

August 31, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer
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 Mitsubishi Estate Logistics REIT Investment Corporation
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 (Securities Code: 3481)

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Notice Concerning Debt Financing (“Sustainability-Linked Loan”)

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 (Sustainability-Linked Loan) (Note 4)	3,000	1.0400% (fixed rate)	September 4, 2023	Borrowing based on an individual term loan agreement dated August 31, 2023, entered into with the lender shown on the left	September 4, 2031	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- “Long-term” or “Long-term Borrowings” refers to borrowings due within a period more than one year from the borrowing date. The same shall apply hereinafter.
- The first interest payment date is October 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.
- The repayment date will be the following business day if the date falls on a non-business day or the preceding business day if the date carries over to the next month.
- This borrowing will be procured as a “Sustainability-Linked Loan” (the “Sustainability-Linked Loan”). For the Sustainability-Linked Loan, MEL obtained third-party opinion from Japan Credit Rating Agency, Ltd. (“JCR”) in terms of compliance with Sustainability Linked Loan Principles (SLLP) and rationality of our KPIs. For the details of the third-party opinion, please visit JCR’s website (<https://www.jcr.co.jp/en/>).

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of September 4, 2023.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	3,000	0.2500% (fixed rate)	September 2, 2019	September 2, 2023	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- Please refer to the press release "Notice Concerning Debt Financing" dated August 27, 2019
- Although the original repayment date of the individual term loan agreement is September 2, 2023, which day is a non-business day, the actual repayment date is September 4, 2023 (the next business day).

3. Additional Information for Investors

For the risks associated with the Borrowing, there have been no changes to "I. 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 Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings (Note)	-	-	-
Long-term Borrowings	98,684	98,684	-
Total Borrowings	98,684	98,684	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	103,184	103,184	-

Note: "Short-term Borrowings" refers to borrowings due within one year from the borrowing date.

For more information about MEL, please visit:

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