

February 20, 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)

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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
Short-term	Mizuho Bank, Ltd.	700	Base interest rate (Note 4) +0.0700% (floating rate)	March 1, 2023	Borrowing based on the overdraft agreement dated August 13, 2018, entered into with the lender shown on the left	March 1, 2024	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- “Short-term” or “Short-term Borrowings” refers to borrowings due within one year from the borrowing date. The same shall apply hereinafter.
- The first interest payment date is April 1, 2023. Thereafter, the interest payment date will be on the first day 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 one-month deposits announced by JBA TIBOR Administration (General Incorporated Association) 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 (<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 March 1, 2023.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	700	Base interest rate +0.0700% (floating rate)	March 1, 2022	March 1, 2023	Paid in full upon maturity	Unsecured and non- guaranteed

Note: Please refer to the press release “Notice Concerning Debt Financing (including “Green Loan” and “Sustainability-Linked Loan”)” dated February 25, 2022.

## 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 November 29, 2022 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings	4,430	4,430	-
Long-term Borrowings (Note)	98,944	98,944	-
Total Borrowings	103,374	103,374	-
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	105,374	105,374	-

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

For more information about MEL, please visit:

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