

September 11, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer
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 Mitsubishi Estate Logistics REIT Investment Corporation
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 (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	Drawdown Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	2,100	Base interest rate +0.0700% (floating rate) (Note 3) (Note 4)	September 19, 2023	Borrowing based on the overdraft agreement dated August 13, 2018, entered into with the lender shown on the left	September 19, 2024	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. 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) If the base interest rate is negative, it is calculated as 0.

(Note 4) The first interest payment date is October 19, 2023. 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 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 agreement will be applied according to the terms and conditions of the loan agreement. 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

The proceeds from the Borrowing will be used for the acquisition costs and related expenses of MJ Industrial Park Koriyama (Land) scheduled to be acquired on September 19, 2023. Please refer to the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest” announced today for details of MJ Industrial Park Koriyama (Land).

3. Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings	-	2,100	+2,100
Long-term Borrowings (Note)	98,684	98,684	-
Total Borrowings	98,684	100,784	+2,100
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	103,184	105,284	+2,100

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

4. Additional Information for Investors

With regard to the risks associated with the Borrowing, there have been no changes to “1. Fund Information, 1. Fund Status, 3. Investment Risks” stated in the Securities Report filed on May 30, 2023 (Japanese only).

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