

August 27, 2019

For Immediate Release

Real Estate Investment Trust Securities Issuer
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(Securities Code: 3481)

Asset Management Company
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Notice Concerning Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces 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	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	3,000	0.25% (fixed rate) (Note 3)	Sept. 2, 2019	Borrowing based on an individual term loan agreement dated Aug. 27, 2019, being entered into with the lender shown on the left	Sept. 2, 2023	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- Short-term refers to borrowings due within one year from the borrowing date. Long-term refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- 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 first payment date is Oct. 31, 2019. Thereafter, the interest payment date will be on the last day of Jan., Apr., July and Oct. until and including the repayment date. An interest payment date will be the following business day if the date falls on a non-business day or the preceding business day if the following business day carries over to the next month.

2. Rationale for the Borrowing

The Borrowing will be made for the purpose of funding a part of the acquisition costs of the new property (Note) and related expenses.

Note: Please refer to the press release “Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests” dated Aug. 27, 2019, for details of the acquisition of the new property

3. Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Variance
Short-term Borrowings	-	-	-
Long-term Borrowings (Note)	23,924	26,924	+3,000
Total Borrowings	23,924	26,924	+3,000
Investment Corporation Bonds	-	^	-
Total Borrowings and Investment Corporation Bonds	23,924	26,924	+3,000
Other Interest-Bearing Debt	-	-	-
Total Interest-Bearing Debt	23,924	26,924	+3,000

Note: Includes the long-term borrowings due within one year.

4. Additional Information for Investors

Regarding the risks associated with the Borrowing and the Prepayment, there are no changes in “1. Fund Information, 1. Fund Status, 3. Investment Risks” of the Securities Report, filed on May 30, 2019 (Japanese only).

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit: <https://mel-reit.co.jp/en/>