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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 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	The Shinkumi Federation Bank	1,250	Base interest rate (Note 4) +0.185% (floating rate)	October 9, 2024	Borrowing based on an individual term loan agreement dated October 7, 2024, entered into with the lender shown on the left	October 9, 2029	Paid in full upon maturity	Unsecured and non-guaranteed
	The Norinchukin Bank	1,250	Base interest rate (Note 4) +0.325% (floating rate)			October 9, 2033		

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 January 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 repayment 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 agreements will be applied according to the terms and conditions of the loan agreements. Please refer to 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.
- 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 October 9, 2024.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	The Norinchukin Bank The Shinkumi Federation Bank	2,500	0.180% (fixed rate)	October 9, 2019	October 9, 2024	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 October 4, 2019.

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 24, 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/>