

For Immediate Release

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MEL Receives Building-Housing Energy-Efficiency Labeling System (BELS) Certification

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced that MEL has received a certification of the Building-Housing Energy-Efficiency Labeling System (“BELS”) for two of its properties, Logicross Osaka and Logicross Nagoya Kasadera. BELS is a system to assess energy conservation performances of buildings.

Details are outlined below:

1. Overview of BELS

Japan’s Ministry of Land, Infrastructure, Transport and Tourism (MLIT) enacted the Assessment Guideline 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 uses an evaluation method that 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 “★★★★★”).

2. Properties that Received BELS Certification

Property Name	Location	Assessment Grades	Evaluation Date
Logicross Osaka	Osaka, Osaka	★★★★★	Jan. 27, 2021
Logicross Nagoya Kasadera	Nagoya, Aichi	★★★★★	Jan. 27, 2021

Evaluator: Bureau Veritas Japan Co., Ltd.

3. MEL’s Future 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>

For more information about MEL, please visit:

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

This is the English translation of the announcement in Japanese dated February 8, 2021.

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