

November 29, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer  
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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
Long-term	Shinkin Central Bank	1,000	0.83750% (fixed rate)	December 1, 2022	Borrowing based on an individual term loan agreement dated November 29, 2022, entered into with the lenders shown on the left	December 1, 2030	Paid in full upon maturity	Unsecured and non-guaranteed
	Shinsei Bank, Limited (Note 4)	2,000	0.94125% (fixed rate)			December 1, 2031		
	MUFG Bank, Ltd. (ESG Evaluation Loan for J-REIT) (Note 5)	1,000	1.02375% (fixed rate)			December 1, 2032		
	Development Bank of Japan Inc.	1,000	1.02375% (fixed rate)					
Total		5,000	-	-	-	-	-	

(Note 1) “Long-term” or “Long-term Borrowings” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.

(Note 2) The first interest payment date is January 31, 2023. Thereafter, the interest payment date will be on the last day of January, April, July and October until and including the repayment date. An interest payment date will be either the following business day if the interest payment date falls on a non-business day or the preceding business day if the interest payment date would fall in the next calendar month.

(Note 3) The repayment 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.

(Note 4) The entire amounts of the Long-term Borrowing from Shinsei Bank, Limited will be procured as a Sustainability-Linked Loan (“the Sustainability-Linked Loan”).

The Sustainability-Linked Loan will be procured as a “Shinsei Sustainability-Linked Loan”, a loan which designates use of funds for businesses or projects that can provide clear environmental benefits, in accordance with the Shinsei Sustainability-Linked Loan Framework formulated by Shinsei Bank, Limited.

(Note 5) Please refer to the press release “Notice Concerning Acquisition of “MUFG ESG Rating Certificate for J-REIT supported by JCR” dated November 9, 2018, for details of the “ESG Loan for J-REIT”.

## 2. Rationale for the Borrowings

The net proceeds from borrowings will be used for the acquisition costs of the new property to be acquired on December 1, 2022 (Note).

(Note) Please refer to the press releases “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants” dated October 14, 2022, for details of the new property to be acquired on December 1, 2022.

## 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 November 29, 2022 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowings

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings	Change
Short-term Borrowings (Note)	10,310	10,310	-
Long-term Borrowings	91,064	96,064	+5,000
Total Borrowings	101,374	106,374	+5,000
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	103,374	108,374	+5,000

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

For more information about MEL, please visit:

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