

March 27, 2025

For Immediate Release

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

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Notice Concerning Debt Financing (including “Green Loan”) and Prepayment of Bank Loan

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today that it has decided to obtain debt financing (the “Borrowings”), and prepay a bank loan (the “Prepayment”) as outlined below:

1. Details of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate (Note 2)	Borrowing Date	Borrowing Method	Repayment Date (Note 3)	Repayment Method	Collateral
Long-term	Daishi Hokuetsu Bank, Ltd. (Green Loan) (Note 4)	1,500	1.24375% (fixed rate)	March 31, 2025	Borrowing based on the individual term loan agreement dated March 27, 2025, entered into with the lender shown on the left	March 31, 2029	Paid in full upon maturity	Unsecured and non-guaranteed
	Daiwa Next Bank, Ltd.	400	1.32750% (fixed rate)			March 31, 2030		
	The Jyo Bank, Ltd.	1,000	1.41375% (fixed rate)			March 31, 2031		
	Kansai Mirai Bank, Limited	500	1.68375% (fixed rate)			March 31, 2034		

Notes:

- “Long-term” or “Long-term Borrowings” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- The first interest payment date is April 30, 2025. Thereafter, the interest payment date will be on the last day of January, April, July and October until and including the repayment date. An interest payment date will be either the following business day if the date falls on a non-business day or the preceding business day if the interest payment date would fall in the next calendar month.
- The repayment date will be either the following business day if the date falls on a non-business day or the preceding business day if the date would fall in the next calendar month.
- The entire amounts of long-term borrowing from Daishi Hokuetsu Bank, Ltd. will be procured as green loan (“the Green Loan”). The Green Loan will be allocated to the repayment of the borrowing for a part of the acquisition cost for the specified assets which meet the eligibility criteria (“Green Eligible Assets”), MJ Logipark Kakogawa 1, in accordance with the Green Finance Framework formulated by MEL. For details of our Green Finance Framework (including Green Loans), please refer to the “Green Finance” page on the website of MEL.
<https://mel-reit.co.jp/en/esg/environment/greenfinance.html>

2. Rationale for the Borrowings and Details of the Prepayment

Proceeds from the Borrowings will be applied to the Prepayment. Details of the Prepayment are as follows.

(1) Prepayment Amount

3,400 million yen

(2) Prepayment Date

March 31, 2025

(3) Details of the Bank Loan to be prepaid

Category (Note 2)	Lender	Original Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	3,400	Base interest rate +0.0700% (floating rate)	September 30, 2024	September 30, 2025	Paid in full upon maturity	Unsecured and nonguaranteed

Notes:

- Please refer to the press release "Notice Concerning Debt Financing" dated September 11, 2024.
- "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 August 31, 2025 (18th Fiscal Period) stated in "Summary of Financial Results for the Fiscal Period Ended August 31, 2024 (REIT)", announced on October 17, 2024, since the impact of the Borrowing and the Prepayment is not material.

4. Additional Information for Investors

For the risks associated with the Borrowing and 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 27, 2024 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing and the Prepayment

(Unit: Millions of yen)

	Before the Borrowing and the Prepayment	After the Borrowing and the Prepayment	Change
Short-term Borrowings	3,400	-	(3,400)
Long-term Borrowings	105,149	108,549	+3,400
Total Borrowings	108,549	108,549	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	113,049	113,049	-

This is the English translation of original Japanese documents and is provided solely for information purposes. If there are any discrepancies between the translation and the Japanese original, the latter shall prevail.

For more information about MEL, please visit:

<https://mel-reit.co.jp/en/>