

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Investment Unit Split and Revision of the Forecast Distributions per Unit
for the Fiscal Period Ending August 31, 2025

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today that, at the meeting of its board of directors held today, its board of directors passed to split its investment units (“the Split”).

In addition, in conjunction with the implementation of the Split, the forecast distributions per unit for the fiscal period ending August 31, 2025 (March 1, 2025 to August 31, 2025) announced in the “Summary of Financial Results for August 31, 2024 (March 1, 2024 to August 31, 2024)” (hereafter “Financial Results”) dated October 17, 2024 has been revised as follows.

1. Purpose of the Split

Considering the introduction of the new Nippon Individual Savings Account (“New NISA”) starting from January 2024, we will implement the Split. This initiative is designed to lower the amount per investment unit, thereby fostering a more accessible investment environment for our investors, broadening our investor base, and enhancing the liquidity of our investment units.

2. Outline of the Split

(1) Method of the Split

As of February 28, 2025 as the record date, each of the investment unit owned by the unitholders who are registered or recorded in the latest register of unitholders will be divided on a three-for-one basis.

(2) Number of investment units to be increased through the Split

(i) Number of issued and outstanding investment units before the Split: 503,485 units

(ii) Number of investment units to be increased through the Split: 1,006,970 units

(iii) Number of issued and outstanding investment units following the Split: 1,510,455 units

(iv) Total number of issuable investment units following the Split (Note): 10,000,000 units

(Note) Total number of issuable investment units will remain unchanged before and after the Split.

(3) Schedule of the Split

Date of public announcement of record date: February 13, 2025 (planned)

Record date: February 28, 2025 (Note)

Effective date: March 1, 2025

(Note) The final trading day with rights on Tokyo Stock Exchange is scheduled for February 26, 2025.

3. Revision of the forecast distributions per unit for the fiscal period ending August 31, 2025

(1) Reason for the revision

In connection with the Split, the forecast distributions per unit for the fiscal period ending August 31, 2025, announced in the Financial Results will be revised in proportion to the ratio of the unit split.

The revision of the forecast distributions per unit is due to the increase in the total number of investment units issued and outstanding as a result of the Split, there have been no change to the forecasted investment situation or the actual forecast.

In addition, the forecast distributions per unit for the fiscal period ending February 28, 2025 (September 1, 2024, to February 28, 2025), which was simultaneously announced in the Financial Results, remains unchanged due to the Split being effective on March 1, 2025.

(2) Revision of the forecast distributions per unit for the fiscal period ending August 31, 2025

	Distribution per unit (including surplus cash distributions("SCD"))	Distribution per unit (excluding SCD)	SCD per unit	Total number of investment units issued and outstanding at the end of the period
Previous forecast	8,219 yen	7,398 yen	821 yen	503,485 units
Revised forecast	2,740 yen	2,466 yen	274 yen	1,510,455 units

(Note) Please refer to the "Forecast Assumptions for the Fiscal Periods Ending Feb. 28, 2025 and Aug. 31, 2025" on page 7 of the Financial Results for a detailed overview of the underlying assumptions of the above forecast distributions per unit except for total number of investment units issued and outstanding at end of the period.

The figures above are based on certain assumptions as of today. Actual figures may differ significantly from forecasts due to future acquisitions and/or sales of properties, real estate market trends and/or changes in the environment surrounding the MEL. MEL does not guarantee the amount of the expected cash distribution per unit in this forecast.

This is the English translation of original Japanese document and is provided solely for information purpose. If there are any discrepancies between the translation and the Japanese original, the latter shall prevail.

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

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