

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

MEL Receives Building-Housing Energy-Efficiency Labeling System (BELS) Certification

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced that MEL has received a certification of the Building-Housing Energy-Efficiency Labeling System (“BELS”) for three of its properties, LOGIPORT Sagamihara and LOGIPORT Osaka Taisho. BELS is a system to assess energy conservation performances of buildings.

Details are outlined below:

1. Overview of BELS

Japan’s Ministry of Land, Infrastructure, Transport and Tourism (MLIT) enacted the Assessment Guideline for Indication of Energy Saving Capabilities of Non-residential Buildings in 2013 to improve energy conservation in Japan and to indicate applicable energy-related information in various circumstances, including the real estate market. BELS uses an evaluation method that complies with the Amendment of Energy Conservation Standards (enforced April 1, 2014). BELS is evaluated by third-party evaluators based on a variety of measurements. Ratings are given according to a scale (one star “★” to five stars “★★★★★”).

A Net Zero Energy Building (“ZEB”) is a building that aims at zero energy balance with considerably reduced annual energy consumption by saving as much energy as possible via better heat insulation, solar shading, natural energy and high-efficiency equipment, coupled with creating energy by photovoltaic power generation (or other energy generating methods), while maintaining a comfortable environment. In addition, in the BELS certification system, it is possible to obtain certification according to the level of ZEB, and based on the primary energy consumption level of buildings, ZEB (energy savings of 100% or more), Nearly ZEB (energy savings of at least 75%), ZEB Ready (energy savings of greater than 50%). It is evaluated in 3 stages.

2. Properties that Received BELS Certification

Property Name	Location	Assessment Grades	ZEB Certification	Evaluation Date
LOGIPORT Sagamihara	Sagamihara, Kanagawa	★★★★	-	Dec. 22, 2020
LOGIPORT Osaka Taisho	Osaka, Osaka	★★★★★	ZEB Ready	Dec. 22, 2020

Evaluator: JAPAN ERI CO., LTD.

3. MEL’s Future Initiatives

MEL is committed to endeavoring to enhance consideration towards the environment, social contributions and corporate governance to improve the sustainability of society. We recognize that this is an important social responsibility for a listed enterprise to assume, and also believe that it is essential for maximizing our unitholder value.

To put our commitment into practice based on the above recognition MEL strives to invest in environmentally friendly logistics facilities, and will continue to focus on maximizing the energy efficiency of our properties, as well as contribution actions to the local communities.

 **Mitsubishi Estate Logistics REIT Investment Corporation**

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

This is the English translation of the announcement in Japanese dated December 23, 2020.

However, no assurance or warranties are given for the completeness or accuracy of this English translation.