

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
 Mitsubishi Jisho Investment Advisors, Inc.
 Representative: Haruhiko Araki, President & CEO
 Contact: Ken Takanashi, Director, General Manager,
 Logistics REIT Management Department
 TEL: +81-3-3218-0030

MEL Receives CASBEE for Real Estate Certification, Housing Energy-Efficiency Labeling System (BELS) Certification and ZEB (Net Zero Energy Building) Certification

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced that MEL has received CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate Certification (“CASBEE”) for Logicross Fukuoka Hisayama, MJ Logipark Fukuoka 1 and MJ Logipark Kasugai 1 and a certification of the Building-Housing Energy-Efficiency Labeling System (“BELS”) and ZEB (Net Zero Energy Building) Certification for MJ Logipark Fukuoka 1. Details are outlined below:

1. Overview of CASBEE and BELS

CASBEE is an evaluation system that evaluates and ranks buildings and structures in terms of their environmental performance. In addition to each building’s ability to reduce its environmental impact across a variety of areas including energy and resource conservation as well as recycling, this system comprehensively evaluates the environmental performance of each building and structure including its aesthetic appeal.

A feature of CASBEE is that it measures the impact of environmentally-friendly buildings on their property values and scores each of the evaluation items, comprising “Energy & Greenhouse Gases”, “Water”, “Resource Use & Safety”, “Biodiversity Sustainable Site”, and “Indoor Environment”. Another major feature is that its evaluation results are given one of five ranks: S rank, A rank, B+ rank, B rank and C rank.

BELS uses the Assessment Guideline which Japan’s Ministry of Land, Infrastructure, Transport and Tourism (MLIT) enacted for Indication of Energy Saving Capabilities of Non-residential Buildings in 2013 to improve energy conservation in Japan and to indicate applicable energy-related information in various circumstances, including the real estate market. BELS complies with the Amendment of Energy Conservation Standards (enforced April 1, 2014). BELS is evaluated by third-party evaluators based on a variety of measurements. Ratings are given according to a scale (one star “★” to five stars “★★★★★”).

ZEB is a building aims at annual zero primary energy balance by saving as much energy as possible with such means as better heat insulation and high-efficiency equipment as well as generating energy by solar power generation and other power generation methods, while maintaining a comfortable environment. It is evaluated in the BELS certification system in 4 stages, ZEB, Nearly ZEB, ZEB Ready, and ZEB Oriented.

2. Properties that Received CASBEE and BELS

Properties that Received CASBEE

Property Name	Location	Assessment Grades	Evaluation Date
Logicross Fukuoka Hisayama	Hisayama, Kasuya, Fukuoka	S rank	March. 4, 2022
MJ Logipark Fukuoka 1	Umimachi, Kasuya, Fukuoka		
MJ Logipark Kasugai 1	Kasugai, Aichi		

Evaluator: Center for Better Living

 **Mitsubishi Estate Logistics REIT Investment Corporation**

Property that Received BELS

Property Name	Location	Assessment Grades	ZEB Certification	Evaluation Date
MJ Logipark Fukuoka 1	Umimachi, Kasuya, Fukuoka	★★★★★	ZEB Ready	March 4, 2022

Evaluator: JAPAN ERI CO., LTD

3. MEL's Future Initiatives

MEL is committed to endeavoring to enhance consideration towards the environment, social contributions and corporate governance to improve the sustainability of society. We recognize that this is an important social responsibility for a listed enterprise to assume, and also believe that it is essential for maximizing our unitholder value.

To put our commitment into practice based on the above recognition MEL strives to invest in environmentally friendly logistics facilities and will continue to focus on maximizing the energy efficiency of our properties, as well as contribution actions to the local communities.

For more information about MEL's ESG initiatives, please visit:

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

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This is the English translation of the announcement in Japanese dated March 4, 2022.

However, no assurance or warranties are given for the completeness or accuracy of this English translation.