

August 23, 2018

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today its decision to obtain debt financing (the “Bridge Loan”), as outlined below:

1. Details of the Bridge Loan

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate (Note 2) (Note 3)	Borrowing Date	Borrowing Method	Repayment Date (Note 4)	Repayment Method	Collateral
Short-term	MUFG Bank, Ltd.	12,600	Base interest rate + 0.07% (floating rate)	Sept. 3, 2018	Borrowing based on an individual term loan agreement dated Aug. 23, 2018, with the lender shown on the left	Sept. 30, 2018	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- Short-term refers to borrowings due within one year from the borrowing date. Long-term refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- The payment date is Sept. 14, 2018 and the repayment date. An interest payment date will be the following business day if the date falls on a non-business day or the preceding business day if the following business day carries over to the next month.
- The base interest rate refers to the interest rate (365 day base) of the Japanese yen TIBOR for the applicable period announced by the JBA TIBOR Administration (General Incorporated Association) two business days before the last date for the immediately preceding calculation period of borrowing date or the interest period. In the event that the base interest rate corresponding to the interest period is not displayed, the base rate would be determined through the use of straight-line interpolation on a daily basis by reference to two rates, one of which is the rate displayed for the period of time next shorter than the relevant interest period and the other of which is the rate displayed for the period of time next longer than the relevant interest period. Please refer to the JBA TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- 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 Bridge Loan and Scheduled Prepayment

The Bridge Loan will be allocated to the acquisition costs of the domestic trust beneficiary rights in the two new properties (the total acquisition price of which is 12,340 million yen) and related expenses, which are described in the press release titled “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants” dated today. MEL will repay the Bridge Loan with the net proceeds from the offerings described in the press release titled “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units (Japanese only)” dated today, net proceeds from the new concurrent borrowings and the overdraft (*toza kashikoshi*) borrowings which will be conducted on Sept. 14, 2018.

For the new concurrent borrowings and the overdraft (*toza kashikoshi*) borrowings, MEL will announce the details once determined.

Note: For information purposes only. The Japanese version of the press release should be referred to as the original. This document is a press release prepared for the purpose of announcing to the public certain matters regarding debt financing of MEL. It is not intended for the purpose of soliciting any investment. Investors are advised to read, without exception, the prospectus for issuance of new investment units and secondary offering of investment units and the amendments thereto prepared by MEL, and make any investment decisions at their own risk and responsibility.

3. Total Amount, Purpose of Use and Scheduled Date of the Proceeds
(1) Total Amount:

12,600 million yen

(2) Specific Purpose of Use:

Allocated to the acquisition costs of the domestic trust beneficiary rights and related expenses

(3) Scheduled Date:

Sept. 3, 2018

4. Outstanding Debt Balance after the Bridge Loan

(Unit: Millions of yen)

	Before the Bridge Loan	After the Bridge Loan	Variance
Short-term Borrowings	-	12,600	+12,600
Long-term Borrowings	18,901	18,901	-
Total Borrowings	18,901	31,501	+12,600
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	18,901	31,501	+12,600
Other Interest-Bearing Debt	-	-	-
Total Interest-Bearing Debt	18,901	31,501	+12,600

5. Additional Information for Investors

Regarding the risks associated with the Bridge Loan, there are no changes in “1. Fund Information, 1. Fund Status, 3. Investment Risks” of the Securities Report, filed on May 28, 2018 (Japanese only), and “II Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks” stated in the Securities Registration Statement filed on Aug. 23, 2018 (Japanese only).

This material is distributed to the Tokyo Stock Exchange (Kabuto Club) Press Club; Ministry of Land, Infrastructure, Transport and Tourism Press Club; and Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.

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

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

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