

September 12, 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 Debt Financing ("ESG Loan for J-REIT" from MUFG Bank)

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	MUFG Bank ("ESG Loan for J-REIT") (Note 3)	4,000	0.4900% (fixed rate) (Note 4)	Sept. 30, 2019	Borrowing based on an individual term loan agreement dated Sept. 12, 2019, being entered into with the lender shown on the left	Sept. 30, 2029	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.
- Please refer to the press release "Notice Concerning Acquisition of "MUFG ESG Rating Certificate for J-REIT supported by JCR" dated Nov. 9, 2018, for details of the "ESG Loan for J-REIT".
- The first interest payment date is Oct. 31, 2019. Thereafter, the interest payment date will be on the last business day of Jan., Apr., Jul. 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

Proceeds from the Borrowing will be applied to the repayment of the following long-term borrowings with a repayment date of Sept. 30, 2019.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	MUFG Bank	2,600	Base rate (JBA 3-month JPY TIBOR) + 0.1750%	Sept. 29, 2016	Sept. 30, 2019	Paid in full upon maturity	Unsecured and non-guaranteed
	Development Bank of Japan	1,400					

3. Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Variance
Short-term Borrowings	-	-	-
Long-term Borrowings	26,924	26,924	-
Total Borrowings	26,924	26,924	-
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	26,924	26,924	-
Other Interest-Bearing Debt	-	-	-
Total Interest-Bearing Debt	26,924	26,924	-

4. Additional Information for Investors

Regarding the risks associated with the Borrowing, 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/>