

For Immediate Release

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

Asset Management Company  
 Mitsubishi Jisho Investment Advisors, Inc.  
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### Notice Concerning Prepayment of Bank Loan

Mitsubishi Estate Logistics REIT Investment Corporation (MEL) announces 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  
2,000 million yen
- (2) Prepayment Date  
January 4, 2023
- (3) Source of Funds for Prepayment  
Cash on hand including consumption tax refund for the properties acquired in the fiscal period ended August 31, 2022 (from March 1, 2022 to August 31, 2022)

#### 2. Details of the Bank Loan to be Prepaid

Category (Note 2)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	2,000	Base interest rate + 0.0700% (floating rate)	March 1, 2022	March 1, 2023	Paid in full upon maturity	Unsecured and nonguaranteed

Note 1 : Please refer to the press release “Notice Concerning Debt Financing (including “Green Loan” and “Sustainability-Linked Loan”)” dated February 25, 2022 for details of the bank loan.

Note 2 : “Short-term” or “Short-term borrowings” refers to borrowings due within one year from the borrowing date. The same shall apply hereinafter.

#### 3. Impact on Forecasts

There are no changes to MEL’s forecasts of results for the fiscal periods ending February 28, 2023 and August 31, 2023 stated in the press release “Notice Concerning Revisions to Forecast for the Fiscal Period Ending February 28, 2023 (13th Fiscal Period) and Forecast for the Fiscal Period Ending August 31, 2023 (14th Fiscal Period)”, and “Summary of Financial Results for the Fiscal Period Ended August 31, 2022 (REIT)”, announced on October 14, 2022, 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 November 29, 2022 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Change
Short-term Borrowings	7,430	5,430	(2,000)
Long-term Borrowings (Note)	98,944	98,944	-
Total Borrowings	106,374	104,374	(2,000)
Investment Corporation Bonds	2,000	2,000	-
Total Borrowings and Investment Corporation Bonds	108,374	106,374	(2,000)

Note: “Long-term Borrowings” 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/>