

December 2, 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)

Asset Management Company
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Notice Concerning Prepayment of Bank Loan

Mitsubishi Estate Logistics REIT Investment Corporation (MEL) announces today that its asset management company, Mitsubishi Jisho Investment Advisors, Inc., made its decision to prepay bank loan (the “Prepayment”), as outlined below:

1. Details of the Prepayment

- (1) Prepayment Amount
900 million yen
- (2) Prepayment Date
December 9, 2021
- (3) Source of Funds for Prepayment
Cash on hand including consumption tax refund for the properties acquired in the fiscal period ended August 31, 2021 (from Mar. 1, 2021 to Aug. 31, 2021)

2. Details of Bank Loan to be Prepaid

Category	Lenders	Borrowing Amount (Millions of Yen)	Interest Rate	Borrowing Date	Original Repayment date	Repayment method	Collateral
Short term	Mizuho Bank, Ltd.	900	Base interest rate + 0.070% (floating rate)	Mar. 9, 2021	Mar. 9, 2022	Paid in full upon maturity	Unsecured and nonguaranteed

Note: Please refer to the press release “Notice Concerning Debt Financing (including “ESG Loan for J-REIT” from MUFG Bank, Ltd. and “SDGs Green Loan” from Sumitomo Mitsui Banking Corporation)” dated Mar. 4, 2021, for details of the bank loan.

3. Impact on Forecasts

There are no changes to MEL’s forecasts of results for the fiscal periods ending Feb. 28, 2022 (from Sept. 1, 2021 to Feb. 28, 2022) and Aug. 31, 2022 (from Mar. 1, 2022 to Aug. 31, 2022) and stated in the “Summary of Financial Results for the Fiscal Period Ended August 31, 2021 (REIT)” announced on Oct. 15, 2021 since the effects of the Prepayment are not material.

4. Additional Information for Investors

There is no material change to the risk factors stated in “1. Fund Information, 1. Fund Status, 3. Investment Risks” of the Securities Report, filed on Nov. 29, 2021 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Variance
Short-term Borrowings (Note 1)	900	-	(900)
Long-term Borrowings (Note 2)	56,374	56,374	-
Total Borrowings	57,274	56,374	(900)
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	59,274	58,374	(900)

(Note 1) Short-term refers to borrowings due within one year from the borrowing date.

(Note 2) Long-term refers to borrowings due within a period longer than one year from the borrowing date.

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:
<https://mel-reit.co.jp/en/>

This is the English translation of the announcement in Japanese dated December 2, 2021.
 However, no assurance or warranties are given for the completeness or accuracy of this English translation.