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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	The 77 Bank, Ltd.	400	2.47125% (fixed rate) (Note 4)	October 9, 2026	Borrowing based on the loan agreement dated October 7, 2026, entered into with the lenders shown on the left	October 9, 2029	Paid in full upon maturity	Unsecured and non- guaranteed
	Mizuho Bank, Ltd. (Green Loan) (Note 3)	2,400	2.40750% (fixed rate) (Note 5)			October 9, 2030		

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 from Mizuho Bank, Ltd. 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”), LOGIPORT Osaka Taisho (initial acquisition of 20% co-ownership interest), MJ Logipark Nishinomiya 1 and MJ Logipark Kasugai 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, 2027. Thereafter, the interest payment date will be on the last day of Jan., Apr., Jul. and Oct. 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.
- For each interest calculation period, if the one-month Japanese Yen TIBOR rate (a 365-day base), as published by the JBA TIBOR Administration (General Incorporated Association) on the date that is two business days prior to the relevant interest payment date (or, for the initial interest calculation period, two business days prior to the loan drawdown date), exceeds 2.15%, the difference between the JBA one-month Japanese Yen TIBOR and 2.15% shall be added to the fixed interest rate. Please refer to JBA TIBOR Administration’s website (<https://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR. The first interest payment date is October 30, 2026. Thereafter, the interest payment date will be on the last day of every month 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.

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 9, 2026.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	The 77 Bank, Ltd.	400	0.2600% (fixed rate)	October 9, 2019	October 9, 2026	Paid in full upon maturity	Unsecured and non-guaranteed
	Mizuho Bank, Ltd.	2,400					

Note: Please refer to the press release “Notice Concerning Debt Financing (including “ESG Loan for J-REIT” from MUFG Bank, Ltd.)” dated October 4, 2019, 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/>