

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 Prepayment of Bank Loan

Mitsubishi Estate Logistics REIT Investment Corporation (MEL) announces that its asset management company, Mitsubishi Jisho Investment Advisors, Inc., made its decision to prepay a bank loan (the “Prepayment”), as outlined below:

1. Details of the Prepayment

- (1) Prepayment Amount
370 million yen
- (2) Prepayment Date
December 22, 2025
- (3) Source of Funds for Prepayment
Cash on hand

2. Details of the Bank Loan to be Prepaid

Category (Note 2)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	370	Base interest rate + 0.0700% (floating rate)	April 21, 2025	April 21, 2026	Paid in full upon maturity	Unsecured and nonguaranteed

Note 1 : Please refer to the press release “Notice Concerning Debt Financing” dated April 17, 2025 for details of the bank loan.

Note 2 : “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 August 31, 2025 (REIT)”, announced on October 16, 2025, since the impact of the Prepayment is included in the forecast.

4. Additional Information for Investors

For the risks associated with the Prepayment, there have been no changes to “I. Fund Information, 1. Fund Status, 3. Investment Risks” stated in the Securities Report, filed on November 27, 2025 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Change
Short-term Borrowings	3,970	3,600	(370)
Long-term Borrowings (Note)	114,249	114,249	-
Total Borrowings	118,219	117,849	(370)
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	122,719	122,349	(370)

Note: "Long-term Borrowings" refers to borrowings due within a period longer than one year from the borrowing date.

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

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

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