July 22, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing

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 2)	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	130	Base interest rate +0.0700% (floating rate) (Note 3) (Note4)	July 24, 2026	Borrowing based on the overdraft agreement dated August 13, 2018 (Including subsequent changes and amendment), entered into with the lender shown on the left	July 24, 2027	Paid in full upon maturity	Unsecured and non-guaranteed
Long-term	MUFG Bank, Ltd.	1,500	Base interest rate +0.2550% (floating rate) (Note 3) (Note 5)		Borrowing based on the loan agreement dated July 22, 2026, entered into with the lender shown on the left	July 24, 2028		
Total		1,630	-	-	-	-	-	-

(Note 1) "Short-term" and "Short-term Borrowings" refer to borrowings due within one year from the borrowing date. "Long-term" or "Long-term Borrowings" refers to borrowings due within a period longer than one year from the borrowing date (hereinafter the same).

(Note 2) The repayment date will be either the following business day if the repayment date falls on a non-business day or the preceding business day if the repayment date would fall in the next calendar month.

(Note 3) If the base interest rate is negative, it is calculated as 0.

(Note 4) The first interest payment date is August 24, 2026. Thereafter, the interest payment date will be on the 24th of every month until and including the repayment date. An interest payment date will be either the following business day if the interest payment 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 one-month deposits announced by the JBA TIBOR Administration (General Incorporated Association) ("JBA TIBOR Administration") two business days before the borrowing date or the first date of interest period. However, if the interest calculation period is less than one month, the base interest rate defined in the loan agreements will be applied according to the terms and conditions of the loan agreements. Please refer to JBA TIBOR Administration's website (https://www.jbatibor.or.jp/english/) for changes in the JBA Japanese yen TIBOR.

(Note 5) The first interest payment date is August 31, 2026. Thereafter, the interest payment date will be on the end of every month until and including the repayment date. An interest payment date will be either the following business day if the interest payment 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 one-month deposits announced by the JBA TIBOR Administration (General Incorporated Association) ("JBA TIBOR Administration") two business days before the last date for the immediately preceding interest calculation period of the borrowing date or the interest period. However, if the interest calculation period is less than one month, the base interest rate defined in the loan agreements will be applied according to the terms and conditions of the loan agreements.

2. Reason for the Borrowings

Proceeds from the Borrowings, will be used for the acquisition costs and related expenses of MJ Logipark Daito 1 on July 24, 2026 described in the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest” dated today.

3. Total Amount, Purpose of Use and Scheduled Date of the Proceeds

(1) Total Amount:
1,630 million yen

(2) Specific Purpose of Use:
The acquisition costs and related expenses stated above

(3) Scheduled Date:
July 24, 2026

4. Outstanding Debt Balance after the Borrowings

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings	Change
Short-term Borrowings	1,200	1,330	+130
Long-term Borrowings	116,649	118,149	+1,500
Total Borrowings	117,849	119,479	+1,630
Investment Corporation Bonds	6,700	6,700	-
Total Borrowings and Investment Corporation Bonds	124,549	126,179	+1,630

5. Additional Information for Investors

For the risks associated with the Borrowings, there have been no changes to “I. Fund Information, 1. Fund Status, 3. Investment Risks” stated in the Securities Report filed on May 28, 2026 (Japanese only).

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/