

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

Notice Concerning Determination of Pricing and Issuance of New Investment Units  
and Secondary Offering of Investment Units

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces that, at the meeting of its board of directors held today, its board of directors passed a resolution approving the issue price, distribution price and other matters in connection with the issuance of new investment units and a secondary offering of investment units for which a resolution was passed at the meeting of its board of directors held on October 14, 2022. The details are described below.

1. Issuance of New Investment Units through Public Offering

- |     |  |  |
|-----|--|--|
| (1) | Number of investment units to be offered         | 51,000 units<br>Domestic Public Offering: 33,030 units<br>International Offering: 17,970 units |
| (2) | Amount to be paid in (issue amount)              | 381,996 yen per unit   |
| (3) | Net proceeds                                     | 19,481,796,000 yen   |
| (4) | Issue price (offer price)                        | 394,875 yen per unit   |
| (5) | Total amount issued (total offer value)          | 20,138,625,000 yen   |
| (6) | Application period<br>(Domestic Public Offering) | Thursday, October 20, 2022   |
| (7) | Payment period for deposit in securities         | Thursday, October 20, 2022 to Friday, October 21, 2022   |
| (8) | Payment date                                     | Tuesday, October 25, 2022  |
| (9) | Delivery date                                    | Wednesday, October 26, 2022  |

(Note) The underwriters will purchase and underwrite the investment units at the amount to be paid in (issue amount) and offer the investment units at the issue price (offer price).

2. Secondary Offering of Investment Units (Secondary Distribution via Over-allotment)

- |     |  |  |
|-----|--|--|
| (1) | Number of investment units to be distributed | 2,550 units  |
| (2) | Distribution price                           | 394,875 yen per unit                                   |
| (3) | Total amount of distribution price           | 1,006,931,250 yen                                      |
| (4) | Application period                           | Thursday, October 20, 2022                             |
| (5) | Payment period for deposit in securities     | Thursday, October 20, 2022 to Friday, October 21, 2022 |
| (6) | Delivery date                                | Wednesday, October 26, 2022                            |

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the determination of pricing and issuance of new investment units and secondary offering of investment units, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

3. Issuance of New Investment Units through Third-party Allotment

(1) Amount to be paid in (issue amount)	381,996 yen per unit
(2) Net proceeds	974,089,800 yen (maximum)
(3) Application period (application date)	Monday, November 21, 2022
(4) Payment date	Tuesday, November 22, 2022

(Note) If there is no subscription for the investment units on or before the application period (application date) described in (3) above, the issuance of such investment units shall be canceled.

<Reference>

1. Basis for Calculating the Issue Price and Distribution Price:

- (1) Reference date of calculation and price: Wednesday, October 19, 2022 405,000 yen
- (2) Discount rate: 2.50 %

2. Syndicate Cover Transaction Period

Friday, October 21, 2022 to Friday, November 18, 2022

3. Use of the Proceeds

Net proceeds from the Domestic Public Offering (12,617,327,880 yen) and from the International Offering (6,864,468,120 yen) are scheduled to be used to fund a portion of the acquisition of the new specified assets (as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan; the same shall apply herein), which are described in the “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants” released on October 14, 2022. The maximum net proceeds from the issuance of new investment units through the Third-party Allotment (up to 974,089,800 yen) are scheduled to be used to fund the repayment of all or a portion of the borrowings. The remainder of the net proceeds of the Third-party Allotment will be kept as cash on hand and be deposited with financial institutions until the time of expenditure. Such cash on hand will be utilized to fund a portion of future acquisitions of specified assets or a portion to repay borrowings.

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

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

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the determination of pricing and issuance of new investment units and secondary offering of investment units, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.