

September 18, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing ("Green Loan") and Prepayment of Bank Loan

Mitsubishi Estate Logistics REIT Investment Corporation ("MEL") announces today that it has decided to obtain debt financing (the "Borrowings"), and prepay a bank loan (the "Prepayments") 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 2) | Repayment Method | Collateral |
|----------------------|---|--|--|--------------------|--|-------------------------------|----------------------------|------------------------------|
| Long-term | SBI Shinsei Bank, Limited (Green Loan) (Note 3) | 600 | Base interest rate +0.1450% (floating rate) (Note 4,6) | September 22, 2025 | Borrowing based on the individual term loan agreement dated September 18, 2025, entered into with the lender shown on the left | September 22, 2028 | Paid in full upon maturity | Unsecured and non-guaranteed |
| | | 2,100 | 1.19250% (fixed rate) (Note 5) | | | | | |
| | The Keiyo Bank, Ltd. (Green Loan) (Note 3) | 1,000 | 1.35875% (fixed rate) (Note 5) | | | September 22, 2030 | | |

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 either the following business day if the date falls on a non-business day or the preceding business day if the date would fall in the next calendar month.
- The entire amounts of long-term borrowing from SBI Shinsei Bank, Limited and The Keiyo Bank, Ltd. 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"), Logicross Osaka Katano, in accordance with the Green Finance Framework formulated by MEL. 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.
- 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.
- If the base interest rate is negative, it is calculated as 0.

2. Rationale for the Borrowings and Details of the Prepayments

Proceeds from the Borrowings will be applied to the Prepayments. Details of the Prepayments are as follows.

(1) Prepayment Amount

3,700 million yen

(2) Prepayment Date

September 22, 2025

(3) Details of the Bank Loans to be prepaid

| Category (Note 2) | Lender | Original Borrowing Amount (Millions of yen) | Borrowing Amount After the Prepayment (Millions of yen) | Interest Rate | Borrowing Date | Repayment Date | Repayment Method | Collateral |
|----------------------|-------------------|---|--|---|-------------------|-------------------|----------------------------------|-------------------------------------|
| Short-term | Mizuho Bank, Ltd. | 5,100 | 2,400 | Base interest rate +0.0700% (floating rate) | April 21, 2025 | April 21, 2026 | Paid in full upon maturity | Unsecured and non- guaranteed |
| | MUFG Bank, Ltd. | 1,000 | - | Base interest rate +0.1700% (floating rate) | | | | |

Notes:

- Please refer to the press release “Notice Concerning Debt Financing” dated April 17, 2025.
- “Short-term” or “Short-term borrowings” refers to borrowings due within one year from the borrowing date. The same shall apply hereinafter.

3. Impact on Forecasts

There are no changes to MEL’s forecasts of results for the fiscal periods ending February 28, 2026 (19th Fiscal Period) stated in “Summary of Financial Results for the Fiscal Period Ended February 28, 2025 (REIT)”, announced on April 17, 2025, since the impact of the Borrowings and the Prepayments is not material.

4. Additional Information for Investors

For the risks associated with the Borrowing and 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, 2025 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing and the Prepayment

(Unit: Millions of yen)

| | Before the Borrowing and the Prepayment | After the Borrowing and the Prepayment | Change |
|--|--|---|---------|
| Short-term Borrowings | 7,670 | 3,970 | (3,700) |
| Long-term Borrowings | 110,549 | 114,249 | +3,700 |
| 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/>