

July 19, 2023

For immediate Release

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

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Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds) and Prepayment of Bank Loans

Mitsubishi Estate Logistics REIT Investment Corporation (MEL) announces today that MEL decided to issue 2nd Series Unsecured Investment Corporation Bonds (“Green Bonds”) based on comprehensive resolution on issuance of Investment Corporation Bonds approved at the board of directors’ meeting held on July 12, 2023, and decided to prepay bank loans (the “Prepayment”), as outlined below:

1. Outline of the Green Bonds

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|---|---|
| (1) Name | Mitsubishi Estate Logistics REIT Investment Corporation 2nd Series Unsecured Investment Corporation Bonds (Ranking pari passu among Specified investment Corporation Bonds) (Green Bonds) |
| (2) Total Issue Amount | 2,500 million yen |
| (3) Form of Bond Certificate | Subject to the provisions of the Law Concerning Book-entry Transfer of Corporate Bonds and Shares, bond certificates will not be issued. |
| (4) Issue Price | 100 yen per 100 yen of each bond |
| (5) Redemption price | 100 yen per 100 yen of each bond |
| (6) Interest Rate | 0.900% per annum |
| (7) Denomination Price | 100 million yen |
| (8) Offering Method | Public offering |
| (9) Application Date | July 19, 2023 (Wednesday) |
| (10) Payment Date | July 25, 2023 (Tuesday) |
| (11) Collateral and guarantee | Neither collateral nor guarantee is provided for Green Bonds, and no asset has been particularly secured for the Green Bonds. |
| (12) Redemption Method and Date | The total amount of the principal of the Green Bonds will be redeemed on July 25, 2033.
Redemption by purchase will be available any time on and after the following days of the payment date except for the case separately provided by law or specified in operational rules and other rules of book-entry transfer institution.
If the redemption date of the Green Bonds falls under a bank holiday, the bank business day preceding it shall be deemed as the redemption date. |
| (13) Interest Payment Date | The first interest payment date will be January 25, 2024, and thereafter the January 25 and July 25 each year will be the interest payment date. (If the interest payment date falls under a bank holiday, the bank business day preceding it shall be deemed as the interest payment date.) |
| (14) Financial Covenant | Negative pledge is set. |
| (15) Credit Rating | AA (Japan Credit Rating Agency, Ltd.) |
| (16) Financial Agent, Issuing Agent and Payment Agent | MUFG Bank, Ltd. |
| (17) Underwriters | Daiwa Securities Co. Ltd.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
SMBC Nikko Securities Inc. |

2. Reason for the Issuance

As part of its environmental efforts, MEL promotes Green Finance. MEL has decided to issue the Green Bonds in order to promote efforts to enhance the environment, social contributions and corporate governance to improve the sustainability of society and to diversify financing methods.

The Green Bonds is issued under the Green Finance Framework (Note).

Note: For the details of the “Green Finance Framework”, please refer to the “Green Finance” page on the website of MEL.

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

3. Amount of Funds to be Raised, Use of Proceeds and Schedule of Disbursement

(1) Amount of Funds to be Raised (estimated net proceeds)

2,488 million yen

(2) Use of Proceeds and Schedule of Disbursement

The proceeds from the Green Bonds issuance will be allocated to the prepayment of a portion of the bank loans mentioned in “5. Detail of Prepayments” below on August 1, 2023 and August 14, 2023.

Of the above borrowings, long-term loan from MUFG Bank, Ltd (1,760 million yen) was allocated to acquisition costs of the properties (Logicross Fukuoka Hisayama, LOGIPORT Sagamihara (49% co-ownership interest), LOGIPORT Hashimoto (45% co-ownership interest), MJ Logipark Kazo 1 and MJ Logipark Fukuoka 1) acquired on September 14, 2017 and short-term loan from MUFG Bank, Ltd (430 million yen) was allocated to repayment of the borrowings used for these acquisition costs. In addition, short-term loan from Mizuho Bank, Ltd. (700 million yen) was allocated to repayment of the borrowings used for the acquisition costs of the properties (LOGIPORT Kawasaki Bay (45% co-ownership interest) and Logicross Atsugi II) described in the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants” dated February 7, 2022. All these properties are Green Eligible Assets.

Property name	CASBEE	BELS
Logicross Fukuoka Hisayama	S Rank for Real Estate	-
LOGIPORT Sagamihara	S Rank for Real Estate	★★★★
LOGIPORT Hashimoto	S Rank for Real Estate	★★
MJ Logipark Kazo 1	-	★★★★★
MJ Logipark Fukuoka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
LOGIPORT Kawasaki Bay	S Rank for Real Estate	★★★★★ (ZEB)
Logicross Atsugi II	S Rank for Real Estate	★★★★★ (ZEB Ready)

4. Investors Who Declared Investment in the Green Bonds

Listed below are investors who declared their intention of investment in the Green Bonds

- Ibaraki mutsumi Agricultural Cooperatives
- Echizen Shinkin Bank
- Kanonji Shinkin Bank
- SHIZUOKA YAIZU SHINKIN BANK
- The Choshi Shinkin Bank
- THE TSURUGA SHINKIN BANK
- TOKUSHIMA SHINKIN BANK
- Niigataken Shinkumi Bank
- The Mishima Shinkin Bank

5. Detail of Prepayments

(1) Prepayment Amount and Detail of the Bank Loans to be Prepaid

Total: 2,890 million yen

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest rate	Borrowing Date	Original Repayment Date	Prepayment Date	Repayment Method	Collateral
Long-term	MUFG Bank, Ltd (Note 2)	1,760	0.3913% (fixed rate)	September 14, 2017	September 14, 2023	August 14, 2023	Paid in full upon maturity	Unsecured and nonguaranteed
Short-term	MUFG Bank, Ltd (Note 3)	430	Base interest rate +0.1100% (floating rate)	September 14, 2022				
	Mizuho Bank, Ltd (Note 4)	700	Base interest rate +0.0700% (floating rate)	March 1, 2023	March 1, 2024	August 1, 2023		

Notes:

- 1: "Short-term" or "Short-term Borrowings" refers to borrowings due within one year from the borrowing date and "Long-term" or "Short-term Borrowings" refers to borrowings due within a period longer than one year from the borrowing date.
- 2: Please refer to the press release "Notice Concerning Debt Financing" dated September 14, 2017 for details of the bank loan. Original lender of the bank loan was Mitsubishi UFJ Trust and Banking Corporation, it was succeeded to MUFG Bank, Ltd.
- 3: Please refer to the press release "Notice Concerning Debt Financing" dated September 12, 2022 for details of the bank loan.
- 4: Please refer to the press release "Notice Concerning Debt Financing" dated February 20, 2023 for details of the bank loan

(2) Source of Funds for Prepayment

The issuance of the Green Bonds and cash on hand.

6. Additional Information for Investors

For the risks associated with the Green Bonds issuance and the Prepayment, there have been no changes to "1. Fund Information, 1. Fund Status, 3. Investment Risks" stated in the Securities Report, filed on May 30, 2023 (Japanese only).

< Reference > Outstanding Debt Balance after the Prepayment and Issuance of the Green Bonds

(Unit : Millions of yen)

	Before the Prepayment and Issuance of the Green Bonds	After the Prepayment and Issuance of the Green Bonds	Variance
Short-term Borrowings	1,130	-	(1,130)
Long-term Borrowings	100,444	98,684	(1,760)
Total Borrowings	101,574	98,684	(2,890)
Investment Corporation Bonds	2,000	4,500	2,500
Total Borrowings and Investment Corporation Bonds	103,574	103,184	(390)

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit :
<https://mel-reit.co.jp/en/>