Mitsubishi Estate Logistics REIT Investment Corporation

November 24, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Debt Financing

Mitsubishi Estate Logistics REIT Investment Corporation ("MEL") announces today that it has decided to obtain debt financing (the "Borrowings") as outlined below.

1. Details of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Short-term	Mizuho Bank, Ltd.	5,600 290	Base interest rate +0.0700% (floating rate) (Note 3) (Note4)	November 26, 2026	Borrowing based on the overdraft agreement dated August 13, 2018 (Including subsequent changes and amendment), entered into with the lender shown on the left	November 26, 2027	Paid in full upon maturity	Unsecured and non-guaranteed

(Note 1) "Short-term" and "Short-term Borrowings" refer to borrowings due within one year from the borrowing date (hereinafter the same).

(Note 2) The repayment date will be either the following business day if the repayment date falls on a non-business day or the preceding business day if the repayment date would fall in the next calendar month.

(Note 3) If the base interest rate is negative, it is calculated as 0.

(Note 4) The first interest payment date is December 26, 2026. Thereafter, the interest payment date will be on the 26th of every month until and including the repayment date. An interest payment date will be either the following business day if the interest payment 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 base interest rate refers to the interest rate (a 365-day base) of the Japanese yen Tokyo Interbank Offered Rate ("TIBOR") for one-month deposits announced by the JBA TIBOR Administration (General Incorporated Association) ("JBA TIBOR Administration") two business days before the borrowing date or the first date of interest period. However, if the interest calculation period is less than one month, the base interest rate defined in the loan agreements will be applied according to the terms and conditions of the loan agreements. Please refer to JBA TIBOR Administration's website (https://www.jbatibor.or.jp/english/) for changes in the JBA Japanese yen TIBOR.

2. Reason for the Borrowings

Proceeds from the Borrowings, will be used for the acquisition costs and related expenses of MJ Logipark Okazaki 1 on November 26, 2026 described in the press release "Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest" dated today.

3. Total Amount, Purpose of Use and Scheduled Date of the Proceeds

(1) Total Amount:
5,890 million yen

(2) Specific Purpose of Use:
The acquisition costs and related expenses stated above

(3) Scheduled Date:
November 26, 2026

4. Outstanding Debt Balance after the Borrowings

(Unit: Millions of yen)

	Before the Borrowings	After the Borrowings	Change
Short-term Borrowings	-	5,890	+5,890
Long-term Borrowings (Note)	115,949	115,949	-
Total Borrowings	115,949	121,839	+5,890
Investment Corporation Bonds	6,700	6,700	-
Total Borrowings and Investment Corporation Bonds	122,649	128,539	+5,890

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

5. Additional Information for Investors

For the risks associated with the Borrowings, there have been no changes to "I. Fund Information, 1. Fund Status, 3. Investment Risks" stated in the Securities Report filed on November 24, 2026 (Japanese only).

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 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.