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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing (including “Green Loan” and “Sustainability-Linked 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 | SBI Shinsei Bank, Limited (Green Loan) (Note 3) | 300 | Base interest rate +0.14500% (floating rate) (Note 5)(Note 7) | September 1, 2025 | Borrowing based on the individual term loan agreement dated August 28, 2025, entered into with the lender shown on the left | September 1, 2028 | Paid in full upon maturity | Unsecured and non-guaranteed |
| | The Bank of Iwate, Ltd. (Green Loan) (Note 3) | 1,500 | 1.43500% (fixed rate) (Note 6) | | | September 1, 2031 | | |
| | The Norinchukin Bank (Sustainability-Linked Loan) (Note 4) | 800 | 1.58625% (fixed rate) (Note 6) | | | September 1, 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 either the following business day if the date falls on a non-business day or the preceding business day if the date would fall in the next calendar month.
- The entire amounts of long-term borrowing from SBI Shinsei Bank, Limited and The Bank of Iwate, 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”), LOGIPORT Osaka Taisho (Additional acquisition of 17.5%), Logicross Osaka (Initial acquisition of 60%) and Logicross Nagoya Kasadera (Initial acquisition of 60%), 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 entire amounts of long-term borrowing from the Norinchukin Bank will be procured as a “Sustainability-Linked Loan” (the “Sustainability-Linked Loan”). The Sustainability-Linked Loan is based on the Sustainability Linked Financing Framework developed by MEL, which will assess the achievement of the SPTs, including KPIs and targets for FY2030, at the specified monitoring periods. Spread incentives will be granted based on the achievement of these targets. For the details of the Sustainability Linked Financing Framework, please visit the “Green Finance” page on MEL’s website.
<https://mel-reit.co.jp/en/esg/environment/greenfinance.html>
- The first interest payment date is October 31, 2025. 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. The base interest rate refers to the interest rate (a 365-day-base) of the Japanese yen Tokyo Interbank Offered Rate (“TIBOR”) for three-month deposits announced by JBA TIBOR Administration (General Incorporated Association) two business days before the borrowing date or the last date for the immediately preceding interest calculation

period of the interest period. However, if the interest calculation period is less than three months, the base interest rate defined in the loan agreement will be applied according to the terms and conditions of the loan agreement. Please refer to JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.

6. The first interest payment date is October 31, 2025. 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.
7. If the base interest rate is negative, it is calculated as 0.

2. Rationale for the Borrowings

Proceeds from the Borrowings will be applied to the repayment of the following borrowing with a repayment date of September 1, 2025.

| Category | Lender | Original Borrowing Amount (Millions of yen) | Interest Rate | Borrowing Date | Repayment Date | Repayment Method | Collateral |
|-----------|--|--|---------------|-------------------|-------------------|----------------------------|-----------------------------|
| Long-term | The Shinkumi Federation Bank The Bank of Toyama | 1,800 | 0.2000% | September 1, 2020 | September 1, 2025 | Paid in full upon maturity | Unsecured and nonguaranteed |
| | The Norinchukin Bank | 800 | 0.2663% | | | | |

Note: Please refer to the press release "Notice Concerning Debt Financing (including "Funding to Promote SDGs" from Sumitomo Mitsui Banking Corporation and "ESG Loan for J-REIT" from MUFG Bank, Ltd.)" dated August 27, 2020.

3. Additional Information for Investors

For the risks associated with the Borrowing and the Prepayment, 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 Borrowings and the Prepayment

(Unit: Millions of yen)

| | Before the Borrowing and the Prepayment | After the Borrowing and the Prepayment | Change |
|---|---|--|--------|
| Short-term Borrowings | 9,670 | 9,670 | - |
| Long-term Borrowings | 108,549 | 108,549 | - |
| 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 Borrowing" 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/>