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For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today its decision 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	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Short-term	MUFG Bank	200	Base interest rate + 0.090% (floating rate) (Note 3) (Note 4)	Oct. 9, 2020	Borrowing based on the overdraft agreement dated Sept. 12, 2017, entered into with the lender shown on the left	Oct. 9, 2021	Paid in full upon maturity	Unsecured and non-guaranteed
Long-term	Shinkin Central Bank	750	Base interest rate + 0.230% (fixed rate) (Note 3) (Note 5)		Borrowing based on an individual term loan agreement dated Oct. 6, 2020, entered into with the lenders shown on the left	Oct. 9, 2025		

Notes:

- Short-term refers to borrowings due within one year from the borrowing date. Long-term refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- 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.
- The first interest payment date is Nov. 9, 2020. Thereafter, the interest payment date will be on the 9th of every month 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 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) two business days before the last date for the immediately preceding interest calculation period of the borrowing date or the 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 the JBA TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- The first interest payment date is Oct. 31, 2020. Thereafter, the interest payment date will be on the last day of Jan., Apr., Jul. and Oct. 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 is the swap offered rate corresponding to each borrowing period displayed on Page 9154 of the REUTERS Screen as of two business days before the borrowing date. The interest rates will be determined on Oct. 7, 2020. MEL will announce the details once determined.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowings with a repayment date of Oct. 9, 2020.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	MUFG Bank	200	Base interest rate + 0.070% (floating rate)	Oct. 9, 2019	Oct. 9, 2020	Paid in full upon maturity	Unsecured and non-guaranteed
	Shinkin Central Bank	750					

3. Additional Information for Investors

For the risks associated with the Borrowings, 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 Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Variance
Short-term Borrowings	2,750	2,000	(750)
Long-term Borrowings	44,824	45,574	+750
Total Borrowings	47,574	47,574	±0
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	47,574	47,574	±0

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

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