

August 30, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer
 1-6-5 Marunouchi, Chiyoda-ku, Tokyo
 Mitsubishi Estate Logistics REIT Investment Corporation
 Representative: Ken Takanashi, Executive Director
 (Securities Code: 3481)

Asset Management Company
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Notice Concerning Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today its decision 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 (Note 2) | Borrowing Date | Borrowing Method | Repayment Date (Note 3) | Repayment Method | Collateral |
|-------------------|----------------------------|------------------------------------|------------------------|----------------|--|-------------------------|----------------------------|------------------------------|
| Long-term | Sumitomo Mitsui Trust Bank | 500 | 0.250% (fixed rate) | Sept. 1, 2021 | Borrowing based on an individual term loan agreement dated Aug. 30, 2021, entered into with the lender shown on the left | Sept. 1, 2026 | Paid in full upon maturity | Unsecured and non-guaranteed |

Notes:

- “Long-term” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- The first interest payment date is Oct. 29, 2021. Thereafter, the interest payment date will be on the last day of Jan., Apr., Jul. and Oct. 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 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.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of Sept. 1, 2021.

| Category (Note) | Lender | Borrowing Amount (Millions of yen) | Interest Rate | Borrowing Date | Repayment Date | Repayment Method | Collateral |
|-----------------|----------------------------|------------------------------------|---|----------------|----------------|----------------------------|------------------------------|
| Short-term | Sumitomo Mitsui Trust Bank | 500 | Base interest rate + 0.090% (floating rate) | Sept. 1, 2020 | Sept. 1, 2021 | Paid in full upon maturity | Unsecured and non-guaranteed |

Note: “Short-term” refers to borrowings due within one year from the borrowing date. The same shall apply hereinafter.

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 28, 2021 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

| | Before the Borrowing | After the Borrowing | Variance |
|--|-------------------------|------------------------|----------|
| Short-term Borrowings | 1,400 | 900 | (500) |
| Long-term Borrowings | 55,874 | 56,374 | +500 |
| Total Borrowings | 57,274 | 57,274 | - |
| Investment Corporation Bonds | 2,000 | 2,000 | - |
| Total Borrowings and Investment Corporation Bonds | 59,274 | 59,274 | - |

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:

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