

For Immediate Release

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### MEL Receives CASBEE Certifications (LOGIPORT Kawasaki Bay)

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced that MEL has received highest evaluation of CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate Certification (“CASBEE”) for LOGIPORT Kawasaki Bay (the “Property”) (Note). Details are outlined below:

(Note) MEL has 45% co-ownership interest of the Property.

#### 1. Overview of Certification

##### (1) Property that Received CASBEE

LOGIPORT Kawasaki Bay (Location: Kawasaki, Kanagawa)

##### (2) CASBEE

Rating	Evaluation Date
S rank	December 9, 2022

Evaluator: SBI ArchiQuality Co.,Ltd.

#### 2. Overview of CASBEE

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.

#### 3. The Property’s ESG Initiatives

As ESG initiatives in the Property, LED Lightning and motion sensors have been installed to reduce the amount of electricity consumption. Furthermore, a self-consumption scheme of renewable energy, in which electricity generated by solar panels installed on the roof is used in the Property, has been adopted for the first time for MEL.

#### 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.


**Mitsubishi Estate Logistics REIT Investment Corporation**

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

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

【Reference : Results of Green Building Certification (Note 1) for properties owned by MEL (As of December 9, 2022) 】

Number of Properties	Total Floor Area (m <sup>2</sup> )	Green Building Certification acquisition rate (Note 2)
17	1,273,993	84.7 %

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)
Logicross Yokohama Kohoku	B- Rank for Yokohama	-
LOGIPOINT Sagamihara	S Rank for Real Estate	★★★★★
LOGIPOINT Hashimoto	S Rank for Real Estate	★★
LOGIPOINT Osaka Taisho	S Rank for Real Estate	★★★★★ (ZEB Ready)
LOGIPOINT Kawasaki Bay	S Rank for Real Estate	★★★★★ (ZEB)
LOGiSTA・Logicross Ibaraki Saito (A)	A Rank for Osaka Mirai	★★★★★
LOGiSTA・Logicross Ibaraki Saito (B)	A Rank for Osaka Mirai	★★★★★ (ZEB Ready)
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	16	14
Total Floor Area (m <sup>2</sup> )	1,266,391	1,163,303

(Note 1) "Green Building Certification" refers Building-Housing Energy-efficiency Labeling System ("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 December 9, 2022.

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