

March 6, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer  
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### Notice Concerning Debt Financing (“Sustainability-Linked 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 (Note 2)	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation (Sustainability-Linked Loan) (Note 4)	1,350	1.6425% (fixed rate)	March 10, 2025	Borrowing based on an individual term loan agreement dated March 6, 2025, entered into with the lender shown on the left	March 10, 2034	Paid in full upon maturity	Unsecured and non-guaranteed

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 first interest payment date is April 30, 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 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.
- This borrowing 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>).

## 2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of March 10, 2025.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	1,350	0.2100% (fixed rate)	March 9, 2021	March 9, 2025	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- Please refer to the press release “Notice Concerning Debt Financing (including “ESG Loan for J-REIT” from MUFG Bank, Ltd.)” dated March 4, 2021.
- Although the original repayment date of the individual term loan agreement is March 9, 2025, which day is a non-business day, the actual repayment date is March 10, 2025 (the next business day).

## 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 November 27, 2024 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings (Note)	5,500	5,500	-
Long-term Borrowings	103,049	103,049	-
Total Borrowings	108,549	108,549	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	113,049	113,049	-

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/>