

September 12, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer
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 Mitsubishi Estate Logistics REIT Investment Corporation
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 (Securities Code: 3481)

Asset Management Company
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Notice Concerning Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today that it has decided to obtain debt financing (the “Borrowings”), as outlined below:

1. Details of the Borrowings

| Category (Note 1) | Lender | Borrowing Amount (Millions of yen) | Interest Rate (Note 2) | Borrowing Date | Borrowing Method | Repayment Date (Note 3) | Repayment Method | Collateral |
|-------------------|-------------------------------------|------------------------------------|--|--------------------|---|-------------------------|----------------------------|------------------------------|
| Short-term | MUFG Bank, Ltd. | 430 | Base interest rate (Note 4) +0.1100% (floating rate) | September 14, 2022 | Borrowing based on the overdraft agreement dated September 12, 2017, entered into with the lender shown on the left | September 14, 2023 | Paid in full upon maturity | Unsecured and non-guaranteed |
| | Sumitomo Mitsui Banking Corporation | 2,880 | Base interest rate +0.1500% (floating rate) | | Borrowing based on an individual term loan agreement dated September 12, 2022, entered into with the lender shown on the left | | | |

Notes:

- “Short-term” refers to borrowings due within one year from the borrowing date. The same shall apply hereinafter.
- The first interest payment date is October 14, 2022. Thereafter, the interest payment date will be on the 14th day 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 base interest rate refers to the interest rate (a 365-day-base) of the Japanese yen Tokyo Interbank Offered Rate (“TIBOR”) for one-month deposits announced by JBA TIBOR Administration (General Incorporated Association) two business days before the last date for the immediately preceding interest calculation period of the borrowing date or the interest period. However, if the interest calculation period is less than one month, the base interest rate defined in the loan agreements will be applied according to the terms and conditions of the loan agreements. Please refer to JBA TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- 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.
- If the base interest rate is negative, it is calculated as 0.

2. Rationale for the Borrowings

Proceeds from the Borrowings will be applied to the repayment of the following borrowings with a repayment date of September 14, 2022.

| Category | Lender | Borrowing Amount (Millions of yen) | Interest Rate | Borrowing Date | Repayment Date | Repayment Method | Collateral |
|-----------|-------------------------------------|---------------------------------------|-------------------------|--------------------|--------------------|----------------------------|------------------------------|
| Long-term | MUFG Bank, Ltd. | 430 | 0.3575% (fixed rate) | September 14, 2017 | September 14, 2022 | Paid in full upon maturity | Unsecured and non-guaranteed |
| | Sumitomo Mitsui Banking Corporation | 2,050 | | | | | |
| | | 830 | 0.2400% (fixed rate) | September 14, 2018 | | | |

Note: "Long-term" refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter

3. Additional Information for Investors

For the risks associated with the Borrowings, there have been no changes to "I. Fund Information, 1. Fund Status, 3. Investment Risks" stated in the Securities Report filed on May 30, 2022 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowings

(Unit: Millions of yen)

| | Before the Borrowings | After the Borrowings | Variance |
|--|--------------------------|-------------------------|----------|
| Short-term Borrowings | 2,700 | 6,010 | +3,310 |
| Long-term Borrowings | 77,374 | 74,064 | (3,310) |
| Total Borrowings | 80,074 | 80,074 | - |
| Investment Corporation Bonds | 2,000 | 2,000 | - |
| Total Borrowings and Investment Corporation Bonds | 82,074 | 82,074 | - |

For more information about MEL, please visit:

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