

April 2, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer
 1-6-5 Marunouchi, Chiyoda-ku, Tokyo
 Mitsubishi Estate Logistics REIT Investment Corporation
 Representative: Masaki Sakagawa, Executive Director
 (Securities Code: 3481)

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 Mitsubishi Jisho Investment Advisors, Inc.
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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 a bank loan (the “Prepayment”), as outlined below:

1. Details of the Prepayment

- (1) Prepayment Amount
800 million yen
- (2) Prepayment Date
April 9, 2021
- (3) Source of Funds for Prepayment
Cash on hand including the net proceeds from the third-party allotment (Note)

Note: Please refer to the press releases “Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units” dated Feb. 18, 2021, “Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units” dated Mar. 1, 2021 and “Notice Concerning Determination of the Number of New Investment Units to Be Issued through the Third-party Allotment” dated Apr. 2, 2021 for details of the net proceeds from the third-party allotment.

2. Details of the Bank Loan to be Prepaid

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	800	Base interest rate + 0.070% (floating rate)	Mar. 9, 2021	Mar. 9, 2022	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. and “SDGs Green Loan” from Sumitomo Mitsui Banking Corporation)” dated Mar. 4, 2021 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, 2021 (from Mar. 1, 2021 to Aug. 31, 2021) and Feb. 28, 2022 (from Sept. 1, 2021 to Feb. 28, 2022) stated in the press release “Notice Concerning Revisions to Forecast for the Fiscal Period Ending August 31, 2021, and Forecast for the Fiscal Period Ending February 28, 2022” announced on Feb. 18, 2021, since the Prepayment is included in the Assumption in such forecasts of results.

4. Additional Information for Investors

For the risks associated with the Prepayment, 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).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Variance
Short-term Borrowings (Note 1)	5,500	4,700	(800)
Long-term Borrowings (Note 2)	55,874	55,874	-
Total Borrowings	61,374	60,574	(800)
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	61,374	60,574	(800)

Notes:

1. Short-term refers to borrowings due within one year from the borrowing date.
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/>