Mitsubishi Estate Logistics REIT Investment Corporation

November 24, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest

Mitsubishi Jisho Investment Advisors, Inc. (the "Asset Management Company"), to which Mitsubishi Estate Logistics REIT Investment Corporation ("MEL") entrusts the management of its assets, announces today that it has decided to acquire a property (the "New Property") in the form of trust beneficiary interest as described below.

1. Overview of Acquisition

Category	Property Name	Location	Anticipated Acquisition Price (Millions of yen) (Note 1)	Appraisal Value (Millions of yen) (Note 2)	Appraisal NOI Yield (%) (Note 3)	Seller	Anticipated Acquisition Date (Note 4)	Brokerage
Logistics Facilities	MJ Logipark Okazaki 1	Okazaki, Aichi	5,396	6,190	5.1	Not disclosed (Note 5)	November 26, 2026	N/A

(Note 1) "Anticipated Acquisition Price" indicates the purchase price of the trust beneficiary interest of the New Property stated in the sale and purchase agreement ("the Sale and Purchase Agreement"), rounded down to the nearest million yen and does not include national or local consumption taxes or expenses which will be incurred in connection with the acquisition.

(Note 2) "Appraisal Value" shows the appraisal value stated on the real estate appraisal report as of October 31, 2026. The appraisal was conducted by Japan Real Estate Institute.

(Note 3) "Appraisal NOI Yield" is the ratio of appraisal NOI using the direct capitalization method to the Anticipated Acquisition Price of the New Property in real estate appraisal report, rounded to the first decimal place.

(Note 4) "Anticipated Acquisition Date" indicates the acquisition date described in the sales and purchase agreement pertaining to the New Property.

(Note 5) Not disclosed as consent has not been obtained.

(1) Date of Sale and Purchase Agreements: November 24, 2026
(2) Seller: Please refer to the below, "4. Seller Profile"
(3) Funds for Acquisition: The borrowings (Note) and cash on hand
(4) Settlement Method: To be paid in a lump sum on the acquisition date

(Note) For details of the borrowings, please refer to the press release titled "Notice Concerning debt financing" announced today.

2. Rationale for Acquisition

MEL is sponsored by Mitsubishi Estate Co., Ltd. and entrusts the management of its assets to the Asset Management Company. MEL believes that utilizing both Mitsubishi Estate's competitive advantage as a developer as well as the Asset Management Company's competitive advantage as a real estate asset management company (together, the "Hybrid Model") characterizes its competitive strength. Making use of such Hybrid Model, MEL aims to realize steady growth of its portfolio and stable management of its assets (including the total Acquisition Price; the same shall apply throughout this document) by adjusting to fluctuating market conditions and business cycles and maximizing unitholder value.

Through acquisition of the New Property, which offers easy access to major expressways and convenient distribution to both central Nagoya and the wider region, at a price below the appraisal value, MEL believes that it will contribute to the continued steady growth of its portfolio, stability and improvement of profitability and growth of its unitholder value.

MEL confirmed that the tenant of the New Property has satisfied MEL's tenant selection criteria guidelines. For more details on the guidelines, please refer to MEL's "Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties (Japanese Only)" dated November 24, 2026.

In deciding the acquisition of the New Property, the points described in "3. Details of the New Property, (5) The Characteristics of the New Property" below were evaluated.

3. Details of the New Property

The table below shows a summary of the New Property (the "Individual Asset Table"). The terms used in the Individual Asset Table are as follows; when referring to the Individual Asset Table, please refer to the following explanation regarding the terms used therein.

In principle, unless otherwise noted, all information included in the Individual Asset Table is current as of October 31, 2026.

(1) Explanation concerning Classification

・"Category" represents the purpose of the New Property in accordance with the classification prescribed in MEL's investment policy.

(2) Explanation concerning Summary of Specified Asset

・"Land area" of "Land" is based on the register.

・"Total floor area" of "Building" is based on the record in the register. "Total floor area" is the total floor area of the main building and annex. If there is more than one main building, the total floor area is the sum of the total floor area for each main building.

・"Details of the lease" shows the figures as of October 31, 2026.

(3) Special Notes

・"Special notes" are matters that are deemed to be material considering the potential impact on the entitlements, usage, safety, etc. of the New Property as well as the appraisal value, profitability or disposability thereof as of the date hereof.

(4) Explanation of Summary of Appraisal Report

・"Summary of appraisal report" describes the summary of the appraisal report of the New Property which was appraised upon request from MEL and the Asset Management Company. Such appraisal report only represents the judgment and opinion of the appraiser as of a certain point in time, and the validity and accuracy of its contents, as well as the feasibility of a transaction at the appraisal value, are not guaranteed. The numbers included in the summary of the appraisal report are rounded down to the nearest unit, and the ratios are rounded to the first decimal.

(5) The Characteristics of the New Property

The characteristics of the New Property are as follows:

- A 4-story box-type logistics facility
- Versatile building layout with floor weight capacity of 1.5 t /㎡, effective ceiling height of 5.5 m and pillar intervals of 11.6 m x 10.0 m (for the major parts)
- Truck berths with capacity for 28 vehicles, and sufficient vertical transportation capability with 2 cargo elevators and 4 vertical conveyors
- Offers easy access to major expressways and convenient distribution to both central Nagoya and the wider region
- In proximity to the "Okazaki IC" on the Tomei Expressway

- In proximity to the National Route 1
- Approximately 3.5 km from the National Route 248
- Approximately 1.2 km from “Otogawa Station” on the Meitetsu Nagoya Main Line
- Within walking distance of the nearest station, with surrounding residential areas providing an advantage in securing labor

Property name		MJ Logipark Okazaki 1
Category		Logistics facilities
Type of specified assets		Real estate trust beneficiary interests
Anticipated Acquisition date		November 26, 2026
Anticipated Acquisition price		5,396,500,000 yen
Seller		Not disclosed (Note)
Overview of trust beneficiary interest	Trustee	Mitsubishi UFJ Trust and Banking Corporation
	Entrustment date	March 10, 2025
	Trust maturity date	March 31, 2034
Land	Ownership form	Proprietary ownership
	Location	17-5, Azakokake, Ohiracho, Okazaki, Aichi
	Land area	11,880.54 m²
	Zoning	Industrial district
	Floor-area ratio	200%
	Building coverage ratio	60%
Building	Ownership form	Proprietary ownership
	Construction date	September 12, 2023
	Total floor area	24,228.44 m²
	Structure/No. of stories	Reinforced Concrete/Steel-frame building with alloy-plated steel sheet roof/4-story building
	Property type	Warehouse
Collateral		Not applicable
Appraisal value		6,190,000,000 yen (as of October 31, 2026)
Real estate appraiser		Japan Real Estate Institute
Probable maximum loss (PML)		1.3% (obtained from the engineering report prepared by DAIWA REAL ESTATE APPRAISAL CO.,LTD.)
Property management company		CRE, Inc.
Details of the lease	Number of tenants	1
	Name of major tenant	Maruei New Wave Co.,Ltd.
	Annual rent	Not disclosed (Note)
	Tenant leasehold/security deposits	Not disclosed (Note)
	Total leased area	24,328.27 m²
	Total leasable area	24,328.27 m²
	Occupancy rate	100.0%
Special notes		・The logo of ”MJ Logipark” used in this property is a registered trademark (Trademark registration number 6024219). In order to use the logo as a property display etc., MEL has concluded a license

	agreement for the use of such Trademark with Mitsubishi Jisho Investment Advisors, Inc., which has a license to use the Trademark. Outline of the agreement is as follows: (1) Term: 5 years from April 7, 2021. Provided, however, that if the parties do not give written notice of their desire to terminate this Agreement by six months prior to the expiration date of the term of the agreement, the agreement shall be renewed for another two years under the same terms, and the same shall apply thereafter. (2) Licensed service: Management of real estate investment, etc. (3) Licensed territory: Japan (4) License fee: Free of charge

(Note) Not disclosed as consent has not been obtained.

(Thousands of yen)

Summary of appraisal report			
Property name	MJ Logipark Okazaki 1	Appraiser	Japan Real Estate Institute
Appraisal value	6,190,000	Valuation date	As of October 31, 2026

Items	Details	Outline
Appraisal value based on income method	6,190,000	Assessed using the direct capitalization method and the DCF method.
Appraisal value based on direct capitalization method	6,300,000	
(1) Operating Revenue (Effective gross income ①+②+③+④-⑤-⑥)	Not disclosed (Note)	
①Gross potential income Rental revenue, Common service charges	Not disclosed (Note)	
②Utility income	Not disclosed (Note)	
③Parking lot income	Not disclosed (Note)	
④Other income	Not disclosed (Note)	
⑤Losses due to vacancies	Not disclosed (Note)	
⑥Bad debt loss	Not disclosed (Note)	
(2) Operational expenses (⑦+⑧+⑨+⑩+⑪+⑫+⑬+⑭)	Not disclosed (Note)	
⑦Building maintenance costs	Not disclosed (Note)	
⑧Utility expenses	Not disclosed (Note)	
⑨Repair expenses	Not disclosed (Note)	
⑩Property tax	39,624	Assessed based on actual property tax amount.
⑪Property management fees	Not disclosed (Note)	
⑫Tenant soliciting fees etc.	Not disclosed (Note)	
⑬Insurance premiums	Not disclosed (Note)	
⑭Other expenses	Not disclosed (Note)	
(3) Net operating income (NOI: (1)-(2))	276,232	
(4) Earnings from temporary deposits	Not disclosed (Note)	
(5) Capital expenditure	6,318	Assessed based on the medium and long term repair and maintenance costs in the engineering report.
(6) Net cash flow (NCF: (3)+(4)-(5))	270,718	
(7) Capitalization rate	4.3%	Assessed based on a comprehensive consideration of factors such as the marketability of the target real estate, real estate investment market trends and others.
Appraisal value based on discounted cash flow method	6,080,000	
Discount rate	4.0%	Assessed by comprehensively taking into account characteristics unique to the property.
Terminal capitalization rate	4.5%	
Integrated value based on cost method	6,020,000	
Proportion of land	47.0%	
Proportion of building	53.0%	
Other matters for consideration by the appraiser		

(Note) Not disclosed as MEL holds information that is subject to confidentiality obligations with the lessees and such information can be used to calculate confidential information, and if the confidential information is disclosed, MEL may suffer damages for breaching its confidentiality obligations, which in turn could negatively impact the interests of unitholders.

4. Seller Profile

The company name has not been disclosed as the consent of the seller, which is a domestic company, has not been obtained. MEL and the Asset Management Company have no capital, personnel, or business relationship with the seller that should be noted. In addition, the seller does not fall under the category of an Interested party, etc. stipulated in the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended), or an Interested Party as set forth in the Rules Regarding Related-party Transactions of the Asset Management Company.

5. Status of the Seller

Not applicable as the New Property is not acquired from any parties related with MEL or the Asset Management Company.

6. Brokerage

Not applicable.

7. Outlook

There are no changes to MEL's forecasts of results for the fiscal period ending February 28, 2027 (September 1, 2026 to February 28, 2027) and fiscal period ending August 31, 2027 (March 1, 2027 to August 31, 2027) as noted in "Summary of Financial Results for the Fiscal Period Ended August 31, 2026 (REIT)" announced on October 19, 2026, since the effect of the acquisition is not material.

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/

■Mitsubishi Estate Group's Logistics Business

Beyond facility development and operation, the Mitsubishi Estate Group ("the Group") aims to become a "Logistics Network Developer," connecting logistics sites and diverse partners to optimize logistics networks.
Mitsubishi Estate, Tokyo Ryutsu Center, Mitsubishi Jisho Design, Mitsubishi Jisho Investment Advisors, and Mitsubishi Estate Logistics REIT Investment Corporation have together established an integrated framework covering land acquisition and development, operation and management, ownership and asset management.
Leveraging these strengths, the Group will connect three key components of its logistics network: "next-generation core logistics facilities" designed for advanced mobility and directly connected to expressway interchanges; logistics facilities under its flagship "Logicross" brand; and "Tokyo Ryutsu Center", a key logistics hub in the Tokyo metropolitan area. Together, they will form a resilient, sustainable logistics network supporting long-haul transportation, regional distribution, and last-mile delivery.
The Group's logistics facilities will also serve as real-world environments for testing and deploying innovative solutions. Through advanced mobility solutions, including autonomous driving, other innovative technologies, and collaboration with diverse partners, the Group will seek to improve efficiency in transportation, storage, and material handling, thereby creating new value in logistics.
Evolving from "developing and leasing facilities" to "connecting networks," the Group will continue to connect sites, people, and businesses to help build sustainable logistics infrastructure and create new value for the future of logistics.

<Attachments>

1. Surrounding Area Maps and Photographs of the New Property
2. Outline of the Building Inspection Reports

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1. Surrounding Area Map and Photograph of the New Property
MJ Logipark Okazaki 1





2. Outline of the Building Inspection Report

Category	Property Name	Building Inspection Reports				
		ER Inspection Company	Inspection Date	Cost of Short- term Repairs (thousands of yen) (Note 1)	Cost of Long-term Repairs (thousands of yen) (Note 2)	PML (%)
Logistics Facilities	MJ Logipark Okazaki 1	DAIWA REAL ESTATE APPRAISAL CO.,LTD.	October, 2026	-	103,504	1.3

(Note 1) “Cost of Short-term Repairs” includes the cost of urgent repairs and updating and repair work generally required within one year from the inspection date as shown in building inspection report.

(Note 2) “Cost of Long-term Repairs” includes the cost of updating and repair work required within 12 years from the inspection date as shown in the building inspection reports.