

For Immediate Release

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

Asset Management Company
 Mitsubishi Jisho Investment Advisors, Inc.
 Representative: Haruhiko Araki, President & CEO
 Contact: Masaki Sakagawa, Executive Vice
 President, General Manager, Logistics REIT
 Management Department
 TEL: +81-3-3218-0030

Notice Concerning Prepayment of Bank Loan

Mitsubishi Estate Logistics REIT Investment Corporation (MEL) announces today that its asset management company, Mitsubishi Jisho Investment Advisors, Inc., made its decision to prepay a bank loan (the "Prepayment"), as outlined below:

1. Details of the Prepayment

- (1) Prepayment Amount
800 million yen
- (2) Prepayment Date
October 1, 2020
- (3) Source of Funds for Prepayment
Net proceeds from the third-party allotment (Note)

Note: Please refer to the press releases "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" dated Aug. 13, 2020, "Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units" dated Aug. 24, 2020 and "Notice Concerning Determination of the Number of New Investment Units to Be Issued through the Third-party Allotment" dated Sept. 25, 2020 for details of the net proceeds from the third-party allotment.

2. Details of the Bank Loan to be Prepaid

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	800	Base interest rate + 0.070% (floating rate)	Sept. 1 2020	Sept. 1, 2021	Paid in full upon maturity	Unsecured and nonguaranteed

Note: Please refer to the press release "Notice Concerning Debt Financing (including "Funding to Promote SDGs" from Sumitomo Mitsui Banking Corporation and "ESG Loan for J-REIT" from MUFG Bank, Ltd.)" dated Aug. 27, 2020 for details of the bank loan.

3. Impact on Forecasts

There are no changes to MEL's forecasts of results for the fiscal periods ending Feb. 28, 2021 (from Sept. 1, 2020 to Feb. 28, 2021) and Aug. 31, 2021 (from Mar. 1, 2021 to Aug. 31, 2021) stated in the press release "Notice Concerning Revisions to Forecast for the Fiscal Period Ending February 28, 2021, and Forecast for the Fiscal Period Ending August 31, 2021" announced on Aug. 13, 2020, since the Prepayment is included in the Assumption in such forecasts of results.

4. Additional Information for Investors

For the risks associated with the Prepayment, there have been no changes to "I. Fund Information, 1. Fund Status, 3. Investment Risks" stated in the Securities Report, filed on May 29, 2020 (Japanese only), and "II. Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks" stated in the Securities Registration Statement filed on Aug. 13, 2020 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Variance
Short-term Borrowings (Note 1)	3,550	2,750	(800)
Long-term Borrowings (Note 2)	44,824	44,824	-
Total Borrowings	48,374	47,574	(800)
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	48,374	47,574	(800)

Notes:

1. Short-term refers to borrowings due within one year from the borrowing date.
2. Long-term refers to borrowings due within a period longer than one year from the borrowing date.

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:

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