

October 7, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing (Green 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	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Shinkin Central Bank (Green Loan) (Note 3)	375	Base interest rate +0.2400% (floating rate) (Note 4)(Note 6)	October 9, 2025	Borrowing based on an individual term loan agreement dated October 7, 2025, entered into with the lender shown on the left	October 9, 2031	Paid in full upon maturity	Unsecured and non-guaranteed
		375	1.66125% (fixed rate) (Note 5)			October 9, 2032		

Notes:

- “Long-term” or “Long-term Borrowings” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- 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.
- The entire amounts of the Borrowing 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”), LOGIPORT Osaka Taisho (Initial acquisition of 20%), MJ Logipark Kasugai 1 and MJ Logipark Nishinomiya 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>
- The first interest payment date is January 31, 2026. 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 date falls on a non-business day or the preceding business day if the repayment date would fall in the next calendar month.
- The first interest payment date is January 31, 2026. 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 date falls on a non-business day or the preceding business day if the interest payment date would fall in the next calendar month.
- If the base interest rate is negative, it is calculated as 0.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of October 9, 2025.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	Shinkin Central Bank	750	0.2413% (fixed rate)	October 9, 2020	October 9, 2025	Paid in full upon maturity	Unsecured and non-guaranteed

Note: Please refer to the press release “Notice Concerning Debt Financing” dated October 6, 2020.

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 29, 2025 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings (Note)	3,970	3,970	-
Long-term Borrowings	114,249	114,249	-
Total Borrowings	118,219	118,219	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	122,719	122,719	-

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

This is the English translation of original Japanese documents and is provided solely for information purposes. If there are any discrepancies between the translation and the Japanese original, the latter shall prevail.

For more information about MEL, please visit:

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