

August 30, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer
 1-6-5 Marunouchi, Chiyoda-ku, Tokyo
 Mitsubishi Estate Logistics REIT Investment Corporation
 Representative: Ken Takanashi, Executive Director
 (Securities Code: 3481)

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Notice Concerning Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today its decision to obtain debt financing (the “Borrowing”), as outlined below:

1. Details of the Borrowing

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate (Note 2)	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Trust Bank	500	0.250% (fixed rate)	Sept. 1, 2021	Borrowing based on an individual term loan agreement dated Aug. 30, 2021, entered into with the lender shown on the left	Sept. 1, 2026	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- “Long-term” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- The first interest payment date is Oct. 29, 2021. Thereafter, the interest payment date will be on the last day of Jan., Apr., Jul. and Oct. until and including the repayment date. An interest payment date will be either the following business day if the date falls on a non-business day or the preceding business day if the repayment date would fall in the next calendar month.
- The repayment date will be the following business day if the date falls on a non-business day or the preceding business day if the date carries over to the next month.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of Sept. 1, 2021.

Category (Note)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Trust Bank	500	Base interest rate + 0.090% (floating rate)	Sept. 1, 2020	Sept. 1, 2021	Paid in full upon maturity	Unsecured and non-guaranteed

Note: “Short-term” refers to borrowings due within one year from the borrowing date. The same shall apply hereinafter.

3. Additional Information for Investors

For the risks associated with the Borrowing, there have been no changes to “I. Fund Information, 1. Fund Status, 3. Investment Risks” stated in the Securities Report filed on May 28, 2021 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Variance
Short-term Borrowings	1,400	900	(500)
Long-term Borrowings	55,874	56,374	+500
Total Borrowings	57,274	57,274	-
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	59,274	59,274	-

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:

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