

Sept. 10, 2021

For Immediate Release

Real Estate Investment Trust Securities Issuer
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 Mitsubishi Estate Logistics REIT Investment Corporation
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 (Securities Code: 3481)

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Notice Concerning Debt Financing (Including Green Loan)

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today its decision to obtain debt financing (the “Borrowings”), as outlined below:

1. Details of the Borrowings

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	Mizuho Bank, Ltd. (Green Loan) (Note 4)	720	0.3738% (fixed rate)	Sept. 14, 2021	Borrowing based on an individual term loan agreement dated Sept. 10, 2021, entered into with the lenders shown on the left	Sept. 14, 2028	Paid in full upon maturity	Unsecured and non-guaranteed
	Development Bank of Japan	1,491	0.4400% (fixed rate)			Sept. 14, 2029		

Notes:

- “Long-term” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- The first interest payment date is Oct. 29, 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.
- 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 amount of the Borrowing from Mizuho Bank, Ltd. will be procured as green loan (“the Green Loan”). The Green Loan will be applied to the repayment of the borrowing required for the acquisition of specified assets (Logicross Fukuoka Hisayama, LOGIPORT Sagami-hara, LOGIPORT Hashimoto, MJ Logipark Kazo1) that meet the criteria (Green Eligible Assets) in accordance with the Green Finance Framework formulated by MEL. For details of green finance (including green loans), please refer to the “Green Finance” page on the website of MEL at: <https://mel-reit.co.jp/en/esg/greenfinance.html>

2. Rationale for the Borrowings

Proceeds from the Borrowings will be applied to the repayment of the following borrowings with a repayment date of Sept. 14, 2021.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	Mizuho Bank, Ltd.	720	0.3263% (fixed rate)	Sept. 14, 2017	Sept. 14, 2021	Paid in full upon maturity	Unsecured and non-guaranteed
	Development Bank of Japan	1,491					

3. 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 28, 2021 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowings

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings	Variance
Short-term Borrowings (Note)	900	900	-
Long-term Borrowings	56,374	56,374	-
Total Borrowings	57,274	57,274	-
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	59,274	59,274	-

Note: "Short-term" refers 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/>