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For Immediate Release

Real Estate Investment Trust Securities Issuer  
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**Notice Concerning Debt Financing (including “Funding to Promote SDGs” from Sumitomo Mitsui Banking Corporation and “ESG Loan for J-REIT” from MUFG Bank, Ltd.)**

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced today its decision to obtain debt financing (the “Borrowings”) as outlined below. The Funding to Promote SDGs to be procured from Sumitomo Mitsui Banking Corporation, which is the first J-REIT deal, will be executed on the basis of an evaluation of a company's current efforts in relation to the SDGs (Note) based on the proprietary evaluation criteria developed by Sumitomo Mitsui Banking Corporation and The Japan Research Institute, Limited.

Note: The SDGs stand for the Sustainable Development Goals, the international goals for a better and more sustainable world by 2030, as stated in the "2030 Agenda for Sustainable Development" adopted at the United Nations Summit in September 2015.

**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.	800 (Note 3)	Base interest rate + 0.070% (floating rate) (Note 4) (Note 5)	Sept. 1, 2020	Borrowing based on the overdraft agreement dated Aug. 13, 2018, entered into with the lender shown on the left	Sept. 1, 2021	Paid in full upon maturity	Unsecured and non- guaranteed
		1,300						
Long-term	Sumitomo Mitsui Trust Bank, Limited	500	Base interest rate + 0.090% (floating rate) (Note 4) (Note 5)		Borrowing based on an individual term loan agreement dated Aug. 27, 2020, entered into with the lenders shown on the left	Sept. 1, 2024		
	Sumitomo Mitsui Banking Corporation (Funding to Promote SDGs)	1,150	0.200% (fixed rate) (Note 6)			Sept. 1, 2025		
	The Shinkumi Federation Bank The Bank of Toyama, Ltd.	1,800	0.200% (fixed rate) (Note 6)			Sept. 1, 2025		
	The Norinchukin Bank	800	Base interest rate + 0.230% (fixed rate) (Note 4) (Note 6) (Note 7)			Sept. 1, 2026		
	The Norinchukin Bank	500	Base interest rate + 0.265% (fixed rate) (Note 4) (Note 6) (Note 7)					

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the debt financing, and has not been prepared for the purpose of soliciting investment.

This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be registered under the United States Securities Act of 1933, as amended (hereinafter referred to as the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be offered or sold, publicly or otherwise, in the United States.

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 Bank of Fukuoka, Ltd. The 77 Bank, Ltd.	1,400	Base interest rate + 0.340% (fixed rate) (Note 4) (Note 6) (Note 7)	Sept. 1, 2020	Borrowing based on an individual term loan agreement dated Aug. 27, 2020, entered into with the lenders shown on the left	Sept. 1, 2028	Paid in full upon maturity	Unsecured and non- guaranteed
	Mizuho Bank, Ltd.	1,750	Base interest rate + 0.170% (fixed rate) (Note 4) (Note 6) (Note 8)			Sept. 1, 2029		
	MUFG Bank, Ltd. ("ESG Loan for J-REIT") (Note 9)	2,000	Base interest rate + 0.190% (fixed rate) (Note 6) (Note 10)			Aug. 30, 2030		
	The Yamanashi Chuo Bank, Ltd. The Yamaguchi Bank, Ltd.	1,000	0.500% (fixed rate) (Note 6)					
Total		13,000	-	-	-	-	-	-

**Notes:**

- Short-term refers to borrowings due within one year from the borrowing date. Long-term 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 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.
- This Borrowing is a third-party allotment loan. MEL plans to repay it in full using the proceeds from the third-party allotment or cash reserves. Please refer to the press releases "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" dated Aug. 13, 2020 and "Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units" dated Aug. 24, 2020, for details of the third-party allotment and the proceeds from the third-party allotment.
- If the base interest rate is negative, it is calculated as 0.
- The first interest payment date is Oct. 1, 2020. Thereafter, the interest payment date will be on the 1st 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 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) 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 the JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/>) for changes in the JBA Japanese yen TIBOR.
- The first interest payment date is Oct. 30, 2020. 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.
- The base interest rate is the swap offered rate corresponding to each borrowing period displayed on Page 9154 of the REUTERS Screen as of two business days before the borrowing date. The interest rates will be determined on Aug. 28, 2020. MEL will announce the details once determined.
- The base interest rate is calculated by adding the TIBOR/LIBOR spread to the swap offered rate corresponding to each borrowing period displayed on Page 9154 of the REUTERS Screen as of two business days before the borrowing date. The interest rates will be determined on Aug. 28, 2020. MEL will announce the details once determined.
- Please refer to the press release "Notice Concerning Acquisition of "MUFG ESG Rating Certificate for J-REIT supported by JCR" " dated Nov. 9, 2018, for details of the "ESG Loan for J-REIT".
- The base interest rate will be determined separately in accordance with an agreement between MUFG Bank, Ltd. and MEL.

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## 2. Reason for the Borrowings

The Borrowings will be made in order to allocate the net proceeds from the offering (the “Offering”)(Note 1), the Borrowings and cash reserves to a part of the acquisition costs of the five new properties (Note 2) scheduled to be acquired on Sept. 1, 2020 and related expenses.

Notes:

1. Please refer to the press releases “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” dated Aug. 13, 2020 and “Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units” dated Aug. 24, 2020, for details of the Offering and the net proceeds from the Offering.
2. Please refer to the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants” dated Aug. 13, 2020, for details of the acquisition of the five new properties.

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

### (1) Total Amount:

13,000 million yen

### (2) Specific Purpose of Use:

The acquisition costs of the five new properties above and related expenses

### (3) Scheduled Date:

Sept. 1, 2020

## 4. Outstanding Debt Balance after the Borrowings

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings	Change
Short-term Borrowings	950	3,550	+2,600
Long-term Borrowings	34,424	44,824	+10,400
Total Borrowings	35,374	48,374	+13,000
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	35,374	48,374	+13,000

## 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 29, 2020 (Japanese only) and “II Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks” stated in the Securities Registration Statement filed on Aug. 13, 2020 (Japanese only).

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:

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

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