

August 28, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Interest Rate Determination of Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced today that the undecided interest rates of debt financing which were described in the press release titled “Notice Concerning Debt Financing (including “Funding to Promote SDGs” from Sumitomo Mitsui Banking Corporation and “ESG Loan for J-REIT” from MUFG Bank, Ltd.)” dated Aug. 27, 2020, were determined, as outlined below:

1. Details of the Borrowings

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 Norinchukin Bank	800	0.26630% (fixed rate)	Sept. 1, 2020	Borrowing based on an individual term loan agreement dated Aug. 27, 2020, entered into with the lenders shown on the left	Sept. 1, 2025	Paid in full upon maturity	Unsecured and non-guaranteed
	The Norinchukin Bank	500	0.31250% (fixed rate)			Sept. 1, 2026		
	The Bank of Fukuoka, Ltd. The 77 Bank, Ltd.	1,400	0.42380% (fixed rate)			Sept. 1, 2028		
	Mizuho Bank, Ltd.	1,750	0.41822% (fixed rate)			Sept. 1, 2029		
	MUFG Bank, Ltd. (“ESG Loan for J-REIT”) (Note 4)	2,000	0.46832% (fixed rate)			Aug. 30, 2030		

Notes:

- Long-term refers to borrowings due within a period longer than one year from the borrowing date.
- The first interest payment date is Oct. 30, 2020. 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 payment date would fall in the next calendar month.
- The repayment 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.
- Please refer to the press release “Notice Concerning Acquisition of “MUFG ESG Rating Certificate for J-REIT supported by JCR” dated Nov. 9, 2018, for details of the “ESG Loan for J-REIT”.

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the interest rate determination of debt financing, and has not been prepared for the purpose of soliciting investment.
 This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (hereinafter referred to as the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered or sold, publicly or otherwise, in the United States.

2. Additional Information for Investors

For the risks associated with the Borrowings, there have been no changes to “I. Fund Information, 1. Fund Status, 3. Investment Risks” stated in the Securities Report filed on May 29, 2020 (Japanese only) and “II Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks” stated in the Securities Registration Statement filed on Aug. 13, 2020 (Japanese only).

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:
<https://mel-reit.co.jp/en/>

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