

September 10, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing (including “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	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	MUFG Bank, Ltd.	710	Base interest rate +0.2650% (floating rate) (Note 3)(Note 4)	September 14, 2026	Borrowing based on the loan agreement dated September 10, 2026, entered into with the lenders shown on the left	September 14, 2028	Paid in full upon maturity	Unsecured and non- guaranteed
	SBI Shinsei Bank, Limited (Green Loan) (Note 5)	500						

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 first interest payment date is October 31, 2026. Thereafter, the interest payment date will be on the last day of every month until (excluding the last day of August immediately preceding the final principal repayment date) 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 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. Please refer to JBA TIBOR Administration’s website (<https://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.
- The entire amounts of long-term borrowing from SBI Shinsei Bank, Limited 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 Atsugi and Logicross Kobe Sanda, 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>

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of September 14, 2026.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	MUFG Bank, Ltd.	710	0.5075% (fixed rate)	September 14, 2017	September 14, 2026	Paid in full upon maturity	Unsecured and non-guaranteed
	SBI Shinsei Bank, Limited	500	0.4538% (fixed rate)	September 14, 2018			

Note: Please refer to the press release “Notice Concerning Debt Financing” dated September 14, 2017 (Japanese only), and “Notice Concerning Debt Financing and Prepayment of Bank Loans” dated September 11, 2018, for details of the borrowing.

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 28, 2026 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings (Note)	130	130	-
Long-term Borrowings	115,949	115,949	-
Total Borrowings	116,079	116,079	-
Investment Corporation Bonds	6,700	6,700	-
Total Borrowings and Investment Corporation Bonds	122,779	122,779	-

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/>