

September 11, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer  
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Asset Management Company  
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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 “Borrowings”), as outlined below:

#### 1. Details of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	2,100	Base interest rate (Note 3, 4) +0.0700% (floating rate)	September 19, 2024	Borrowing based on the overdraft agreement dated August 13, 2018, entered into with the lender shown on the left	September 19, 2025	Paid in full upon maturity	Unsecured and non-guaranteed
		3,400	Base interest rate (Note 3, 5) +0.0700% (floating rate)	September 30, 2024		September 30, 2025		

Notes:

- “Short-term” or “Short-term Borrowings” refers to borrowings due within one year from the borrowing date. The same shall apply hereinafter.
- 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.
- The first interest payment date is October 19, 2024. Thereafter, the interest payment date will be on the 19th 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 JBA TIBOR Administration (General Incorporated Association) two business days before the borrowing date or the first date of 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 (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- The first interest payment date is October 30, 2024. Thereafter, the interest payment date will be on the 30th 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 JBA TIBOR Administration (General Incorporated Association) two business days before the borrowing date or the first date of 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 (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.

## 2. Rationale for the Borrowings

Proceeds from the Borrowings will be applied to the repayment of the following borrowings with a repayment date of September 19, 2024 and September 30, 2024.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	2,100	Base interest rate +0.0700% (floating rate)	September 19, 2023	September 19, 2024	Paid in full upon maturity	Unsecured and non-guaranteed
		3,400		September 29 2023	September 30, 2024		

Note: Please refer to the press release “Notice Concerning Debt Financing” dated September 11, 2023 and September 27, 2023.

## 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 Borrowings	After the Borrowings	Change
Short-term Borrowings	5,500	5,500	-
Long-term Borrowings (Note)	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: “Long-term Borrowings” refers to borrowings due within a period longer than 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/>