

October 10, 2018

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Mitsubishi Estate Logistics REIT Investment Corporation
Representative: Masaki Sakagawa, Executive Director
(Securities Code: 3481)

Asset Management Company
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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 bank loan (the “Prepayment”), as outlined below:

1. Details of the Prepayment

- (1) Prepayment Amount
361 million yen
- (2) Prepayment Date
Oct. 15, 2018
- (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 Aug. 23, 2018, “Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units” dated Sept. 3, 2018 and “Notice Concerning Determination of the Number of New Investment Units to Be Issued through the Third-party Allotment” dated Oct. 5, 2018 for details of the net proceeds from the third-party allotment.

2. Details of Bank Loan to be Prepaid

Category	Lenders	Borrowing Amount	Interest Rate	Borrowing Date	Original Repayment date	Repayment method	Collateral
Short-term	Mizuho Bank, Ltd.	361	Base interest rate + 0.07% (floating rate)	Sept. 14, 2018	Sept. 14, 2019	Paid in full upon maturity	Unsecured and nonguaranteed

Note: Please refer to the press release “Notice Concerning Debt Financing and Prepayment of Bank Loans” dated Sept. 11, 2018, for details of the borrowing.

3. Impact on Forecasts

There are no changes to MEL’s forecasts of results for the fiscal periods ending Feb. 28, 2019 (from Sept. 1, 2018 to Feb. 28, 2019) and Aug. 31, 2019 (from Mar. 1, 2019 to Aug. 31, 2019) which MEL announced on Aug. 23, 2018 since the effects of the Prepayment are not material.

4. Additional Information for Investors

Regarding the risks associated with the Prepayment, there are no changes in “1. Fund Information, 1. Fund Status, 3. Investment Risks” of the Securities Report, filed on May 28, 2018 (Japanese only), and “II Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks” stated in the Securities Registration Statement filed on Aug. 23, 2018 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before Prepayment	After Prepayment	Variance
Short-term Borrowings (Note 1)	361	-	(361)
Long-term Borrowings (Note 2)	23,924	23,924	-
Total Borrowings	24,285	23,924	(361)
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	24,285	23,924	(361)
Other Interest-Bearing Debt	-	-	-
Total Interest-Bearing Debt	24,285	23,924	(361)

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/>

This is the English translation of the announcement in Japanese dated Oct. 10, 2018.
 However, no assurance or warranties are given for the completeness or accuracy of this English translation.