

March 17, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing
(including “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 “Borrowing”), as outlined below:

1. Details of the Borrowing

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate (Note 2)	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method	Collateral
Long-term	MUFG Bank, Ltd. (“ESG Loan for J-REIT”) (Note 4)	800	0.39630% (fixed rate)	Mar. 19, 2021	Borrowing based on an individual term loan agreement dated Mar. 17, 2021, entered into with the lender shown on the left	Mar. 19, 2028	Paid in full upon maturity	Unsecured and nonguaranteed
		1,000	0.46630% (fixed rate)			Mar. 19, 2029		

(Note 1) “Long-term” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.

(Note 2) The first interest payment date is Apr. 30, 2021. 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.

(Note 3) 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.

(Note 4) 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”.

2. Reason for the Borrowing

The Borrowing will be made for the purpose of funding a part of the acquisition costs of the new property (Note) scheduled to be acquired on Mar. 19, 2021 and related expenses.

(Note) Please refer to the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants” dated Feb. 18, 2021, for details of the acquisition of the new property.

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 Nov. 27, 2020 (Japanese only) and “II Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks” stated in the Securities Registration Statement filed on Feb. 18, 2021 (Japanese only).

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.

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Variance
Short-term Borrowings	5,500	5,500	±0
Long-term Borrowings	54,074	55,874	+1,800
Total Borrowings	59,574	61,374	+1,800
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	59,574	61,374	+1,800

(Note) "Short-term Borrowings" refer to borrowings due within one year from the borrowing date.

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

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

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