

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Mitsubishi Estate Logistics REIT Investment Corporation
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(Securities Code: 3481)

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Notice Concerning an Additional Acquisition of Domestic Asset (TK Equity Interest)

Mitsubishi Jisho Investment Advisors, Inc. (the “Asset Management Company”), to which Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) entrusts the management of its assets, announces today that it has decided to acquire (the “Additional Acquisition”) the *tokumei Kumiai* equity interest (the “TK Equity Interest”) as described below.

1. Overview of the Additional Acquisition

Category	Asset Name	Acquisition Price (Millions of yen)	Underlying Real Estate	Seller	Acquisition Date (Note 2)	Brokerage
TK Equity Interest (Note 1)	TK Equity Interest of MRB1 GK (the “GK”)	192 (16.7% of the Total Additional TK Equity (Note 3))	Logicross Funabashi (the “Property”)	MRB1 GK	December 22, 2025	N/A

(Note 1) Anticipated acquisition asset is TK Equity Interest based on a *Tokumei Kumiai* agreement (the “Agreement”) under the GK, which plans to acquire beneficial interests in a trust (the “Trust Beneficial Interests”), whose trust property is the Property, is the operator.

(Note 2) “Acquisition Date” indicates an additional investment date based on the Agreement.

(Note 3) “Total Additional TK Equity” is TK Equity that the GK additionally solicits in connection with the acquisition of the Trust Beneficial Interests.

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| (1) | Funds for the Acquisition: | Cash on hand |
| (2) | Settlement Method: | To be paid in a lump sum on the additional investment date |

2. Rationale for the Acquisition

MEL is sponsored by Mitsubishi Estate Co., Ltd. (“Mitsubishi Estate”) and entrusts the management of its assets to the Asset Management Company. MEL believes that utilizing both Mitsubishi Estate’s competitive advantage as a developer as well as the Asset Management Company’s competitive advantage as a real estate asset management company (together, the “Hybrid Model”) characterizes its competitive strength. Making use of such Hybrid Model, MEL aims to realize steady growth of its portfolio and stable management of its assets (including the total Acquisition Price) by adjusting to fluctuating market conditions and business cycles and maximizing unitholder value.

The GK is an additional acquisition-type bridge SPV established in March 2025 by incorporating the underlying assets of two existing trust beneficial interests (Note). The SPV was structured with the aim of ensuring flexibility for future external growth and enhancing capital efficiency through the investment. During the period through March 31, 2026, the SPV may acquire additional properties up to a maximum total acquisition amount of 80 billion yen, and the acquisition of the Property utilizes such acquisition capacity. The acquisition price of the Trust Beneficial Interests, which serve as the underlying asset of the TK Equity Interest, is 7.5 billion yen, and upon completion of such acquisition, the aggregate acquisition amount of the GK will be 29.4 billion yen. Furthermore, of the TK Equity Interest additionally contributed for the purpose of acquiring the Trust Beneficial Interests, MEL made an additional acquisition of 192 million yen, which represents 16.7% of the Total Additional TK Equity, resulting in a total TK Equity Interest by MEL to the GK amounting to 720 million yen.

The Property is a logistics facility developed by Mitsubishi Estate, and with an occupancy rate of 100% as of today, we evaluate that stable cash flow can be expected in the medium to long term. The property is a four-story, multi-tenant logistics facility ideally suited for wide-area distribution to the inland areas of the Tokyo Metropolitan area. Its key feature is a generously spaced design with column spans of 11.0m × 11.0m, enabling highly flexible layouts.

Regarding the TK Equity Interest, we have obtained an independent evaluation report and have examined the appropriateness of the investment.

(Note) Regarding the existing two trust beneficial interests, please refer to the press release “Notice concerning Acquisition of Domestic Asset (TK Equity Interest)” dated March 26, 2025

3. Details of the Additional Acquisition

(1) Overview of the silent partnership in which the investment is made

Operator name	MRB1 Godo Kaisha									
Total amount of TK Equity	4,320 million yen									
Effective period of the Agreement	March 28, 2029 Provided, however, at the end of such period, all monetary obligations of the GK to the lenders arising under the loan agreement and related agreement to be entered into by the GK for the acquisition of the Trust Beneficial Interests (the “Obligations”), have not been fully repaid, the period shall be automatically extended until the day following the day which the Obligations are fully repaid.									
Overview of the Agreement	<div>The following is an overview of the Agreement</div> <table><tr><th colspan="2">MRB1 GK</th></tr><tr><td rowspan="4">the Trust Beneficial Interests (Note 2), etc. 29,481 million yen</td><td>Non-recourse loan (senior) 18,691 million yen</td></tr><tr><td>Non-recourse loan (mezzanine) 3,680 million yen</td></tr><tr><td>Non-recourse loan (junior) 2,790 million yen</td></tr><tr><td>TK Equity 4,320 million yen (Note 3)</td></tr></table> <div>(Note 1) The amounts are rounded down to the nearest unit, thus, even if the listed amounts are added, it may not match the total value.</div> <div>(Note 2) In this table, “Trust Beneficial Interests” mainly refers to the Trust Beneficiary Interests related to the three properties including the Property individually or collectively.</div> <div>(Note 3)Of the total amount of the TK equity (“Total TK Equity”), MEL intends to acquire 192 million yen in connection with the Additional Acquisition, bringing its total amount to 720 million yen (approximately 16.7% of the total TK Equity).</div> <div>(Note 4) Payments for TK equity will be subordinated to payments for non-recourse loans (senior), nonrecourse loans (mezzanine) and non-recourse loans (junior) that have become due and payable.</div>			MRB1 GK		the Trust Beneficial Interests (Note 2), etc. 29,481 million yen	Non-recourse loan (senior) 18,691 million yen	Non-recourse loan (mezzanine) 3,680 million yen	Non-recourse loan (junior) 2,790 million yen	TK Equity 4,320 million yen (Note 3)
MRB1 GK										
the Trust Beneficial Interests (Note 2), etc. 29,481 million yen	Non-recourse loan (senior) 18,691 million yen									
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	Non-recourse loan (junior) 2,790 million yen									
	TK Equity 4,320 million yen (Note 3)									

	<p>Calculation period: Each period runs from July 1 to the end of December and from January 1 to the end of June each year.</p> <p>Profit and Loss Allocation: During each calculation period, the GK will distribute profit and loss to the investors calculated based on the income and expenses arising from the execution of the business (Including borrowing money for the acquisition of the Trust Beneficial Interests, refund of the silent partnership contribution, or repayment of the Obligations) in proportion to the investment ratio.</p>
Overview of the Preferential Negotiation Rights	<p>(1) Detail of the Rights: The right to preferentially negotiate for the purchase of the Trust Beneficial Interests by MEL. However, MEL is not obligated to purchase the Trust Beneficial Interests.</p> <p>(2) Conditions for Exercising Preferential Negotiation Rights: The following conditions, etc. shall be subject to fulfillment. (i) The sale price shall be the amount by which the estimated profit exceeds the target internal rate of return (IRR) on the Total TK Equity. (ii) The acquisition of the Trust Beneficial Interest is expected to be completed by March 28, 2029.</p> <p>(3) Preferential Negotiation Period From March 26, 2025 to March 28, 2029</p>

(2) Overview of the Property

The table below shows a summary of the Property (the “Individual Asset Table”). The terms used in the Individual Asset Table are as follows; when referring to the Individual Asset Table, please refer to the following explanation regarding the terms used therein.

Unless otherwise noted, all information included in the Individual Asset Table and “(3) Summary about the operator of the TK Equity” is based on information provided by the GK as of today, and the status is current as of October 31, 2025, in principle.

(i) Explanation concerning Classification

- “Category” refers to registered category of the main building.

(ii) Explanation concerning Summary of Specified Asset

- “Land area” of “Land” is based on the register.
- “Total floor area” of “Building” is based on the record in the register. “Total floor area” is the total floor area of the main building and annex. If there is more than one main building, the total floor area is the sum of the total floor area for each main building.
- “Details of the lease” shows the figures as of October 31, 2025.

(iii) Special Notes

- “Special notes” are matters that are deemed to be material considering the potential impact on the entitlements, usage, safety, etc. of the Properties as well as the appraisal value, profitability or disposability thereof as of the date hereof.

Property name		Logicross Funabashi
Category		Warehouse
Type of specified assets		Real estate trust beneficiary interests
Overview of trust beneficiary interest	Trustee	Sumitomo Mitsui Trust Bank, Limited
	Entrustment date	December 23, 2022
	Trust maturity date	December 31, 2035
Land	Ownership form	Proprietary ownership
	Location	1-1896-11, Minamikaijin, Funabashi, Chiba
	Land area	11,689.54 m ²
	Zoning	Exclusive industrial district
	Floor-area ratio	200%
	Building coverage ratio	60%
Building	Ownership form	Proprietary ownership
	Construction date	December 8, 2021
	Total floor area	23,695.12 m ²
	Structure/No. of stories	Steel-frame building with alloy-plated steel sheet roof / 4-story building
	Property type	Warehouse
Collateral		A pledge will be established on the trust beneficiary interests with the pledgee being the lender of the non-recourse loan to the operator
Appraisal value		Not obtained
Real estate appraiser		-
Property management company		Mitsubishi Estate Co., Ltd.
Details of the lease	Number of tenant	1
	Name of major tenant	Nippon Express Co., Ltd.
	Annual rent	Not disclosed (Note)
	Tenant leasehold/security deposits	Not disclosed (Note)
	Total leased area	23,563.26 m ²
	Total leasable area	23,563.26 m ²
	Occupancy rate	100.0%
Special notes		None

(Note) Not disclosed as consent has not been obtained.

(3) Summary about the operator of the TK Equity

Name of entity	MRB1 <i>Godo Kaisha</i>
Address of head office	Within TOKYO UNITED GROUP 2-9-15 Yotsuya, Shinjuku-ku, Tokyo
Representative	Representative member : MRB1 <i>Ippan Shadan Hojin</i> Person to execute duties : Takuya Ikeda
Principle business	1. Acquisition, holding, management and disposal of securities and trust beneficiary rights. 2. Acquisition, holding, management and disposal of real estate. 3. Acquisition, holding and disposal of monetary claims. 4. Purchase, ownership and sale of power generation equipment, etc. related to renewable energy power generation business. 5. Power generation business related to renewable energy. 6. Other incidental business related all above.
Capital	100,000 yen (as of December 22, 2025)
Establishment date	December 18, 2024
Net asset	Not disclosed (Note)
Total asset	Not disclosed (Note)
TK Equity investors	Not disclosed (Note)
Relationship with MEL and/or the Asset Management Company	
Capital ties	MEL will own 16.7% of the total amount of the TK Equity of MRB1 GK. Except for the above, there is no noteworthy capital ties to describe between MEL, the Asset Management Company and the company concerned.
Human relationships	There is no noteworthy personnel relationship to describe between MEL, the Asset Management Company and the company concerned.
Transactional relationship	There is no noteworthy business relationship to describe between MEL, the Asset Management Company and the company concerned.
Related parties	The company concerned is not a related party of MEL and the Asset Management Company.

(Note) Not disclosed as consent has not been obtained.

4. Outline of appraisal reports etc. of the Property

Since appraisal reports will be obtained at that point in time in the future when the Asset Management Company begins consideration for acquiring the Property, at present, neither MEL nor the Asset Management Company have obtained appraisal reports for the valuation of the Property, but have obtained an valuation report from a third party with respect to the TK Equity Interest, and have examined the appropriateness of the investment based on the evaluation.

5. Status of the Seller

Not applicable as neither of the TK Equity Interest is acquired from any related parties with MEL or the Asset Management Company.

6. Brokerage

Not applicable.

7. Outlook

There are no changes to MEL's forecasts of results for the fiscal periods ending February 28, 2026 (19th Fiscal Period) and August 31, 2026 (20th 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 Additional Acquisition is not material.

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 Mitsubishi Estate Logistics REIT Investment Corporation, please visit:

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

<Attachment>

Surrounding Area Map and Photograph of the Property

Logicross Funabashi

