

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: Tetsuya Masuda, President & CEO
 Contact: Ken Takanashi, Executive Officer, General Manager,
 Logistics REIT Management Department
 TEL: +81-3-3218-0030

MEL Receives BELS and ZEB Certifications (LOGIPORT Kawasaki Bay)

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced that MEL has received the highest certification of the Building-Housing Energy-efficiency Labeling System (“BELS”) and “ZEB” Certification, the highest evaluation of ZEB (Net Zero Energy Building), for LOGIPORT Kawasaki Bay (the “Property”) (Note). This is the first “ZEB” Certification for MEL. Details are outlined below:

Note: MEL has 45% trust beneficiary co-ownership interest of the Property.

1. Overview of Certification

(1) Property that Received BELS Certification

LOGIPORT Kawasaki Bay (Location: Kawasaki, Kanagawa)



(2) External Evaluation and Certifications Received (BELS and ZEB)

BELS Rating	ZEB Certification	Evaluation Date
★★★★★	ZEB	August 19, 2022

Evaluator: The Building Center of Japan

2. Overview of BELS and ZEB

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

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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 (the highest evaluation)”, “Nearly ZEB”, “ZEB Ready”, and “ZEB Oriented”.

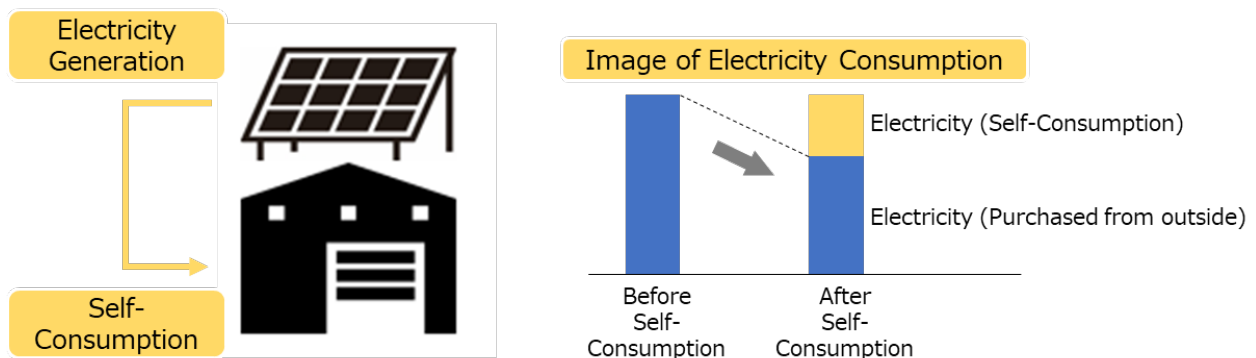
The Property has received “ZEB” Certification as the building with annual zero or negative primary energy balance.

3. Initiatives in the property

In the Property, LED Lighting and motion sensors have been installed to reduce the amount of electricity consumption. Furthermore, a scheme for self consumption of renewable energy, in which electricity generated by solar panels installed on the roof is used for electricity in the Property, has been adopted (first time for MEL). These efforts were highly evaluated. By reducing the amount of electricity purchased from outside through this self-consumption scheme (the “Scheme”), it will contribute to reduce CO2 emissions in the Property.



【Reduction of Electricity(Purchased from outside) by the Scheme】



4. MEL’s ESG 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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【Reference : Results of Green Building Certification (Note 1) for properties owned by MEL (As of August 23, 2022) 】

Number of Properties	Total Floor Area (m ²)	Green Building Certification acquisition rate (Note 2)
14	1,118,002	87.6 %

Property Name	CASBEE	BELS
Logicross Fukuoka Hisayama	S Rank for Real Estate	-
Logicross Atsugi	S Rank for Real Estate	★★★★★
Logicross Kobe Sanda	A Rank for Real Estate	★★★★★
Logicross Osaka	S Rank for Real Estate	★★★★★
Logicross Nagoya Kasadera	S Rank for Real Estate	★★★★★
Logicross Narashino	S Rank for Real Estate	★★★★★
Logicross Atsugi II	S Rank for Real Estate	★★★★★ (ZEB Ready)
LOGIPORT Sagamihara	S Rank for Real Estate	★★★★★
LOGIPORT Hashimoto	S Rank for Real Estate	★★
LOGIPORT Osaka Taisho	S Rank for Real Estate	★★★★★ (ZEB Ready)
LOGIPORT Kawasaki Bay	A Rank for New Construction	★★★★★ (ZEB)
MJ Logipark Kazo 1	-	★★★★★
MJ Logipark Fukuoka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Kasugai 1	S Rank for Real Estate	-
Number of Properties	13	12
Total Floor Area (m ²)	1,110,400	1,023,683

(Note 1) “Green Building Certification” refers BELS or CASBEE.

(Note 2) “Green Building Certification acquisition rate” is calculated based on total floor area of properties, excluding land.

For more information about MEL, please visit:

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

This is the English translation of the announcement in Japanese dated August 23, 2022.

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