

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Representative: Takuya Yokota, Executive Director
(Securities Code: 3481)

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 “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
Short-term	MUFG Bank, Ltd.	1,200	Base interest rate +0.1700% (floating rate) (Note 3) (Note4)	July 31, 2025	Borrowing based on the overdraft agreement dated September 12, 2017(Including subsequent changes and amendment), entered into with the lender shown on the left	July 31, 2026	Paid in full upon maturity	Unsecured and non- guaranteed

(Note 1) “Short-term” and “Short-term Borrowings” refer to borrowings due within one year from the borrowing date.

(Note 2) The repayment date will be either the following business day if the repayment date falls on a non-business day or the preceding business day if the repayment date would fall in the next calendar month.

(Note 3) If the base interest rate is negative, it is calculated as 0.

(Note 4) The first interest payment date is August 31, 2025. Thereafter, the interest payment date will be on the last of every month until and including the repayment date. An interest payment date will be either the following business day if the interest payment date falls on a non-business day or the preceding business day if the interest payment 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.

2. Reason for the Borrowing

Proceeds from the Borrowing, will be used for the acquisition costs and related expenses of MJ Industrial Park Kobe-Nishi (Land) on July 31, 2025 described in the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest” dated today.

3. Total Amount, Purpose of Use and Scheduled Date of the Proceeds

(1) Total Amount:

1,200 million yen

(2) Specific Purpose of Use:

The acquisition costs and related expenses stated above

(3) Scheduled Date:

July 31, 2025

4. Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings	Change
Short-term Borrowings	8,470	9,670	+1,200
Long-term Borrowings	108,549	108,549	-
Total Borrowings	117,019	118,219	+1,200
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	121,519	122,719	+1,200

(Note) "Long-term Borrowings" refer to borrowings due within a period longer than one year from the borrowing date.

5. 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 29, 2025 (Japanese only).

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 Mitsubishi Estate Logistics REIT Investment Corporation, please visit:

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