

For Immediate Release

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

Asset Management Company  
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Notice Concerning Debt Financing (including "Green Loan")

Mitsubishi Estate Logistics REIT Investment Corporation ("MEL") announces today that it has decided to obtain debt financing (the "Borrowings") as outlined below.

1. Details of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Mizuho Bank, Ltd. (Green Loan) (Note 3)	1,330	0.9825% (fixed rate) (Note 4)	September 14, 2023	Borrowing based on an individual term loan agreement dated September 12, 2023, entered into with each of the lenders	September 14, 2030	Paid in full upon maturity	Unsecured and non-guaranteed
	The Bank of Fukuoka, Ltd.	450	1.2075% (fixed rate) (Note 4)			September 14, 2032		
Total		1,780	-	-	-	-	-	-

(Note 1) "Long-term" and "Long-term Borrowings" refer to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.

(Note 2) The repayment date will be either the following business day if the repayment date falls on a non-business day or the preceding business day if the repayment date would fall in the next calendar month.

(Note 3) The entire amounts of long-term borrowing from Mizuho Bank, Ltd. will be procured as green loan ("the Green Loan"). The Green Loan will be allocated to the repayment of the borrowing for a part of the acquisition cost for the specified assets which meet the eligibility criteria ("Green Eligible Assets"), Logicross Fukuoka Hisayama, LOGIPORT Sagamihara (49% co-ownership interest), LOGIPORT Hashimoto (45% co-ownership interest), MJ Logipark Kazo 1, MJ Logipark Osaka 1 and MJ Logipark Fukuoka 1, 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>

(Note 4) 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.

## 2. Reason for the Borrowings

Proceeds from the Borrowings planned to be procured will be applied to the repayment of the following borrowings with a repayment date of September 14, 2023.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	Mizuho Bank, Ltd.	1,330	0.3913% (fixed rate)	September 14, 2017	September 14, 2023	Paid in full upon maturity	Unsecured and non-guaranteed
	The Bank of Fukuoka, Ltd.	450					
Total		1,780	-	-	-	-	-

(Note) Please refer to the press release "Notice Concerning Debt Financing" dated September 14, 2017 (Japanese only), for details of the borrowings stated above.

## 3. Outstanding Debt Balance after the Borrowings

Debt balance after the Borrowings along with the short-term borrowing scheduled to be procured on September 19, 2023 (the "September 19 Borrowing") as described in the "Notice Concerning Debt Financing" dated September 11, 2023, is as follows.

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings		After the September 19 Borrowing	
			Change		Change
Short-term Borrowings (Note)	-	-	-	2,100	+2,100
Long-term Borrowings	98,684	98,684	-	98,684	-
Total Borrowings	98,684	98,684	-	100,784	+2,100
Investment Corporation Bonds	4,500	4,500	-	4,500	-
Total Borrowings and Investment Corporation Bonds	103,184	103,184	-	105,284	+2,100

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

## 4. 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 May 30, 2023 (Japanese only) .

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