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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 "Borrowing"), as outlined below:

1. Details of the Borrowing

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate (Note 2)	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method	Collateral
Long-term	Resona Bank, Ltd. (Green Loan) (Note 3)	2,000	Base interest rate +0.2550% (floating rate) (Note 4)(Note 5) (Note 6)	October 27, 2025	Borrowing based on an individual term loan agreement dated October 23, 2025, entered into with the lender shown on the left	October 27, 2030	Paid in full upon maturity	Unsecured and non- guaranteed

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 entire amounts of long-term borrowing 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 Yokohama Kohoku, LOGISTA· Logicross Ibaraki Saito(A), LOGISTA· Logicross Ibaraki Saito(B), MJ Logipark Inzai 1, MJ Logipark Takatsuki 1 and MJ Logipark Higashi Osaka 1 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 January 31, 2026. 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 repayment date would fall in the next calendar month.
- The loan from Resona Bank, Limited. is deemed to meet the requirements for eligible investments and loans disclosed under the "Fund-Provisioning Measure to Support Financing for Climate Change Responses" by the Bank of Japan. It is planned to receive funding through the Bank of Japan's "Operations to Support Financing for Responses to Climate Change (hereinafter, "Climate Change Operations")." The interest rate for the loan will be based on the rate stipulated in the basic policy of the Climate Change Operations. If the loan becomes partially or wholly non-compliant with the eligibility requirements during the loan period, or if the Bank of Japan discontinues the Climate Change Operations and stops providing rates, the interest rate for the loan thereafter will be based on the three-month Japanese yen TIBOR published by the General Incorporated Association JBA TIBOR Administration two business days before the borrowing date or the last date for the immediately preceding interest calculation period of the interest period. Please refer to JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- If the base interest rate is negative, it is calculated as 0.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of October 27, 2025.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	Resona Bank, Ltd.	2,000	Base interest rate +0.1500% (floating rate)	October 25, 2022	October 25, 2025 (Note 2)	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- Please refer to the press release “Notice Concerning Debt Financing” dated October 21, 2022.
- Although the original repayment date of the individual term loan agreement is October 25, 2025, which day is a non-business day, the actual repayment date is October 27, 2025 (the next business day).

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 (Note)	3,970	3,970	-
Long-term Borrowings	114,249	114,249	-
Total Borrowings	118,219	118,219	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	122,719	122,719	-

Note: “Short-term Borrowings” refers to borrowings due within one year from the borrowing date.

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/>