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For Immediate Release

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

Asset Management Company  
Mitsubishi Jisho Investment Advisors, Inc.  
Representative: Tetsuya Masuda, President & CEO  
Contact: Takuya Yokota, General Manager, Logistics REIT  
Management Department  
TEL: +81-3-3218-0030

### Notice Concerning Debt Financing (“Green Loan”)

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today that it has decided to obtain debt financing (the “Borrowings”), as outlined below:

#### 1. Details of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method	Collateral
Long-term	Mitsubishi UFJ Trust and Banking Corporation (Green Loan) (Note 3) (Note 4)	2,820	Base interest rate +0.3600% (Floating rate) (Note 5)(Note 6)	September 16, 2025	Borrowing based on an individual term loan agreement dated September 11, 2025, entered into with the lender shown on the left	September 16, 2036	Paid in full upon maturity	Unsecured and non- guaranteed
	The Norinchukin Bank (Green Loan) (Note 4)	800	Base interest rate +0.2400% (Floating rate) (Note 5)(Note 6)			September 16, 2031		

Notes:

- “Long-term” or “Long-term Borrowings” 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.
- The borrowing is made through the Jointly - Managed Designated Money Trust (“Green J-REIT Trust”) formed by Mitsubishi UFJ Trust and Banking Corporation. The Green J-REIT Trust aims to achieve a yield higher than the interest rate on deposits in short-term investments by investing in long-term loan claims on J-REITs with high creditworthiness that limits the use of funds to green building acquisitions and development funds, etc., and continuously soliciting short-term (3 months) investment funds. Green J-REIT Trust has been assigned an AA(fp) rating for its fund portfolio rating and a Green1(F) rating for its overall green finance framework assessment by Japan Credit Rating Agency, Ltd. (JCR). For details of the ratings, please refer to the JCR’s website (<https://www.jcr.co.jp/en/>).
- The entire amounts of long-term borrowing from Mitsubishi UFJ Trust and Banking Corporation will be procured as green loan (“the Green Loan”). The Green Loan will be allocated to the repayment of the borrowing for a part of the acquisition cost for the specified assets which meet the eligibility criteria (“Green Eligible Assets”) in accordance with the Green Finance Framework formulated by MEL. The Green Eligible Assets for each loan are as follows.  
The borrowing from Mitsubishi UFJ Trust and Banking Corporation : LOGIPORT Osaka Taisho(Initial acquisition of 20%), MJ Logipark Kasugai 1, MJ Logipark Nishinomiya 1, Logicross Fukuoka Hisayama, LOGIPORT Sagamihara, LOGIPORT Hashimoto, MJ Logipark Fukuoka 1, MJ Logipark Osaka 1, MJ Logipark Kazo 1 and Logicross Osaka Katano  
The borrowing from The Norinchukin Bank : Logicross Kobe Sanda and Logicross Atsugi  
For details of our Green Finance Framework (including Green Loans), please refer to the “Green Finance” page on the website of MEL.  
<https://mel-reit.co.jp/en/esg/environment/greenfinance.html>
- The first interest payment date is October 31, 2025. Thereafter, the interest payment date will be on the last day of January, April, July and October 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 interest 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 three-month deposits announced by JBA TIBOR Administration (General Incorporated Association) two business days before the borrowing date or the last date for the immediately preceding interest calculation period of the interest period. However, if the interest calculation period is less than three months, the base interest rate defined in the loan agreement will be applied according to the terms and conditions of the loan agreement. Please refer to JBA TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.

6. If the base interest rate is negative, it is calculated as 0.

## 2. Rationale for the Borrowings

Proceeds from the Borrowings will be applied to the repayment of the long-term borrowings with a repayment date of September 16, 2025, prepayment of the long-term borrowing with a repayment date of October 9, 2025 and partial prepayment of the short-term borrowing with a repayment date of April 21, 2026. Details of the borrowings to be repayments are as follows.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	MUFG Bank, Ltd.	620	0.4675% (fixed rate)	September 14, 2017	September 14, 2025 (Note 2)	Paid in full upon maturity	Unsecured and non-guaranteed
	The Norinchukin Bank	800	0.3950% (fixed rate)	September 14, 2018			
	MUFG Bank, Ltd.	200	0.2160% (fixed rate)	October 9, 2019	October 9, 2025 (Note 3)		
Short-term (Note 4)	MUFG Bank, Ltd.	3,000 (Note 5)	Base interest rate +0.1700% (floating rate)	April 21, 2025	April 21, 2026 (Note 3)		

Notes:

1. Please refer to the press release “Notice Concerning Debt Financing” dated September 14, 2017, “Notice Concerning Debt Financing” dated September 11, 2018, “Notice Concerning Debt Financing (including “ESG Loan for J-REIT” from MUFG Bank, Ltd.)” dated October 4, 2019 and “Notice Concerning Debt Financing” dated April 17, 2025 for the details of the borrowings.
2. Although the original repayment date of the individual term loan agreement is September 14, 2025, which day is a non-business day, the actual repayment date is September 16, 2025 (the next business day).
3. The prepayment is set to be executed on September 16, 2025. Please refer to the press release “Notice Concerning Prepayment of Bank Loan” dated September 1, 2025 for the details of the prepayment.
4. “Short-term” or “Short-term Borrowings” refers to borrowings due within one year from the borrowing date.
5. Borrowing amount after the prepayment will be 1,000 million yen.

## 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 May 29, 2025 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings	9,670	7,670	(2,000)
Long-term Borrowings	108,549	110,549	+2,000
Total Borrowings	118,219	118,219	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	122,719	122,719	-

This is the English translation of original Japanese documents and is provided solely for information purposes. If there are any discrepancies between the translation and the Japanese original, the latter shall prevail.

For more information about MEL, please visit:

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