

June 22, 2020

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Representative: Masaki Sakagawa, Executive Director
(Securities Code: 3481)

Asset Management Company
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Notice Concerning Prepayment of Bank Loan

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

1. Details of the Prepayment

- (1) Prepayment Amount
1,100 million yen
- (2) Prepayment Date
July 9, 2020
- (3) Source of Funds for Prepayment
Cash on hand including consumption tax refund for the properties acquired in the fiscal period ended February 29, 2020 (from September 1, 2019 to February 29, 2020)

2. Details of Bank Loans to be Prepaid

Category	Lenders	Borrowing Amount (Millions of Yen)	Interest Rate	Borrowing Date	Original Repayment date	Repayment method	Collateral
Short-term	Mizuho Bank, Ltd.	1,100	Base interest rate + 0.0700% (floating rate)	Oct. 9, 2019	Oct. 9, 2020	Paid in full upon maturity	Unsecured and nonguaranteed

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

3. Impact on Forecasts

There are no changes to MEL’s forecasts of results for the fiscal periods ending Aug. 31, 2020 (from Mar. 1, 2020 to Aug. 31, 2020) and Feb. 28, 2021 (from Sept. 1, 2020 to Feb. 28, 2021) and stated in the Summary of Financial Results for the Fiscal Period Ended February 29, 2020 (REIT) announced on Apr. 17, 2020 since the effects of the Prepayment are not material.

4. Additional Information for Investors

There is no material change to the risk factors stated in “1. Fund Information, 1. Fund Status, 3. Investment Risks” of the Securities Report, filed on May 29, 2020 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Variance
Short-term Borrowings (Note 1)	2,050	950	(1,100)
Long-term Borrowings (Note 2)	34,424	34,424	-
Total Borrowings	36,474	35,374	(1,100)
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	36,474	35,374	(1,100)

(Note 1) Short-term refers to borrowings due within one year from the borrowing date.

(Note 2) Long-term refers to borrowings due within a period longer than one year from the borrowing date.

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:
<https://mel-reit.co.jp/en/>

This is the English translation of the announcement in Japanese dated June 22, 2020.
 However, no assurance or warranties are given for the completeness or accuracy of this English translation.