Mitsubishi Estate Logistics REIT Investment Corporation

November 19, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
1-6-5 Marunouchi, Chiyoda-ku, Tokyo
Mitsubishi Estate Logistics REIT Investment Corporation
Representative: Takuya Yokota, Executive Director
(Securities Code: 3481)
Asset Management Company
Mitsubishi Jisho Investment Advisors, Inc.
Representative: Tetsuya Masuda, President & CEO
Contact: Takuya Yokota, 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 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
   130 million yen
   (2) Prepayment Date
   November 24, 2026
   (3) Source of Funds for Prepayment
   Cash on hand

2. Details of the Bank Loan to be Prepaid

Category (Note 2)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	130	Base interest rate + 0.0700% (floating rate)	July 24, 2026	July 24, 2027	Paid in full upon maturity	Unsecured and nonguaranteed

Note 1 : Please refer to the press release "Notice Concerning Debt Financing" dated July 22, 2026 for details of the bank loan.

Note 2 : "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 February 28, 2027 (21st Fiscal Period) stated in "Summary of Financial Results for the Fiscal Period Ended August 31, 2026 (REIT)", announced on October 19, 2026, since the impact of the Prepayment is included in the forecast.

4. Additional Information for Investors

For the risks associated with the Prepayment, there have been no changes to "I. Fund Information, 1. Fund Status, 3. Investment Risks" stated in the Securities Report, filed on May 28, 2026 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Change
Short-term Borrowings	130	-	(130)
Long-term Borrowings (Note)	115,949	115,949	-
Total Borrowings	116,079	115,949	(130)
Investment Corporation Bonds	6,700	6,700	-
Total Borrowings and Investment Corporation Bonds	122,779	122,649	(130)

Note: "Long-term Borrowings" refers to borrowings due within a period longer than one year from the borrowing date.

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/

■Mitsubishi Estate Group's Logistics Business

Beyond facility development and operation, the Mitsubishi Estate Group ("the Group") aims to become a "Logistics Network Developer," connecting logistics sites and diverse partners to optimize logistics networks.
Mitsubishi Estate, Tokyo Ryutsu Center, Mitsubishi Jisho Design, Mitsubishi Jisho Investment Advisors, and Mitsubishi Estate Logistics REIT Investment Corporation have together established an integrated framework covering land acquisition and development, operation and management, ownership and asset management.
Leveraging these strengths, the Group will connect three key components of its logistics network: "next-generation core logistics facilities" designed for advanced mobility and directly connected to expressway interchanges; logistics facilities under its flagship "Logicross" brand; and "Tokyo Ryutsu Center", a key logistics hub in the Tokyo metropolitan area. Together, they will form a resilient, sustainable logistics network supporting long-haul transportation, regional distribution, and last-mile delivery.
The Group's logistics facilities will also serve as real-world environments for testing and deploying innovative solutions. Through advanced mobility solutions, including autonomous driving, other innovative technologies, and collaboration with diverse partners, the Group will seek to improve efficiency in transportation, storage, and material handling, thereby creating new value in logistics.
Evolving from "developing and leasing facilities" to "connecting networks," the Group will continue to connect sites, people, and businesses to help build sustainable logistics infrastructure and create new value for the future of logistics.