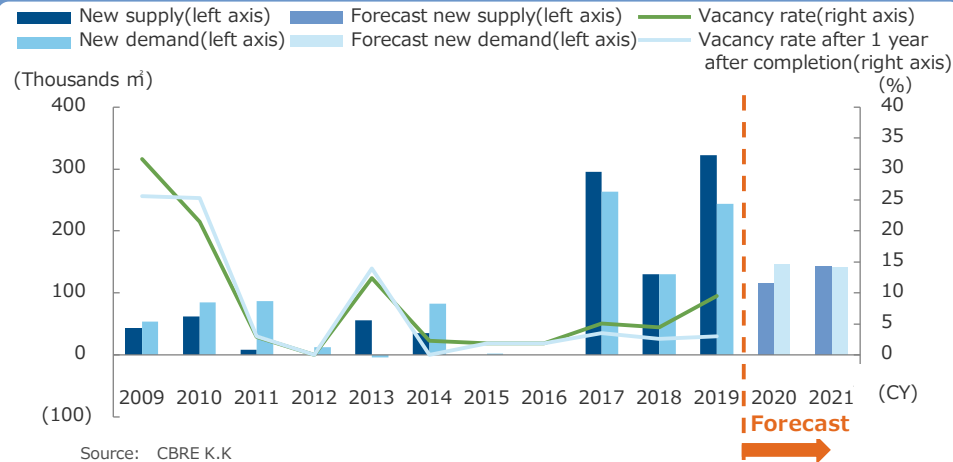
Tokyo Metropolitan Area



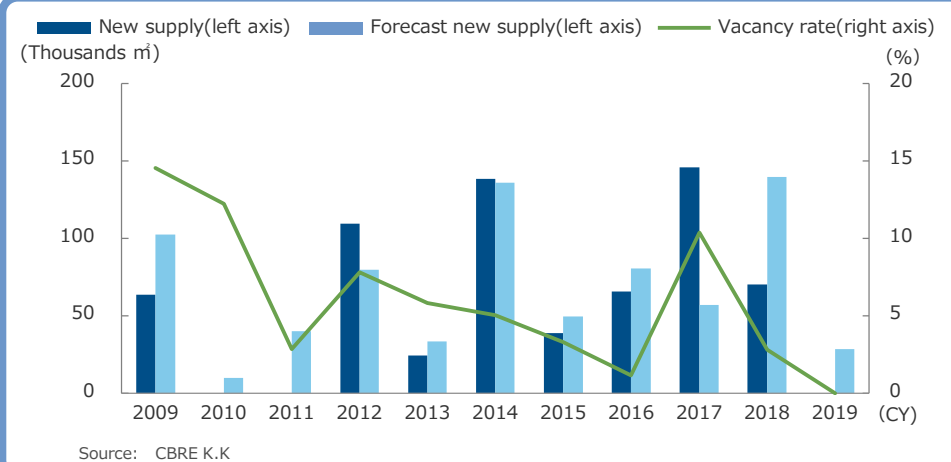
Osaka Metropolitan Area



Nagoya Metropolitan Area



Kyushu Area



Notes:

1. "Tokyo Metropolitan Area" refers to Tokyo, Chiba, Saitama, Kanagawa and Ibaraki prefectures, "Osaka Metropolitan Area" refers to Osaka, Hyogo and Kyoto prefectures, "Nagoya Metropolitan Area" refers to Aichi, Mie and Gifu prefecture and "Kyushu Area" refers to Fukuoka and Saga prefectures.
2. "New Supply" refers to total leasable floor area of newly constructed leasable logistics facilities and "New Demand" refers to change in occupied floor area. Change in occupied floor area is calculated by subtracting tenant withdrawal floor area from floor area under new agreements.
- 3: Based on data for leasable logistics facilities with 5,000m² or more of gross floor area owned by real estate investment company, real estate developer, etc. Excluding leasable logistics facilities owned by logistics company.



5

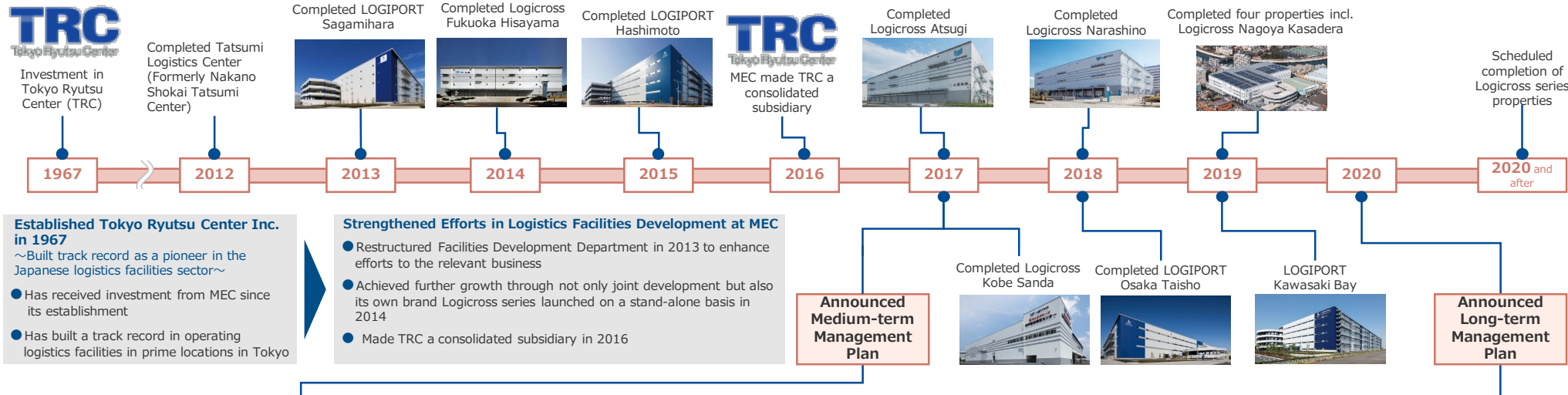
Mitsubishi Estate's Logistics Facilities Business



Features of MEC Group's Logistics Facility Business I

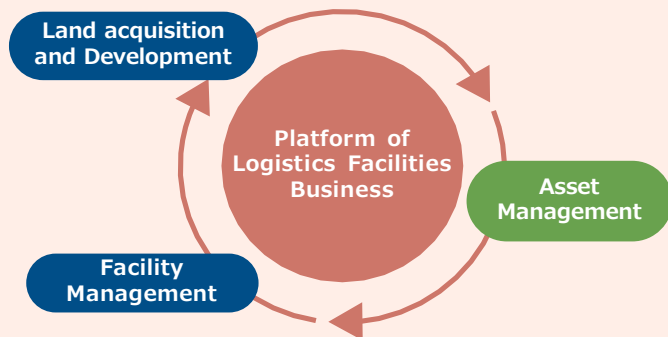
History of Logistics Facility Business of Mitsubishi Estate Group

- MEC Group has developed safe and secure logistics facilities proactively and consistently, since the commencement of the business in 1967, and strengthened capacity with the establishment of Logistics Facilities Development Office within Urban Project Development Department in 2012
- MEC Group aims to enhance social infrastructure and quality of life through this high-growth business, leveraging expertise and relations cultivated as a comprehensive real estate developer



Taken from "Medium-term Management Plan from 2018/3 to 2020/3"

Value Chain of Capital Recycling Investment



Taken from "Mitsubishi Estate Group Long-Term Management Plan 2030"

Domestic Asset Business

- Advance and commercialize redevelopment PJ, including Marunouchi
- Promote capital recycling business in response to real estate market conditions

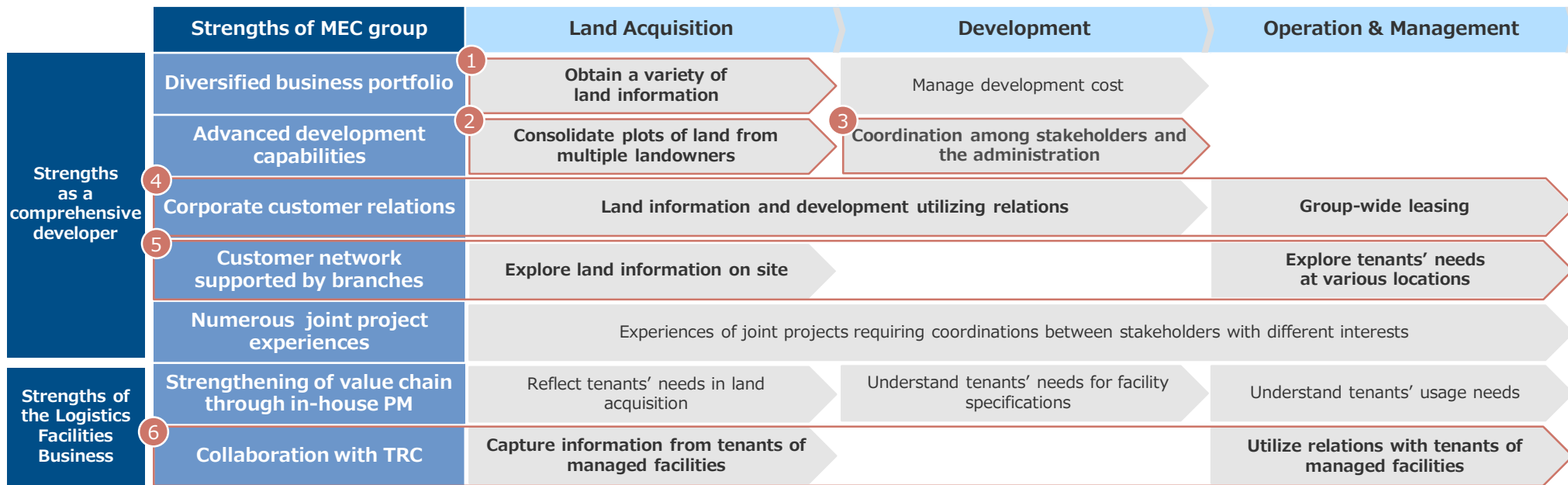
International Asset Business

Non-asset Business

- Increase AUM to 5 trillion yen by the mid-2020s
- Utilization of the latest technologies such as AI and Robotics



Features of MEC Group's Logistics Facility Business II



1 Diversified business portfolio

- Obtaining a variety of land information through group-wide information sharing

Logicross
Nagoya Kasadera



2 Consolidate plots of land from multiple landowners

- Efforts such as acquiring development lands through land consolidation of multiple owners



Logicross Kasugai (tentative)



3 Coordinations among stakeholders and the administration

- MEL's ability to respond to complex schemes for ownership interest swaps were highly rated

Logicross Hasuda (tentative)



4 Corporate customer relations

- Collaborative project making full use of relation with office tenant in Daimaru area

LOGIPORT Kawasaki Bay



5 Customer network supported by branches

- Use the regional network mainly in the areas where MEC's head office and branches are located to achieve tenant leasing activities

Logicross Kobe Sanda



6 Partnership with TRC

Outsourced Operation to TRC



Approx. 50 years
of experience

- Operation & management of 11 sponsor-developed properties are outsourced to TRC
- Promoting in-house operation & management by utilizing TRC's know-how



Logicross Atsugi



Logicross Kobe Sanda



Logicross Narashino



Logicross Osaka



Logicross Nagoya Kasadera



Logicross Yokohama Kohoku



Logicross Atsugi II



MJ Logipark Tsuchiura 1



MJ Logipark Kasugai 1



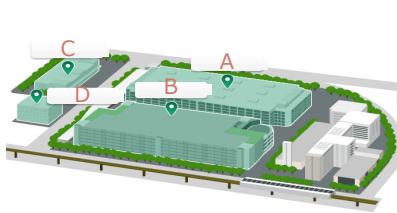
MJ Industrial Park Sakai
(Land)



MJ Logipark Kazo 2

Overview of Tokyo Ryutsu Center (TRC)

- Established in 1967 to operate large distribution facilities that take a critical role for streamlining logistics in the Tokyo Metropolitan area, and became a consolidated subsidiary of MEC since 2016.
- Rebuilt Logistics Building, B-wing as the first in-premise redevelopment project (completed in June, 2017, with floor area of 171,300m2). MEC entered "Project Management Support consignment contract" associated with rebuilding.



Personnel Exchange with TRC (As of Apr. 1, 2020)



- Five employees are seconded from MEC to TRC, while two employees from TRC to MEC
- One employee is seconded from MJIA to TRC, while one from TRC to MJIA
- Promoting the accumulation of know-how through personnel exchange

Development of Facility Management Service Utilizing Drones

- Started the joint development of an advanced and efficient operation/management method, utilizing TRC's operational/management know-how
- The MEC Group promotes digital transformation unbound by the traditional Real Estate business, through the fusion of Real Estate Assets and digital technology



6

Appendix



Overview of 2nd Follow-on Offering and 5 New Properties I

Offering Summary

Transaction	Domestic Public Offering (with Extraordinary Report)
Launch date	Sept. 19, 2019
Pricing date	Sept. 30, 2019
Issue price	335,887 yen per unit
Total # of units issued	Public offering: 57,150units (including Sponsor: 2,450units)
	Third party allotment: 2,850units
Total amount issued	20,153 mn yen

Overview of 5 new properties

No. of Properties /
Total Acquisition Price
5 properties/30,568 mn yen

Average Property Age

5.0 years

Average Occupancy

100.0%

Average Appraisal NOI Yield/
Average Appraisal NOI Yield excluding Land

4.7%/4.9%

Total Acquisition Price vs.
Total Appraisal Value

96.3%

Weighted Average
Lease Expiry

13.0 years

Sponsor-developed property

LOGIPORT Osaka Taisho (20% co-ownership interest)



Acquisition price	5,682 mn yen
Appraisal value	6,020 mn yen
Appraisal NOI yield	4.6%
Location	Osaka, Osaka
Total floor area	117,045m ²
Main tenant	TOSHIBA LOGISTICS CORPORATION, others

Note : Data at the time of 2nd follow-on offering.



Overview of 2nd Follow-on Offering and 5 New Properties II

Asset Management Company (MJIA)-sourced properties



Improved
Pre-leased
Occupancy

MJ Logipark Kasugai 1

Acquisition price	13,670 mn yen
Appraisal value	13,900 mn yen
Appraisal NOI yield	4.8%
Location	Kasugai, Aichi
Total floor area	58,236m ²
Main tenant	KIMURA UNITY Co., Ltd., others



Sponsor
Relation

CRE

MJ Industrial Park Sakai (Land)

Acquisition price	5,600 mn yen
Appraisal value	5,780 mn yen
Appraisal NOI yield	3.8%
Location	Sakai, Osaka
Total floor area	87,476m ²
Main tenant	IHI Infrastructure Systems Co., Ltd.



CRE

MJ Logipark Nishinomiya 1

Acquisition price	2,483 mn yen
Appraisal value	2,630 mn yen
Appraisal NOI yield	5.7%
Location	Nishinomiya, Hyogo
Total floor area	13,903m ²
Main tenant	F-LINE Co., Ltd.



CRE

MJ Logipark Tsuchiura 1

Acquisition price	3,133 mn yen
Appraisal value	3,420 mn yen
Appraisal NOI yield	5.3%
Location	Tsuchiura, Ibaraki
Total floor area	15,485m ²
Main tenant	EntreX Incorporated

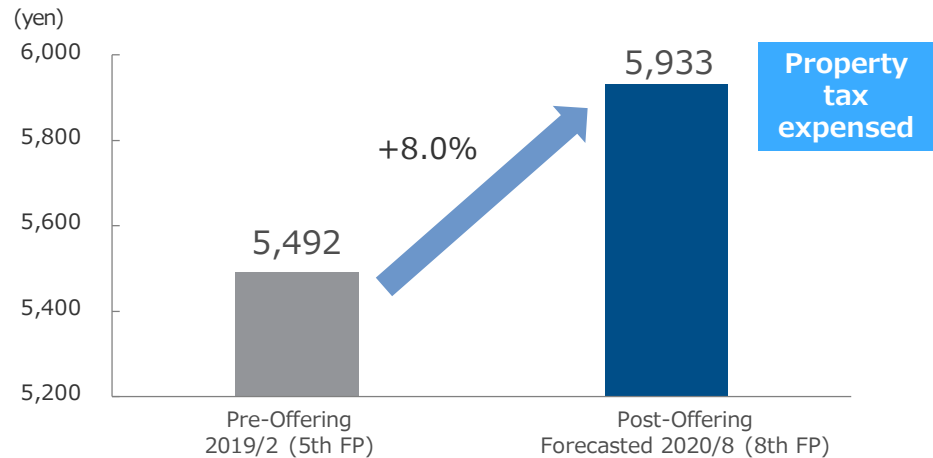
Note : Data at the time of 2nd follow-on offering.



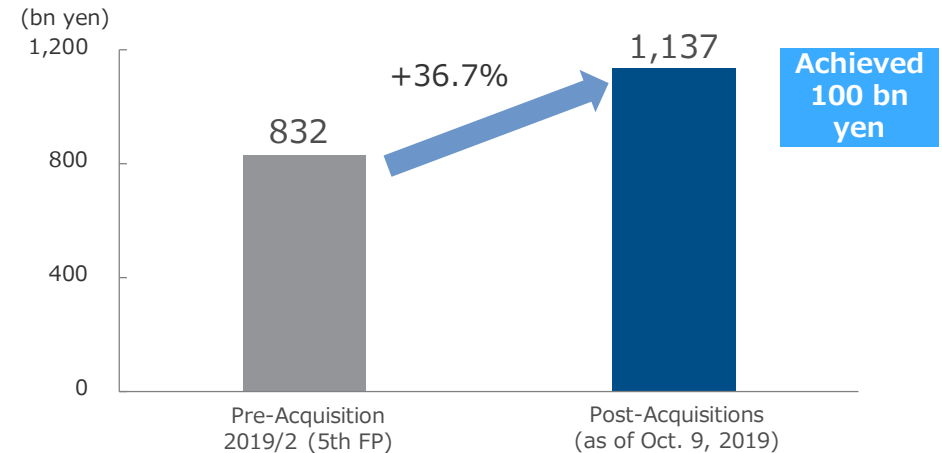
Accretion and Effect through Offering and Acquisitions

(Data as of Oct. 17, 2019 at the time of earnings announcement for the 6th FP)

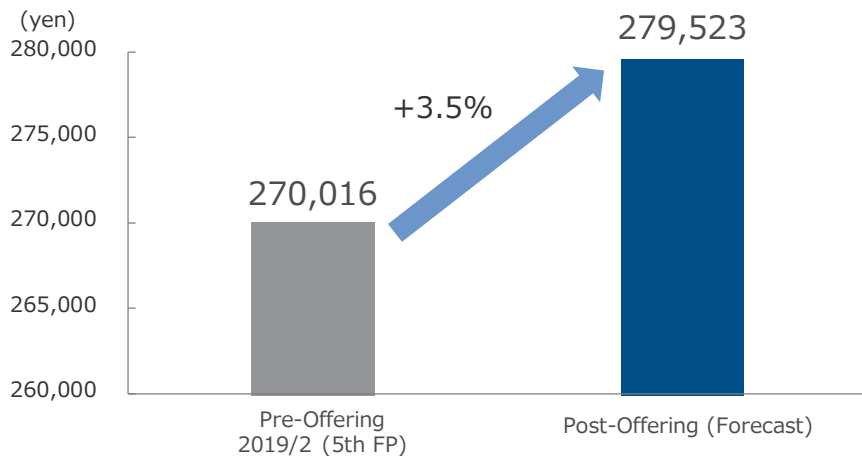
Stabilized DPU



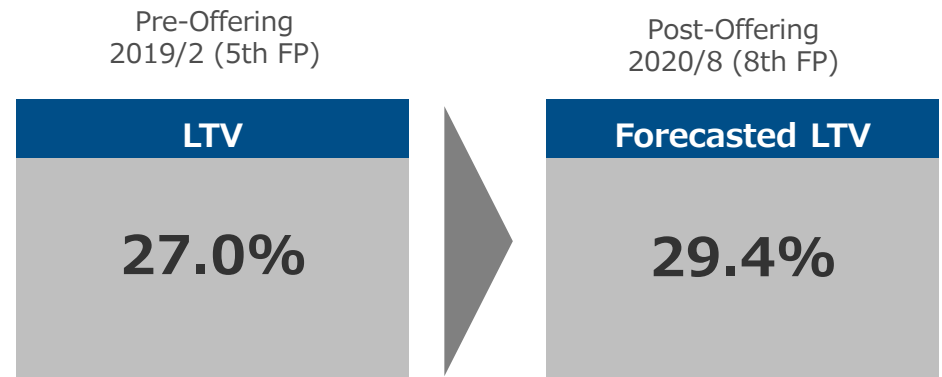
Asset Size



NAV per Unit



LTV



Portfolio Overview

Number of properties

15 properties

Average occupancy

99.9 %

Total acquisition price

1,137 bn yen

Average appraisal NOI yield

4.8 %

Average property age

7.6 years



Property Name	Logicross Fukuoka Hisayama
Acquisition Price	5,770 mn yen
Appraisal NOI Yield	5.2%



Property Name	LOGIPOINT Sagamiyama
Acquisition Price	21,364 mn yen
Appraisal NOI Yield	4.6%



Property Name	MJ Logipark Funabashi 1
Acquisition Price	5,400 mn yen
Appraisal NOI Yield	6.5%



Property Name	MJ Logipark Atsugi 1
Acquisition Price	6,653 mn yen
Appraisal NOI Yield	4.5%



Property Name	MJ Logipark Kazo 1
Acquisition Price	1,272 mn yen
Appraisal NOI Yield	5.7%



Property Name	Logicross Atsugi
Acquisition Price	8,440 mn yen
Appraisal NOI Yield	4.5%



Property Name	LOGIPOINT Hashimoto
Acquisition Price	18,200 mn yen
Appraisal NOI Yield	4.4%



Property Name	MJ Logipark Osaka 1
Acquisition Price	6,090 mn yen
Appraisal NOI Yield	5.0%



Property Name	MJ Logipark Fukuoka 1
Acquisition Price	6,130 mn yen
Appraisal NOI Yield	5.3%



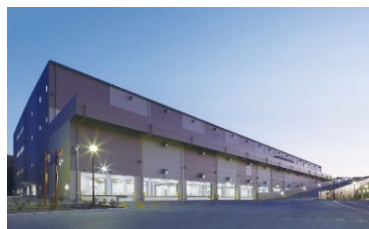
Property Name	MJ Logipark Tsuchiura 1
Acquisition Price	3,133 mn yen
Appraisal NOI Yield	5.3%



Property Name	Logicross Kobe Sanda
Acquisition Price	3,900 mn yen
Appraisal NOI Yield	5.1%



Property Name	LOGIPOINT Osaka Taisho
Acquisition Price	5,682 mn yen
Appraisal NOI Yield	4.6%



Property Name	MJ Logipark Kasugai 1
Acquisition Price	13,670 mn yen
Appraisal NOI Yield	4.8%



Property Name	MJ Logipark Nishinomiya 1
Acquisition Price	2,483 mn yen
Appraisal NOI Yield	5.7%



Property Name	MJ Industrial Park Sakai (Land)
Acquisition Price	5,600 mn yen
Appraisal NOI Yield	3.8%

Note: As of Feb. 29, 2020



Portfolio Details

	Property Name	Location	Acquisition Price (mn yen)	Total Floor Area (m ²) (Note 1)	Appraisal NOI yield (%)	Occupancy Rate (%)	Property Age (years)	Property Type
Properties Held as of the end of 6th FP (Note 2)	Logicross Fukuoka Hisayama	Kasuya, Fukuoka	5,770	36,082	5.2	100.0	5.4	Multi
	Logicross Atsugi	Atsugi, Kanagawa	8,440	29,895	4.5	100.0	3.0	Multi
	Logicross Kobe Sanda	Kobe, Hyogo	3,900	12,879	5.1	100.0	2.7	BTS
	LOGIPOINT Sagamihara (Beneficiary interest 49%)	Sagamihara, Kanagawa	21,364	200,252 (98,123)	4.6	99.7	6.5	Multi
	LOGIPOINT Hashimoto (Beneficiary interest 45%)	Sagamihara, Kanagawa	18,200	145,809 (65,614)	4.4	99.9	5.1	Multi
	MJ Logipark Funabashi 1	Funabashi, Chiba	5,400	18,262	6.5	100.0	30.2	Multi
	MJ Logipark Atsugi 1	Atsugi, Kanagawa	6,653	27,836	4.5	100.0	6.6	Multi
	MJ Logipark Kazo 1	Kazo, Saitama	1,272	7,602	5.7	100.0	14.0	Multi
	MJ Logipark Osaka 1	Osaka, Osaka	6,090	39,157	5.0	100.0	12.4	Multi
	MJ Logipark Fukuoka 1	Kasuya, Fukuoka	6,130	39,797	5.3	100.0	12.4	Multi
Properties Acquired in the 7th FP (Note 2)	MJ Logipark Tsuchiura 1	Tsuchiura, Ibaraki	3,133	15,485	5.3	100.0	5.3	BTS
	LOGIPOINT Osaka Taisho (Beneficiary interest 20%)	Osaka, Osaka	5,682	117,045 (23,409)	4.6	99.9	2.0	Multi
	MJ Logipark Nishinomiya 1	Hyogo, Osaka	2,483	13,903	5.7	100.0	29.0	BTS
	MJ Logipark Kasugai 1	Kasugai, Aichi	13,670	58,236	4.8	100.0	3.1	Multi
	MJ Industrial Park Sakai (Land)	Sakai, Osaka	5,600	-	3.8	100.0	-	Land
Total / Average			113,787	762,245 (486,285)	4.8	99.9	7.6	-

Notes:

1. "Total Floor Area" of LOGIPOINT Sagamihara, LOGIPOINT Hashimoto and LOGIPOINT Osaka Taisho are shown with the values corresponding to each beneficiary interest (49%,45% and 20%, respectively). The figure in parentheses in the "Total / Average" column is the sum of total floor area of properties calculated based on the values corresponding to each beneficiary interest ratio.

2. As of Feb. 29, 2020



Summary of Latest Appraisals

(Units: Millions of yen)

	Property Name	Acquisition Date	Acquisition Price	Book Value at end of 7th FP	7th FP (Ended Feb. 29, 2020) (Note 1)		6th FP (Ended Aug. 31, 2019) (Note 2)		Difference		Unrealized gain
					Appraisal value	Direct cap rate (%)	Appraisal value	Direct cap rate (%)	Appraisal value	Direct cap rate (%)	
Properties Held as of the end of 6th FP	Logicross Fukuoka Hisayama	Sept. 2017	5,770	5,639	6,150	4.8	6,110	4.8	+40	±0.0	510
	Logicross Atsugi	Sept. 2018	8,440	8,450	9,000	4.2	8,780	4.3	+220	(0.1)	549
	Logicross Kobe Sanda	Sept. 2018	3,900	3,907	4,140	4.7	4,100	4.7	+40	±0.0	232
	LOGIPOINT Sagamiyama (Beneficiary interest 49%)	Sept. 2017	21,364	21,062	23,300	4.2	23,300	4.2	± 0	±0.0	2,237
	LOGIPOINT Hashimoto (Beneficiary interest 45%)	Sept. 2017	18,200	17,985	19,800	4.0	19,305	4.1	+495	(0.1)	1,814
	MJ Logipark Funabashi 1	Sept. 2016	5,400	5,261	6,560	4.9	6,440	5.0	+120	(0.1)	1,298
	MJ Logipark Atsugi 1	Sept. 2017	6,653	6,573	7,020	4.2	6,910	4.3	+110	(0.1)	446
	MJ Logipark Kazo 1	Sept. 2017	1,272	1,262	1,400	5.0	1,370	5.1	+30	(0.1)	137
	MJ Logipark Osaka 1	Sept. 2017	6,090	6,011	6,830	4.3	6,670	4.4	+160	(0.1)	818
	MJ Logipark Fukuoka 1	Sept. 2017	6,130	5,950	6,440	4.8	6,390	4.8	+50	±0.0	489
Properties Acquired in the 7th FP (Note 2)	MJ Logipark Tsuchiura 1	Sept. 2019	3,133	3,159	3,420	4.8	3,420	4.8	± 0	±0.0	260
	LOGIPOINT Osaka Taisho (Beneficiary interest 20%)	Oct. 2019	5,682	5,730	6,020	4.2	6,020	4.2	± 0	±0.0	289
	MJ Logipark Nishinomiya 1	Oct. 2019	2,483	2,583	2,640	4.8	2,630	4.8	+10	±0.0	56
	MJ Logipark Kasugai 1	Oct. 2019	13,670	13,776	14,000	4.5	13,900	4.5	+100	±0.0	223
	MJ Industrial Park Sakai (Land)	Oct. 2019	5,600	5,666	5,780	3.7	5,780	3.7	± 0	±0.0	113
Total			113,787	113,023	122,500	-	121,125	-	+1,375	-	9,476

Notes

1. As of Feb. 29, 2020

2. As of Aug. 31, 2019. As of June 30, 2019 for Properties Acquired in the 7th FP.



Statement of Income and Balance Sheet

Statement of Income

(Unit : Thousands of yen)

Item	Actual
Operating revenues	3,200,880
Operating rental revenues	3,046,460
Other rental revenues	154,419
Operating expenses	1,451,155
Expenses related to property rental business	1,076,349
Asset management fee	251,817
Asset custody fee	1,099
Administrative service fee	18,624
Director's compensations	2,400
Commission paid	66,301
Other operating expenses	34,562
Operating income	1,749,725
Non-operating income	20,755
Interest income	33
Insurance income	15,442
Refund of property taxes	5,279
Non-operating expenses	136,956
Interest expenses	65,512
Borrowing related expenses	3,055
Amortization of organization expenses	6,047
Amortization of investment unit issuance	47,254
Losses due to disaster	11,885
Reduction entry of tangible fixed assets	3,200
Ordinary income	1,633,525
Net income	1,632,579
Unappropriated retained earnings	1,632,627

Balance Sheet

(Unit : Thousands of yen)

Item	Actual
Current assets	8,331,030
Cash and deposits	3,003,699
Cash and deposits in trust	4,283,495
Consumption taxes receivable	1,005,408
Other current assets	38,427
Total fixed assets	113,077,964
Property and equipment	113,023,624
Intangible assets	5,626
Investments and other assets	48,712
Deferred assets	16,127
Total assets	121,425,122
Current liabilities	3,070,548
Operating accounts payable	89,891
Short-term loans payable	2,050,000
Accrued expenses	355,054
Advances received	558,492
Other current liabilities	17,108
Non-current liabilities	36,553,916
Long-term loans payable	34,424,000
Tenant leasehold and security deposits in trust	2,129,916
Total liabilities	39,624,465
Total unitholders' equity	81,800,657
Unitholders' capital, net	80,168,030
Surplus	1,632,627
Total net assets	81,800,657
Total liabilities and net assets	121,425,122



Debt

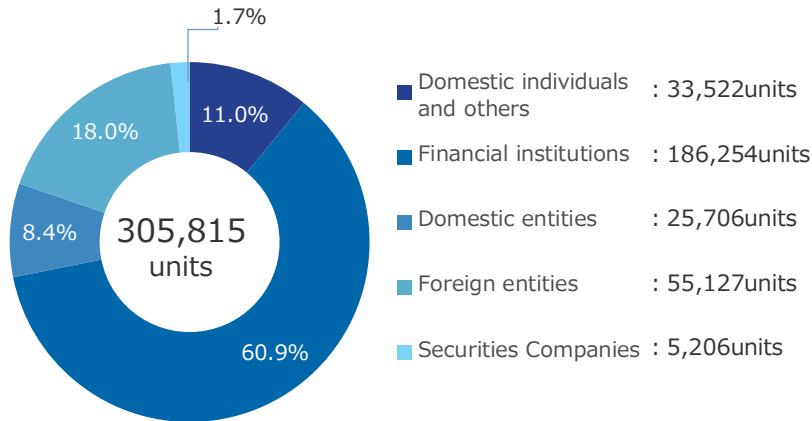
Category		Lenders	Balance (mn yen)	Interest Rate	Borrowing Date	Repayment Date	Collateral	
Short-term	Floating rate	MUFG Bank	200	Base rate (JBA 1-month JPY TIBOR)+0.07000%	Oct. 9, 2019	Oct. 9, 2020	Unsecured, Unguaranteed	
		Shinkin Central Bank	750					
		Mizuho Bank	1,100					
Long-term	Fixed rate	Mizuho Bank	720	0.32630%	Sept. 14, 2017	Sept. 14, 2021		
		Development Bank of Japan	1,491	0.35750%		Sept. 14, 2022		
		MUFG Bank	430			0.39130%		Sept. 14, 2023
		Sumitomo Mitsui Banking Corporation	2,050	Sept. 14, 2024				
		MUFG Bank	1,760	Sept. 14, 2025				
		Mizuho Bank	1,330	Sept. 14, 2026				
		The Bank of Fukuoka	450	0.55000%				Sept. 14, 2027
		The Bank of Fukuoka	900					Sept. 14, 2022
		MUFG Bank	620			Sept. 14, 2025		
		MUFG Bank	710			Sept. 14, 2026		
		MUFG Bank	2,680	0.57500%	Sept. 14, 2018	Sept. 14, 2027		
		Sumitomo Mitsui Banking Corporation	880			Sept. 14, 2028		
		Mizuho Bank	880			Sept. 14, 2022		
		Sumitomo Mitsui Banking Corporation	830			Sept. 14, 2025		
		The Norinchukin Bank	800		Sept. 14, 2026			
		Shinsei Bank	500		0.26000%	Oct. 9, 2019		Oct. 9, 2024
		Mizuho Bank	830					Oct. 9, 2025
		The Bank of Fukuoka	807	Oct. 9, 2026				
		Shinkin Central Bank	1,256	0.24000%	Oct. 9, 2019			Oct. 9, 2027
		Sumitomo Mitsui Banking Corporation	3,000					Oct. 10, 2028
		MUFG Bank	4,000					
		The Norinchukin Bank	1,250					
		The Shinkumi Federation Bank	1,250					
		MUFG Bank	200					
		Mizuho Bank	2,400					
		The 77 Bank	400					
		Shinsei Bank	1,250					
		The Bank of Fukuoka	750					
		Total			36,474	-		-

Note: As of Feb. 29, 2020

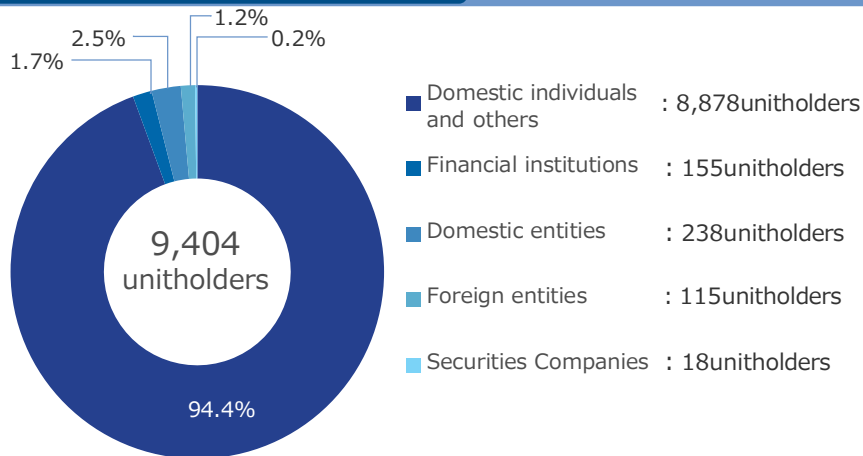


Unitholders Composition

Breakdown by Units



Breakdown by Unitholders



Note: As of Feb. 29, 2020

Major Unitholders

	Number of Units	Ratio
The Master Trust Bank of Japan, Ltd. (Trust Account)	46,919	15.34%
Japan Trustee Services Bank, Ltd. (Trust Account)	41,591	13.60%
The Nomura Trust and Banking Company, Ltd. (Trust Account)	14,382	4.70%
Mitsubishi Estate Co., Ltd.	12,450	4.07%
Trust and Custody Services Bank, Ltd. (Securities Investment Trust Account)	11,045	3.61%
The Chugoku Bank, Limited	6,226	2.03%
Tokyo Century Corporation	6,069	1.98%
The Shinkumi Federation Bank	5,748	1.87%
SSBTC CLIENT OMNIBUS ACCOUNT	4,440	1.45%
The Hokkoku Bank, Ltd.	4,260	1.39%
Total	153,130	50.07%

Same-boat Investment by MEC

Investment in
MEL by MEC

4.1%



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