

For Immediate Release

Real Estate Investment Trust Securities Issuer
 1-6-5 Marunouchi, Chiyoda-ku, Tokyo
 Mitsubishi Estate Logistics REIT Investment Corporation
 Representative: Ken Takanashi, Executive Director
 (Securities Code: 3481)

Asset Management Company
 Mitsubishi Jisho Investment Advisors, Inc.
 Representative: Tetsuya Masuda, President & CEO
 Contact: Ken Takanashi, Executive Officer, 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 “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.	1,100 (Note 3)	Base interest rate +0.0700% (floating rate) (Note 4) (Note 5)	October 25, 2022	Borrowing based on the overdraft agreement dated August 13, 2018, entered into with the lender shown on the left	October 25, 2023	Paid in full upon maturity	Unsecured and non-guaranteed				
		1,800										
Long-term	Resona Bank, Ltd.	2,000	Base interest rate +0.1500% (floating rate) (Note 4) (Note 6)			October 25, 2022			Borrowing based on an individual term loan agreement dated October 21, 2022, entered into with each of the lenders shown on the left	October 25, 2025	Paid in full upon maturity	Unsecured and non-guaranteed
	Sumitomo Mitsui Banking Corporation (Green Loan) (Note 8)	1,000	0.33000% (fixed rate) (Note 7)							October 25, 2026		
	The Chiba Bank, Ltd. (Green Loan) (Note 8) Daiwa Next Bank, Ltd. The Yamagata Bank, Ltd. Daishi Hokuetsu Bank, Ltd. (Green Loan) (Note 8)	5,000	0.55625% (fixed rate) (Note 7)							October 25, 2027		
	The Yamagata Bank, Ltd.	1,000	0.65750% (fixed rate) (Note 7)							October 25, 2028		
	Daiwa Next Bank, Ltd.	1,000	0.76250% (fixed rate) (Note 7)							October 25, 2029		
	Mizuho Bank, Ltd. (Green Loan) (Note 8) Resona Bank, Ltd.	4,000	0.95125% (fixed rate) (Note 7)							October 25, 2031		
	The Norinchukin Bank (Note 9)	2,000	0.96125% (fixed rate) (Note 7)							October 25, 2032		
	Resona Bank, Ltd.	1,000	1.04375% (fixed rate) (Note 7)									
	Total		19,900	-	-		-	-		-		

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the debt financing, and has not been prepared for the purpose of soliciting investment. Investors are asked to ensure that they read the prospectus for the issuance of new investment units, as well as any amendments thereto, prepared by MEL before they invest and that they make decisions on investment at their own discretion.

- (Note 1) “Short-term” refers to borrowings due within one year from the borrowing date. “Long-term” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- (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) This Borrowing is a third-party allotment loan. MEL plans to repay it in full using the proceeds from the third-party allotment or cash reserves. Please refer to the press releases “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” dated October 14, 2022 and “Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units” dated October 19, 2022, for details of the third-party allotment and the proceeds from the third-party allotment.
- (Note 4) If the base interest rate is negative, it is calculated as 0.
- (Note 5) The first interest payment date is November 25, 2022. Thereafter, the interest payment date will be on the 25th 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 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 (<https://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- (Note 6) The first interest payment date is January 31, 2023. Thereafter, the interest payment date will be on the last day of January, April, July and October 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 TIBOR for three-month deposits announced by the JBA TIBOR Administration two business days before the borrowing date or the last date for the immediately preceding interest calculation period of the interest period. However, if the interest calculation period is less than three months, the base interest rate defined in the loan agreements will be applied according to the terms and conditions of the loan agreements.
- (Note 7) The first interest payment date is January 31, 2023. Thereafter, the interest payment date will be on the last day of January, April, July and October 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.
- (Note 8) The entire amounts of the Borrowings from Sumitomo Mitsui Banking Corporation, The Chiba Bank, Ltd., Daishi Hokuetsu Bank, Ltd., and Mizuho Bank, Ltd. will be procured as green loans (collectively “the Green Loans”). The Green Loans will be allocated to the acquisition of the specified assets which meet the eligibility criteria (“Green Eligible Assets”), LOGiSTA·Logicross Ibaraki Saito (A) and LOGiSTA·Logicross Ibaraki Saito (B), in accordance with the Green Finance Framework formulated by MEL. For details of our green finance framework (including Green Loans), please refer to the “Green Finance” page on the website of MEL.
<https://mel-reit.co.jp/en/esg/environment/greenfinance.html>
- (Note 9) The entire amount of the Borrowing from The Norinchukin Bank will be procured as a sustainability-linked loan (“Sustainability-Linked Loan”). Please refer to the press release “Conclusion of Sustainability-Linked Loan Agreement” dated October 21, 2022, for details of the Sustainability-Linked Loan.

2. Reason for the Borrowings

The net proceeds from the Borrowings, together with the net proceeds from the offering (the “Offering”) (Note 1) and cash on hand, will be used for the acquisition costs of the properties scheduled to be acquired on October 25, 2022 (the “Properties to be Acquired in October”) (Note 2), and related expenses.

(Note 1) Please refer to the press releases “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” dated October 14, 2022 and “Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units” dated October 19, 2022, for details of the Offering and the net proceeds from the Offering.

(Note 2) Please refer to the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants” dated October 14, 2022, for details of the Properties to be Acquired in October.

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

(1) Total Amount:

19,900 million yen

(2) Specific Purpose of Use:

The acquisition costs of the Properties to be Acquired in October and related expenses

(3) Scheduled Date:

October 25, 2022

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the debt financing, and has not been prepared for the purpose of soliciting investment. Investors are asked to ensure that they read the prospectus for the issuance of new investment units, as well as any amendments thereto, prepared by MEL before they invest and that they make decisions on investment at their own discretion.

4. Outstanding Debt Balance after the Borrowings

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings	Change
Short-term Borrowings	6,010	8,910	+2,900
Long-term Borrowings	74,064	91,064	+17,000
Total Borrowings	80,074	99,974	+19,900
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	82,074	101,974	+19,900

5. 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 30, 2022 (Japanese only) and “II. Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks” stated in the Securities Registration Statement filed on October 14, 2022 (Japanese only).

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

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the debt financing, and has not been prepared for the purpose of soliciting investment. Investors are asked to ensure that they read the prospectus for the issuance of new investment units, as well as any amendments thereto, prepared by MEL before they invest and that they make decisions on investment at their own discretion.