

For Immediate Release

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MEL Receives CASBEE and BELS Certifications (MJ Logipark Tsuchiura 1 and other three 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”) for MJ Logipark Tsuchiura1 and MJ Logipark Sendai 1. Furthermore, MEL has received Building-Housing Energy-efficiency Labeling System (“BELS”) for MJ Logipark Nishinomiya 1 and MJ Logipark Higashi Osaka 1. Details are outlined below:

1. Overview of Certification

(1) CASBEE

Property Name	MJ Logipark Tsuchiura1	MJ Logipark Sendai 1
Location	Tsuchiura, Ibaraki	Tagajo, Miyagi
Rating	A Rank for Real Estate 	S Rank for Real Estate 
Picture		

(2) BELS

Property Name Location	MJ Logipark Nishinomiya 1 Nishinomiya, Hyogo	MJ Logipark Higashi Osaka 1 Higashiosaka, Osaka
Rating	<p>★★★★★ (ZEB Ready)</p> 	<p>★★★★★ (ZEB Ready)</p> 
Picture		

2. Overview of CASBEE, BELS and ZEB

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 "★★★★★").

ZEB is a building aims at annual zero primary energy balance by saving as much energy as possible with such means as better heat insulation and high-efficiency equipment as well as generating energy by solar power generation and other power generation methods, while maintaining a comfortable environment. It is evaluated in the BELS certification system in 4 stages, "ZEB (the highest evaluation)", "Nearly ZEB", "ZEB Ready", and "ZEB Oriented". MJ Logipark Nishinomiya 1 and MJ Logipark Higashi Osaka 1 have received "ZEB Ready" Certification as the advanced building with a highly insulated outer wall and high-efficiency energy-saving equipment looking ahead to "ZEB".

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 January 19, 2024) 】

Number of Properties	Total Floor Area (m ²)	Green Building Certification acquisition rate (Note 2)
26	1,480,744	96.5 %

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 Sagamihara	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 Osaka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Fukuoka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Tsuchiura 1	A Rank for Real Estate	-
MJ Logipark Nishinomiya 1	-	★★★★★ (ZEB Ready)
MJ Logipark Kasugai 1	S Rank for Real Estate	-
MJ Logipark Sendai 1	S Rank for Real Estate	-
MJ Logipark Inzai 1	-	★★★★★
MJ Logipark Takatsuki 1	-	★★★★★
MJ Logipark Higashi Osaka 1	-	★★★★★ (ZEB Ready)
MJ Logipark Funabashi 2	S Rank for Real Estate	★★★★★
MJ Logipark Kakogawa 1	A Rank for New Construction	★★★★★
Number of Properties	21	21
Total Floor Area (m ²)	1,407,217	1,317,715

(Note 1) “Green Building Certification” refers to 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 January 19, 2024.

However, no assurance or warranties are given for the completeness or accuracy of this English translation.