

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.
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Notice Concerning Prepayment of Bank Loan

Mitsubishi Estate Logistics REIT Investment Corporation (MEL) announces that its asset management company, Mitsubishi Jisho Investment Advisors, Inc., made its decision to prepay a bank loan (the "Prepayment"), as outlined below:

1. Details of the Prepayment

- (1) Prepayment Amount
1,000 million yen
- (2) Prepayment Date
February 15, 2023
- (3) Source of Funds for Prepayment
Cash on hand

2. Details of the Bank Loan to be Prepaid

Category (Note 2)	Lender	Borrowing Amount (Millions of yen)	Borrowing Amount After the Prepayment (Millions of yen)	Interest Rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Short-term	MUFG Bank, Ltd.	2,500	1,500	Base interest rate + 0.1400% (floating rate)	November 15, 2022	November 15, 2023	Paid in full upon maturity	Unsecured and non-guaranteed

Note 1 : Please refer to the press release "Notice Concerning Debt Financing" dated November 9, 2022 for details of the bank loan.

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. Impact on Forecasts

There are no changes to MEL's forecasts of results for the fiscal periods ending February 28, 2023 (13th Fiscal Period) and August 31, 2023 (14th Fiscal Period) stated in the press release "Notice Concerning Revisions to Forecast for the Fiscal Period Ending February 28, 2023 (13th Fiscal Period) and Forecast for the Fiscal Period Ending August 31, 2023 (14th Fiscal Period)", and "Summary of Financial Results for the Fiscal Period Ended August 31, 2022 (REIT)", announced on October 14, 2022, since the impact of the Prepayment is not material.

4. Additional Information for Investors

For the risks associated with the Prepayment, 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 Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Change
Short-term Borrowings	5,430	4,430	(1,000)
Long-term Borrowings (Note)	98,944	98,944	-
Total Borrowings	104,374	103,374	(1,000)
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	106,374	105,374	(1,000)

Note: “Long-term Borrowings” refers to borrowings due within a period longer than one year from the borrowing date.

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

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