

December 12, 2022

For Immediate Release

Real Estate Investment Trust Securities Issuer
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 (Securities Code: 3481)

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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 “Borrowing”), as outlined below:

1. Details of the Borrowing

| 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 | Sumitomo Mitsui Banking Corporation (Green Loan) (Note 4) | 2,880 | 0.33000% (fixed rate) | December 14, 2022 | Borrowing based on an individual term loan agreement dated December 12, 2022, entered into with the lender shown on the left | October 25, 2026 | Paid in full upon maturity | Unsecured and non-guaranteed |

(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 Borrowing will be procured as a Green Loan (“the Green Loan”).

The entire amounts of the Green Loan will be allocated to the repayment of the borrowing which was used for acquisition costs of specified assets which meet the eligibility criteria (“Green Eligible Assets”), Logicross Fukuoka Hisayama, LOGIPORT Sagamihara, LOGIPORT Hashimoto, MJ Logipark Kazo 1, MJ Logipark Fukuoka 1, Logicross Atsugi and Logicross Kobe Sanda in accordance with the Green Finance Framework formulated by MEL. For details of our green finance framework (including Green Loans), please refer to the “Green Finance” page on the website of MEL. <https://mel-reit.co.jp/en/esg/environment/greenfinance.html>

2. Rationale for the Borrowing

The net proceeds from the borrowing will be used for the prepayment (Note 1) costs of the short-term borrowing below on December 14, 2022.

| Category (Note 2) | Lender | Borrowing Amount (Millions of yen) | Interest Rate | Borrowing Date | Repayment Date | Repayment Method | Collateral |
|-------------------|-------------------------------------|------------------------------------|---|--------------------|--------------------|----------------------------|------------------------------|
| Short-term | Sumitomo Mitsui Banking Corporation | 2,880 | Base interest rate +0.1500% (floating rate) | September 14, 2022 | September 14, 2023 | Paid in full upon maturity | Unsecured and non-guaranteed |

(Note 1) Please refer to the press releases “Notice Concerning Prepayment of Bank Loan” dated November 30, 2022 for details of the prepayment.

(Note 2) “Short-term” or “Short-term Borrowings” refers to borrowings due within 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 November 29, 2022 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

| | Before the Borrowing | After the Borrowing | Change |
|---|----------------------|---------------------|---------|
| Short-term Borrowings | 10,310 | 7,430 | (2,880) |
| Long-term Borrowings | 96,064 | 98,944 | +2,880 |
| Total Borrowings | 106,374 | 106,374 | - |
| Investment Corporation Bonds | 2,000 | 2,000 | - |
| Total Borrowings and Investment Corporation Bonds | 108,374 | 108,374 | - |

For more information about MEL, please visit:

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