

November 1, 2019

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)

Asset Management Company
Mitsubishi Jisho Investment Advisors, Inc.
Representative: Haruhiko Araki, President & CEO
Contact: Masaki Sakagawa, Executive Vice
President, General Manager, Logistics REIT
Management Department
TEL: +81-3-3218-0030

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
900 million yen
- (2) Prepayment Date
November 11, 2019
- (3) Source of Funds for Prepayment
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 Sept. 19, 2019, “Notice Concerning Determination of Pricing and Issuance of New Investment Units and Secondary Offering of Investment Units” dated Sept. 30, 2019 and “Notice Concerning Determination of the Number of New Investment Units to Be Issued through the Third-party Allotment” dated Nov. 1, 2019 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.	900	Base interest rate + 0.070% (floating rate)	Oct. 9, 2019	Oct. 9, 2020	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.)” dated Oct. 4, 2019, 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 Feb. 29, 2020 (from Sept. 1, 2019 to Feb. 29, 2020) and Aug. 31, 2020 (from Mar. 1, 2020 to Aug. 31, 2020) stated in the Summary of Financial Results for the Fiscal Period Ended August 31, 2019 (REIT) announced on Oct. 17, 2019 since the effects of the Prepayment are not material.

4. Additional Information for Investors

For the risks associated with the Prepayment, there have been no changes to “1. Fund Information, 1. Fund Status, 3. Investment Risks” stated in the Securities Report, filed on May 30, 2019 (Japanese only), and “II Reference Information, 2. Supplementary Information on Reference Materials, 3. Investment Risks” stated in the Securities Registration Statement filed on Sept. 19, 2019 (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)	2,950	2,050	(900)
Long-term Borrowings (Note 2)	34,424	34,424	-
Total Borrowings	37,374	36,474	(900)
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	37,374	36,474	(900)

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/>