

For Immediate Release

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

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Notice Concerning Determination of Repurchase and Cancellation of Own Investment Units
(Buybacks under the Provisions of Article 80-5 of the Act on
Investment Trust and Investment Corporations, and Cancellation under the Provisions of Article 80,
Paragraph 2 and Paragraph 4 of the Act)

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announces today that, at the meeting of its board of directors held today, its board of directors passed to repurchase of own investment units (“the Repurchase”) pursuant to the provisions of the Article 80-2 of the Act on Investment Trusts and Investment Corporations of Japan (the “ITA”) which are applied by replacing the terms and phrases of the provisions of Paragraph 2, Article 80-5 of the ITA as well as to cancel all the Repurchase units (“the Cancellation”) pursuant to the provisions of the Article 80-2 and 80-4 of the ITA.

Details are as follows:

1. Reason for the Repurchase

MEL aims to increase unitholder value through various measures including asset acquisitions, asset replacements and rent growth. On the other hand, the unit price continues to remain below the NAV per unit (Note 1), and the implied cap rate (Note 2) remains high. We have been evaluating the most effective use of cash on hand and considering the level of unit price, financial condition, market environment, and other factors, we have decided on the Repurchase based on the judgment that improving DPU and NAV per unit through the Repurchase and the Cancellation will contribute to the improvement of unitholder value.

(Note 1) NAV per unit is calculated dividing net asset value, reflecting the gap between book-value and appraisal value of the investment assets, by the number of outstanding investment units.

(Note 2) Implied cap rate is the investor's required real estate yield based on market value, calculated by dividing the annual NOI by the total market value, total interest-bearing debt and deposits and guarantees.

2. Detail of the Repurchase

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| (1) Total number of investment units to be repurchased: | 30,000 units (Maximum)
(2.0% of the total outstanding investment units excluding own investment units) |
| (2) Total amount of investment units to be repurchased: | 3 billion yen (Maximum) |
| (3) The Repurchase method: | Open-market repurchase on the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company for the repurchase of own investment units |
| (4) The Repurchase period: | From April 18, 2025 to July 31, 2025 |
- MEL will terminate the transaction for the Repurchase when either the total number of repurchased own investment units or the total repurchase amount reaches the maximum amount, or when the repurchase period ends. The total repurchase amount is determined mainly by the states of cash on hands and LTV level after the Repurchase, etc.

(Note) Due to market conditions and other factors, the total number of repurchased investment units and the total repurchase amount may not reach the maximum amount or Repurchase may not be executed at all.

3. Detail of the Cancellation

(1) Total number of investment units to be cancelled: All units repurchased (Note)

(2) Expected cancellation date: August 29, 2025

(Note) Actual number of investment units to be cancelled will be announced after completion of the Repurchase.

【Reference】

Number of the outstanding investment units: 1,510,455 units

Number of the outstanding units owned by MEL: 0 unit

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

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit:

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