

September 12, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer
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 (Securities Code: 3481)

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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 (Note 2) | Borrowing Date | Borrowing Method | Repayment Date (Note 3) | Repayment Method | Collateral |
|-------------------|--------------------------|------------------------------------|---|--------------------|---|-------------------------|----------------------------|------------------------------|
| Long-term | The Bank of Fukuoka, Ltd | 900 | Base interest rate (Note 4) +0.220% (floating rate) | September 17, 2024 | Borrowing based on an individual term loan agreement dated September 12, 2024, entered into with the lender shown on the left | September 17, 2030 | Paid in full upon maturity | Unsecured and non-guaranteed |

Notes:

- “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.
- The first interest payment date is October 31, 2024. 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 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 three-month deposits announced by JBA TIBOR Administration (General Incorporated Association) 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. Please refer to JBA TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- 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.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of September 17, 2024.

| Category | Lender | Borrowing Amount (Millions of yen) | Interest Rate | Borrowing Date | Repayment Date (Note 2) | Repayment Method | Collateral |
|-----------|--------------------------|---------------------------------------|-------------------------|--------------------|----------------------------|----------------------------|------------------------------|
| Long-term | The Bank of Fukuoka, Ltd | 900 | 0.4288% (fixed rate) | September 14, 2017 | September 14, 2024 | Paid in full upon maturity | Unsecured and non-guaranteed |

Notes:

- Please refer to the press release "Notice Concerning Debt Financing" dated September 14, 2017.
- Although the original repayment date of the individual term loan agreement is September 14, 2024, which day is a non-business day, the actual repayment date is September 17, 2024 (the next business day).

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 Borrowing | After the Borrowing | Change |
|--|-------------------------|------------------------|--------|
| Short-term Borrowings (Note) | 5,500 | 5,500 | - |
| Long-term Borrowings | 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: "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/>