Mitsubishi Estate Logistics REIT Investment Corporation

October 22, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-6-5 Marunouchi, Chiyoda-ku, Tokyo
Mitsubishi Estate Logistics REIT Investment Corporation
Representative: Takuya Yokota, Executive Director
(Securities Code: 3481)
Asset Management Company
Mitsubishi Jisho Investment Advisors, Inc.
Representative: Tetsuya Masuda, President & CEO
Contact: Takuya Yokota, General Manager, Logistics REIT Management Department
TEL: +81-3-3218-0030

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	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	3,880	Base interest rate +0.280% (floating rate) (Note 3)(Note 4)	October 26, 2026	Borrowing based on the loan agreement dated October 22, 2026, entered into with the lenders shown on the left	October 26, 2030	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

1. "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.
2. 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.
3. The first interest payment date is November 30, 2026. Thereafter, the interest payment date will be on the last day of every month 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 one-month deposits announced by the JBA TIBOR Administration (General Incorporated Association) ("JBA TIBOR Administration") two business days before the last date for the immediately preceding interest calculation period of the borrowing date or the interest period. However, if the interest calculation period is less than one month, 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 (https://www.jbatibor.or.jp/english/) for changes in the JBA Japanese yen TIBOR.
4. If the base interest rate is negative, it is calculated as 0.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of October 26, 2026.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date(Note 1)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	1,000	0.3300% (fixed rate)	October 25, 2022	October 25, 2026	Paid in full upon maturity	Unsecured and non-guaranteed
		2,880	0.3300% (fixed rate)	December 14, 2022			

Notes:

1. Although the original repayment date of the individual term loan agreement is October 25, 2026, which day is a non-business day, the actual repayment date is October 26, 2026 (the next business day).
2. Please refer to the press release "Notice Concerning Debt Financing" dated October 22, 2022, and "Notice Concerning Debt Financing" dated December 12, 2022, for details of the borrowing.

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 28, 2026 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings (Note)	130	130	-
Long-term Borrowings	115,949	115,949	-
Total Borrowings	116,079	116,079	-
Investment Corporation Bonds	6,700	6,700	-
Total Borrowings and Investment Corporation Bonds	122,779	122,779	-

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/