

May 31, 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 Loans

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 loans (the "Prepayment"), as outlined below:

1. Details of the Prepayment

(1) Prepayment Amount

2,618 million yen

(2) Prepayment Date

June 14, 2018

(3) Source of Funds for Prepayment

Cash on hand including Consumption tax refund for the properties acquired in the fiscal period ended February 28, 2018 (from September 1, 2017 to February 28, 2018)

2. Details of Bank Loans to be Prepaid

Category	Lenders	Borrowing Amount (Millions of Yen)	Interest Rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Short-term	MUFG Bank, Ltd.	873	Base interest rate + 0.0700% (floating rate)	Sept. 14, 2017	Sept. 14, 2018	Paid in full upon maturity	Unsecured and nonguaranteed
	Sumitomo Mitsui Banking Corporation	872					
	MUFG Bank, Ltd.	873	Base interest rate + 0.0700% (floating rate)				
Total		2,618	-	-	-	-	-

(Note) Please refer to the press release "Notice Concerning Debt Financing" dated September 14, 2017, for details of the borrowings.

3. Impact on Forecasts

There are no changes to MEL's forecasts of results for the fiscal periods ending August 31, 2018 (from March 1, 2018 to August 31, 2018) and February 28, 2019 (from September 1, 2018 to February 28, 2019) which MEL announced on April 13, 2018 since the effects of the Prepayment is not material.

4. Additional Information for Investors

There is no material change to the risk factors stated in "1. Fund Information, 1. Fund Status, 3. Investment Risks" of the Securities Report, filed on May 28, 2018 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before Prepayment	After Prepayment	Variance
Short-term Borrowings (Note 1)	2,618	-	(2,618)
Long-term Borrowings (Note 2)	18,901	18,901	-
Total Borrowings	21,519	18,901	(2,618)
Investment Corporation Bonds	-	-	-
Total Borrowings and Investment Corporation Bonds	21,519	18,901	(2,618)
Other Interest-Bearing Debt	-	-	-
Total Interest-Bearing Debt	21,519	18,901	(2,618)

(Note 1) Short-term refers to borrowings due within one year from the borrowing date.

(Note 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 May 31, 2018.
 However, no assurance or warranties are given for the completeness or accuracy of this English translation.