

For Immediate Release

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MEL Receives CASBEE and BELS Certifications (6 Properties)

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced that MEL has received CASBEE (Comprehensive Assessment System for Built Environment Efficiency) for Real Estate Certification (“CASBEE”), highest certification of the Building-Housing Energy-efficiency Labeling System (“BELS”) for Logicross Yokohama Kohoku, LOGiSTA·Logicross Ibaraki Saito (A), LOGiSTA·Logicross Ibaraki Saito (B), MJ Logipark Inzai 1, MJ Logipark Takatsuki 1 and MJ Logipark Funabashi 2. Details are outlined below:

1. Overview of Certification

(1) CASBEE

Property	Location	Rating	Evaluation Date	Evaluator
Logicross Yokohama Kohoku	Yokohama, Kanagawa	A rank	February 28, 2023	Center for Better Living
LOGiSTA·Logicross Ibaraki Saito (A)	Ibaraki, Osaka	S rank		
LOGiSTA·Logicross Ibaraki Saito (B)				
MJ Logipark Funabashi 2	Funabashi, Chiba			

(2) BELS

Property	Location	Rating	Evaluation Date	Evaluator
MJ Logipark Inzai 1	Inzai, Chiba	★★★★★	February 28, 2023	Saitama housing inspection center
MJ Logipark Takatsuki 1	Takatsuki, Osaka			JAPAN ERI CO., LTD.

Logicross Yokohama Kohoku



LOGiSTA・Logicross Ibaraki Saito (A)



2. Overview of CASBEE and BELS

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.

BELS uses the Assessment Guideline which Japan's Ministry of Land, Infrastructure, Transport and Tourism (MLIT) enacted for Indication of Energy Saving Capabilities of Non-residential Buildings in 2013 to improve energy conservation in Japan and to indicate applicable energy-related information in various circumstances, including the real estate market. BELS complies with the Amendment of Energy Conservation Standards (enforced April 1, 2014). BELS is evaluated by third-party evaluators based on a variety of measurements. Ratings are given according to a scale (one star "★" to five stars "★★★★★").

3. 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.

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 February 28, 2023) 】

Number of Properties	Total Floor Area (m ²)	Green Building Certification acquisition rate (Note 2)
20	1,335,049	88.8 %

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	A Rank for Real Estate	-
LOGIPORT Sagami-hara	S Rank for Real Estate	★★★★★
LOGIPORT Hashimoto	S Rank for Real Estate	★★
LOGIPORT Osaka Taisho	S Rank for Real Estate	★★★★★ (ZEB Ready)
LOGIPORT Kawasaki Bay	S Rank for Real Estate	★★★★★ (ZEB)
LOGiSTA・Logicross Ibaraki Saito (A)	S Rank for Real Estate	★★★★★
LOGiSTA・Logicross Ibaraki Saito (B)	S Rank for Real Estate	★★★★★ (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	-
MJ Logipark Inzai 1	-	★★★★★
MJ Logipark Takatsuki 1	-	★★★★★
MJ Logipark Funabashi 2	S Rank for Real Estate	-
Number of Properties	17	16
Total Floor Area (m ²)	1,285,610	1,205,140

(Note 1) "Green Building Certification" refers BELS or CASBEE.

(Note 2) "Green Building Certification acquisition rate" is calculated based on total floor area of properties, excluding land.

 **Mitsubishi Estate Logistics REIT Investment Corporation**

For more information about MEL, please visit:
<https://mel-reit.co.jp/en/>

This is the English translation of the announcement in Japanese dated February 28, 2023.
However, no assurance or warranties are given for the completeness or accuracy of this English translation.