

August 13, 2020

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 Revisions to Forecast for the Fiscal Period Ending February 28, 2021, and  
 Forecast for the Fiscal Period Ending August 31, 2021

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) today revised its forecast for the fiscal period ending Feb. 28, 2021 (Sept. 1, 2020 to Feb. 28, 2021), as noted in “Summary of Financial Results for the Fiscal Period Ended February 29, 2020 (REIT),” dated Apr. 17, 2020, and announced its new forecast for the fiscal period ending Aug. 31, 2021 (Mar. 1, 2021 to Aug. 31, 2021). The revisions and calculations are described below. There is no change in the forecast for the fiscal period ending Aug. 31, 2020 (Mar. 1, 2020 to Aug. 31, 2020) as noted in “Summary of Financial Results for the Fiscal Period Ended February 29, 2020 (REIT),” dated Apr. 17, 2020.

1. Reasons for Revision and Announcement

A resolution was reached at MEL’s board of directors meeting held today concerning the issuance of new investment units to appropriate the portion of funds for acquiring the Five New Properties (as defined in “Assets Under Management” in the Attachment, “Forecast Assumptions for the Fiscal Periods Ending Feb. 28, 2021 and Aug. 31, 2021.”). The forecast of operating results for the fiscal period ending Feb. 28, 2021, announced on Apr. 17, 2020, has been revised due to changes in the assumptions underlying the calculation of estimated operating revenues, which are expected to change by 10% or more, and estimated distributions per unit, which are expected to change by 5% or more.

In addition, MEL is announcing a new forecast of operating results for the fiscal period ending Aug. 31, 2021, based on these assumptions.

2. Revised Forecast for the Fiscal Period Ending Feb. 28, 2021, and Announcement of Forecast for the Fiscal Period Ending Aug. 31, 2021

(1) Details of the Revised Forecast for the Fiscal Period Ending Feb. 28, 2021 (9th fiscal period) (Sept. 1, 2020 to Feb. 28, 2021)

	Operating Revenues (Millions of yen)	Operating Income (Millions of yen)	Ordinary Income (Millions of yen)	Net Income (Millions of yen)	Distributions per Unit (including SCD) (Yen)	Distributions per Unit (excluding SCD) (Yen)	SCD per Unit (Yen)
Previously Announced Forecast (A)	3,375	1,694	1,617	1,616	5,968	5,286	682
Revised Forecast (B)	4,222	2,182	2,041	2,040	6,520	5,857	663
Net Change (C) ((B)-(A))	847	488	423	423	552	571	(19)
Rate of Change (C) / (A)	25.1%	28.8%	26.2%	26.2%	9.2%	10.8%	(2.8)%

\*SCD stands for the “Surplus Cash Distributions.”

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the revisions to the forecast for the fiscal period ending February 28, 2021, and forecast for the fiscal period ending August 31, 2021, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (hereinafter referred to as the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered or sold, publicly or otherwise, in the United States.

**(2) Details of the Forecast for the Fiscal Period Ending Aug. 31, 2021 (10th fiscal period) (Mar. 1, 2021 to Aug. 31, 2021)**

	Operating Revenues (Millions of yen)	Operating Income (Millions of yen)	Ordinary Income (Millions of yen)	Net Income (Millions of yen)	Distributions per Unit (including SCD) (Yen)	Distributions per Unit	
						(excluding SCD) (Yen)	SCD per Unit (Yen)
Forecast for the Fiscal Period Ending Aug. 31, 2021 (10th fiscal period)	4,215	2,080	1,978	1,977	6,438	5,677	761

**(Reference)**

Fiscal period ending Feb. 28, 2021: Expected number of investment units outstanding at the end of the period: 348,315 units;  
Expected Net income per unit: 5,857 yen

Fiscal period ending Aug. 31, 2021: Expected number of investment units outstanding at the end of the period: 348,315 units;  
Expected Net income per unit: 5,677 yen

**Notes:**

- The forecast information is calculated based on the assumptions described in the Attachment, "Forecast Assumptions for the Fiscal Periods Ending Feb. 28, 2021 and Aug. 31, 2021". Actual operating revenues, operating income, ordinary income, net income, distributions per unit (including surplus cash distributions), distributions per unit (excluding surplus cash distributions) and surplus cash distributions per unit may vary due to acquisitions or dispositions of properties etc., changes in rent revenues attributable to tenant replacements etc., changes in the property management environment due to unexpected repairs etc., changes in interest rates, the actual number of new units issued and the issue price of such units, or the issuance of additional investment units etc. These forecasts should not be deemed a commitment or guarantee of the amount of cash distributions and surplus cash distributions.
- These forecasts may be revised if a substantial variation from the current forecast information is anticipated.
- The figures are rounded down to the nearest million yen or yen, and ratios are rounded to the nearest tenth.

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 revisions to the forecast for the fiscal period ending February 28, 2021, and forecast for the fiscal period ending August 31, 2021, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (hereinafter referred to as the "Securities Act"). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered or sold, publicly or otherwise, in the United States.

【Attachment】

Forecast Assumptions for the Fiscal Periods Ending Feb. 28, 2021 and Aug. 31, 2021

Items	Assumption																																				
Accounting Period	<ul style="list-style-type: none"> <li>➤ Fiscal period ending Feb. 28, 2021 (9th fiscal period): From Sept. 1, 2020 to Feb. 28, 2021 (181 days)</li> <li>➤ Fiscal period ending Aug. 31, 2021 (10th fiscal period): From Mar. 1, 2021 to Aug. 31, 2021 (184 days)</li> </ul>																																				
Assets Under Management	<ul style="list-style-type: none"> <li>➤ It is assumed that MEL will acquire the real estate trust beneficiary interests in five new properties (the “Five New Properties”) (Note) on Sept. 1, 2020, in addition to its 15 properties (the “Current Properties”) it holds as of today. For details about the Five New Properties, please refer to the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants,” dated today. It is also assumed that there will be no change in the operational status of the properties held after the scheduled acquisitions on Sept. 1, 2020, up until Aug. 31, 2021. Changes include acquisitions of new properties and dispositions of existing properties. &lt;Five New Properties&gt; Logicross Osaka (60% co-beneficiary interest), Logicross Nagoya Kasadera (60% co-beneficiary interest), LOGIPORT Osaka Taisho (17.5% additional co-beneficiary interest), MJ Logipark Kazo 2 and MJ Logipark Sendai 1 (Note) With regard to LOGIPORT Osaka Taisho, we will acquire an additional 17.5% co-beneficiary interest, and the number of properties is shown with this additional acquisition as one property.</li> <li>➤ The actual results may change due to the acquisition of new properties in addition to Five New Properties or the disposition of existing properties, etc.</li> </ul>																																				
Operating Revenues	<ul style="list-style-type: none"> <li>➤ Operating rental revenues take into account factors such as market trends and the competitiveness, etc. of each property based on information provided by the current owner of the Five New Properties and operating results for the Current Properties held by Mitsubishi Jisho Investment Advisors, Inc. (the “Asset Management Company”)</li> <li>➤ It is assumed that tenants will not be delinquent on or withhold rental payments.</li> <li>➤ It is assumed that there is no gain or loss on sale of real estate.</li> </ul>																																				
Operating Expenses	<ul style="list-style-type: none"> <li>➤ Main items regarding operating expenses are as follows: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th></th> <th colspan="2" style="text-align: center;">(Millions of yen)</th> </tr> <tr> <th></th> <th style="text-align: center;">Fiscal Period Ending Feb. 28, 2021</th> <th style="text-align: center;">Fiscal Period Ending Aug. 31, 2021</th> </tr> </thead> <tbody> <tr> <td>Total Operating Rental Expenses</td> <td style="text-align: right;">1,552</td> <td style="text-align: right;">1,617</td> </tr> <tr> <td>Facility Management Fee</td> <td style="text-align: right;">132</td> <td style="text-align: right;">131</td> </tr> <tr> <td>Property Management Fee</td> <td style="text-align: right;">25</td> <td style="text-align: right;">25</td> </tr> <tr> <td>Utilities Cost</td> <td style="text-align: right;">135</td> <td style="text-align: right;">129</td> </tr> <tr> <td>Repair and Maintenance</td> <td style="text-align: right;">87</td> <td style="text-align: right;">52</td> </tr> <tr> <td>Property Taxes</td> <td style="text-align: right;">314</td> <td style="text-align: right;">418</td> </tr> <tr> <td>Depreciation</td> <td style="text-align: right;">770</td> <td style="text-align: right;">780</td> </tr> <tr> <td>Total General and Administrative Expenses</td> <td style="text-align: right;">488</td> <td style="text-align: right;">518</td> </tr> <tr> <td>Asset Management Fee</td> <td style="text-align: right;">348</td> <td style="text-align: right;">368</td> </tr> <tr> <td>Sponsor Support Fee</td> <td style="text-align: right;">70</td> <td style="text-align: right;">71</td> </tr> </tbody> </table> </li> <li>➤ Of operating rental expenses, which is the main operating expense, expenses except depreciation are calculated by taking into account various factors based on historical data provided by the current owner etc., in the case of the Five New Properties, and historical data after acquisition in the case of the Current Properties.</li> <li>➤ Property taxes and city planning taxes are generally included in the purchase price of properties on a pro-rata basis of the calendar year and will begin to be expensed from the following calendar year. Accordingly, property taxes and city planning taxes for the Five New Properties will be expensed starting from the fiscal period ending Aug. 31, 2021.</li> <li>➤ For building repair expenses, the amount assumed to be necessary for each property is based on</li> </ul>		(Millions of yen)			Fiscal Period Ending Feb. 28, 2021	Fiscal Period Ending Aug. 31, 2021	Total Operating Rental Expenses	1,552	1,617	Facility Management Fee	132	131	Property Management Fee	25	25	Utilities Cost	135	129	Repair and Maintenance	87	52	Property Taxes	314	418	Depreciation	770	780	Total General and Administrative Expenses	488	518	Asset Management Fee	348	368	Sponsor Support Fee	70	71
	(Millions of yen)																																				
	Fiscal Period Ending Feb. 28, 2021	Fiscal Period Ending Aug. 31, 2021																																			
Total Operating Rental Expenses	1,552	1,617																																			
Facility Management Fee	132	131																																			
Property Management Fee	25	25																																			
Utilities Cost	135	129																																			
Repair and Maintenance	87	52																																			
Property Taxes	314	418																																			
Depreciation	770	780																																			
Total General and Administrative Expenses	488	518																																			
Asset Management Fee	348	368																																			
Sponsor Support Fee	70	71																																			

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the revisions to the forecast for the fiscal period ending February 28, 2021, and forecast for the fiscal period ending August 31, 2021, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (hereinafter referred to as the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered or sold, publicly or otherwise, in the United States.

	<p>the repair and maintenance plans of the Asset Management Company. However, repair expenses may differ substantially from the anticipated amount due to unexpected factors.</p>
Non-operating Expenses	<ul style="list-style-type: none"> <li>➤ For the fiscal period ending Feb. 28, 2021, it is assumed that 141 million yen will be incurred as non-operating expenses, which includes 97 million yen for interest expenses and other debt-related costs, 6 million yen as amortization of organization expenses and 37 million yen in relation to the offerings of the new investment units.</li> <li>➤ For the fiscal period ending Aug. 31, 2021, it is assumed that 101 million yen will be incurred as non-operating expenses, which includes 97 million yen for interest expenses and other debt-related costs and 4 million yen as amortization of organization expenses.</li> </ul>
Interest-bearing Debt	<ul style="list-style-type: none"> <li>➤ The balance of MEL's interest-bearing debt on an accounting basis as of today is 35,374 million yen.</li> <li>➤ It is assumed that, on Sept. 1, 2020, MEL will obtain a loan of up to 13,600 million yen for the purpose of allocating a portion of such funds to acquire the Five New Properties described in "Assets Under Management" above. In addition, it is assumed that, MEL will obtain a third-party allotment loan of 800 million yen on Sept. 1, 2020 for the purpose of allocating a portion of such funds to acquire the Five New Properties, which it plans to repay in full using the proceeds from the third-party allotment or cash reserves.</li> <li>➤ It is assumed that 950 million yen in short-term borrowings due on Oct. 9, 2020 will be refinanced in full.</li> <li>➤ As a result, the total expected amount of interest-bearing debt at the end of the fiscal periods ending Feb. 28, 2021 and Aug. 31, 2021 is estimated to be 48,974 million yen and 47,674 million yen, respectively.</li> <li>➤ LTV at the end of the fiscal periods ending Feb. 28, 2021 and Aug. 31, 2021 is estimated to be 32.1% and 31.5%, respectively. For LTV calculation, please refer to the following formula. The ratios are rounded to the nearest tenth: LTV (%) = interest-bearing debt / total assets × 100 (%)</li> <li>➤ However, the total expected amount of interest-bearing debt and the actual LTV may differ considerably from this assumption, depending on the final number of investment units to be issued and the final issue amount.</li> </ul>
Investment Units	<ul style="list-style-type: none"> <li>➤ It is assumed that, in addition to the 305,815 investment units that are issued and outstanding as of today, all of the 42,500 investment units to be newly issued, which will comprise 40,500 investment units to be issued through a primary offering based on a resolution of MEL's board of directors adopted at a meeting held today and 2,000 investment units (maximum) through a third-party allotment, will be issued.</li> <li>➤ In addition to the above, it is assumed that there will be no change to the number of investment units through new issuance of investment units by the end of the fiscal period ending Aug. 31, 2021 or by other means.</li> <li>➤ Distributions per unit (excluding surplus cash distributions) and surplus cash distributions per unit for the fiscal periods ending Feb. 28, 2021 and Aug. 31, 2021 are calculated based on 348,315 investment units, which is the total number of investment units expected to be issued and outstanding at the end of the fiscal periods ending Feb. 28, 2021 and Aug. 31, 2021, including 42,500 investment units, which is the maximum number of the investment units to be newly issued according to the above.</li> </ul>
Distributions Per Unit (excluding surplus cash distributions)	<ul style="list-style-type: none"> <li>➤ Distributions per unit (excluding surplus cash distributions) are calculated based on the assumption that the distributions will be distributed in accordance with the distribution policy of the Articles of Incorporation of MEL.</li> <li>➤ Distributions per unit (excluding surplus cash distributions) may change due to various factors including any additional acquisitions or dispositions of properties, changes in rent revenues attributable to tenant replacements, changes in the property management environment including unexpected repair etc.</li> </ul>
Surplus Cash Distributions Per Unit	<ul style="list-style-type: none"> <li>➤ Surplus cash distributions per unit are calculated based on the assumption that the cash distributions will be distributed in accordance with the fund distribution policy of the Articles of Incorporation of MEL. It is assumed that the surplus cash distributions (on an ongoing basis) in the fiscal period ending Feb. 28, 2021 will be 231 million yen, assuming that an amount equivalent to 30% of depreciation of the period will be distributed. For the fiscal period ending Aug. 31, 2021,</li> </ul>

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the revisions to the forecast for the fiscal period ending February 28, 2021, and forecast for the fiscal period ending August 31, 2021, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (hereinafter referred to as the "Securities Act"). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered or sold, publicly or otherwise, in the United States.

<p style="text-align: center;">Surplus Cash Distributions Per Unit</p>	<p>the amount of distributions per unit (excluding surplus cash distributions) is expected to temporarily decrease due to a temporary decline in operating rental revenues. It is therefore assumed that 234 million yen as ongoing surplus cash distributions (an amount equivalent to 30% of depreciation of the period) and 31 million yen as surplus cash distributions on a one-time basis (an amount equivalent to 4.0% of depreciation of the period) will be distributed for the purpose of equalizing the amount of distributions per unit (including surplus cash distributions). These are investment refunds categorized as a distribution from unitholders' capital for tax purposes and there are no refunds from the distribution of the allowance for temporary difference adjustments.</p> <ul style="list-style-type: none"> <li>➤ The amount of depreciation expenses may change depending on the amount of total assets under management, ancillary costs, capital expenditure, the allocation method of purchase price for each asset and depreciable life, etc. Surplus cash distributions, which will be based on the amount of depreciation expenses, may change accordingly.</li> <li>➤ MEL may implement cash distributions in excess of the distributable amount to unitholders based on the financial statements related to cash distribution approved under the Act on Investment Trusts and Investment Corporations (Act No. 198 of June 4, 1951, as amended) if the board of directors of MEL deems such distribution to be appropriate (1) in light of the economic environment, real estate market, lease market or other trends; (2) when the amount of income fails to meet the amount equivalent to 90% of distributable income; (3) when the distribution amount fails to meet the requirements for the Special Provisions for Taxation on Investment Corporations; or (4) in other ways to maximize the interests of unitholders. When MEL implements cash distributions in excess of the distributable amount, the distribution is limited to the total amount of income for the relevant operating period and the amount set forth under laws and ordinances (including the rules of the Investment Trusts Association, Japan, etc.).</li> <li>➤ Currently, MEL intends to target a level of surplus cash distributions on an ongoing basis at an amount equivalent to approximately 30% of the depreciation expense for the relevant fiscal period.</li> </ul> <p>Furthermore, to maintain the stability of MEL's distributions per unit in the event that the amount of distributions per unit temporarily decreases due to a series of financing activities such as the issuance of new investment units (including investment unit third-party allotment) or large scale repair and maintenance, which may result in a temporary dilution of investment units or incurrence of large expenses, MEL may make distributions as one-time surplus cash distributions. However, MEL may decide not to make any surplus cash distributions in a fiscal period based on a consideration of factors such as economic or real estate market conditions, MEL's financial condition or the amount of anticipated profitability, which includes capital gains in connection with property dispositions.</p> <ul style="list-style-type: none"> <li>➤ In addition, in the event that MEL needs to allocate its cash to emergency capital expenditures for unexpected damages on MEL's assets, etc., surplus cash distributions per unit may be reduced. In order to continue stable financial management, MEL does not plan to pay surplus cash distributions where such payment would cause the Appraisal LTV (Note), as defined below, to exceed 60%.</li> </ul> <p>(Note) Appraisal LTV (%) = A / B (%)</p> <p>A = Total interest-bearing liabilities on the balance sheet for the relevant fiscal period (excluding consumption tax loans) + Reversal from security deposit reserves (excluding cases where security deposits are refunded according to leasing agreements with tenants)</p> <p>B = Total assets on the balance sheet for the relevant fiscal period – Book value after depreciation of real estate held in the relevant fiscal period + Total appraisal value of real estate held in the fiscal period in question – Total cash distributions to be paid in the following operating period – Total surplus cash distributions to be paid in the following operating period</p>
<p style="text-align: center;">Others</p>	<ul style="list-style-type: none"> <li>➤ It is assumed that no revision that will have an impact on the forecast information above will be made with regard to the laws and regulations, tax system, accounting standards, listing rules of the Tokyo Stock Exchange and rules of the Investment Trusts Association, Japan, etc.</li> <li>➤ It is assumed that no unexpected material change will arise in overall economic trends and real estate market conditions, etc.</li> </ul>

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the revisions to the forecast for the fiscal period ending February 28, 2021, and forecast for the fiscal period ending August 31, 2021, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (hereinafter referred to as the "Securities Act"). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered or sold, publicly or otherwise, in the United States.