July 10, 2026

For immediate Release

Real Estate Investment Trust Securities Issuer
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Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds) and Prepayment of Bank Loans

Mitsubishi Estate Logistics REIT Investment Corporation (MEL) announces today that MEL decided to issue 3rd Series Unsecured Investment Corporation Bonds ("Green Bonds") based on comprehensive resolution on issuance of Investment Corporation Bonds approved at the board of directors' meeting held on July 6, 2026, and decided to prepay bank loans (the "Prepayment"), as outlined below:

1. Outline of the Green Bonds

(1)	Name	Mitsubishi Estate Logistics REIT Investment Corporation 3rd Series Unsecured Investment Corporation Bonds (Ranking pari passu among Specified investment Corporation Bonds) (Green Bonds)
(2)	Total Issue Amount	2,200 million yen
(3)	Form of Bond Certificate	Subject to the provisions of the Law Concerning Book-entry Transfer of Corporate Bonds and Shares, bond certificates will not be issued.
(4)	Issue Price	100 yen per 100 yen of each bond
(5)	Redemption price	100 yen per 100 yen of each bond
(6)	Interest Rate	1.886% per annum
(7)	Denomination Price	100 million yen
(8)	Offering Method	Public offering
(9)	Application Date	July 10, 2026 (Friday)
(10)	Payment Date	July 16, 2026 (Thursday)
(11)	Collateral and guarantee	Neither collateral nor guarantee is provided for Green Bonds, and no asset has been particularly secured for the Green Bonds.
(12)	Redemption Method and Date	The total amount of the principal of the Green Bonds will be redeemed on July 13, 2029. Redemption by purchase will be available any time on and after the following days of the payment date except for the case separately provided by law or specified in operational rules and other rules of book-entry transfer institution. If the redemption date of the Green Bonds falls under a bank holiday, the bank business day preceding it shall be deemed as the redemption date.
(13)	Interest Payment Date	The first interest payment date will be January 16, 2027, and thereafter January 16 and July 16 each year will be the interest payment date. (If the interest payment date falls under a bank holiday, the bank business day preceding it shall be deemed as the interest payment date.)
(14)	Financial Covenant	Negative pledge is set.
(15)	Credit Rating	AA (Japan Credit Rating Agency, Ltd.)
(16)	Financial Agent, Issuing Agent and Payment Agent	MUFG Bank, Ltd.
(17)	Underwriters	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. SMBC Nikko Securities Inc. Daiwa Securities Co. Ltd.

2. Reason for the Issuance

MEL will allocate funds procured through the issuance of the Green Bonds to a portion of the funds for prepayment of bank loans. It intends to enhance financial stability by converting floating rate loans to a fixed rate.

Also, from the perspective of promoting ESG activities, MEL has in terms of financing, too, been proactively procuring funds through "green bonds" and "green loan" for the acquisition of properties that consider for the environment and social aspects. The Green Bonds will be issued based on the "Green Finance Framework" (Note).

Note: For the details of the "Green Finance Framework", please refer to the "Green Finance" page on the website of MEL.
https://mel-reit.co.jp/en/esg/environment/greenfinance.html

3. Amount of Funds to be Raised, Use of Proceeds and Schedule of Disbursement

(1) Amount of Funds to be Raised (estimated net proceeds)

2,192 million yen

(2) Use of Proceeds and Schedule of Disbursement

The proceeds from the Green Bonds issuance will be allocated to the prepayment of a portion of the bank loans mentioned in "5. Detail of Prepayments" below on July 31, 2026.

Of the above borrowings, long-term loan from The Shinkumi Federation Bank (1,250 million yen) was allocated to repayment of the borrowings used for the acquisition costs of the properties (LOGIPORT Osaka Taisho (initial acquisition of 20% co-ownership interest), MJ Logipark Kasugai 1, and MJ Logipark Nishinomiya 1) described in the press release "Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants" dated September 19, 2019. In addition, long-term loan from Mitsubishi UFJ Trust and Banking Corporation (950 million yen) was allocated to repayment of the borrowings used for the acquisition costs of the properties (Logicross Fukuoka Hisayama, LOGIPORT Sagamihara (49% co-ownership interest), LOGIPORT Hashimoto (45% co-ownership interest), MJ Logipark Osaka 1, and MJ Logipark Fukuoka 1) described in the press release "Notice Concerning Completion of Acquisition of Domestic Real Estate Trust Beneficiary Interests" dated September 14, 2017, the properties (LOGIPORT Osaka Taisho (initial acquisition of 20% co-ownership interest), MJ Logipark Kasugai 1, and MJ Logipark Nishinomiya 1) described in the press release "Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interests and Lease Contracts with New Tenants" dated September 19, 2019, and the property (Logicross Osaka Katano) described in the press release "Notice Concerning Acquisition of Domestic Real Estate Trust Beneficiary Interest" dated April 17, 2025. All these properties are Green Eligible Assets.

Property name	CASBEE	BELS
Logicross Fukuoka Hisayama	S Rank for Real Estate	
LOGIPORT Sagamihara	S Rank for Real Estate	★★★★
LOGIPORT Hashimoto	S Rank for Real Estate	★★
MJ Logipark Osaka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Fukuoka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
LOGIPORT Osaka Taisho	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Kasugai 1	S Rank for Real Estate	★★★★★
MJ Logipark Nishinomiya 1	-	★★★★★ (ZEB Ready)
Logicross Osaka Katano	-	★★★★★

4. Investors Who Declared Investment in the Green Bonds

Listed below are investors who declared their intention of investment in the Green Bonds

・The Bank of Iwate, Ltd.
・Kitagunshinyoukumiai
・The Bank of Kochi Ltd.
・Jichi Medical University
・Tajima Shinkin Bank
・CHIKUHO BANK Ltd.
・TOKYO BAY SHINKIN BANK
・Nagano Shinkin Bank

5. Details of Prepayments

(1) Prepayment Amount and Detail of the Bank Loans to be Prepaid

Total: 2,200 million yen

Category (Note 1)	Lender	Original Borrowing Amount (Millions of yen)	Borrowing Amount After the Prepayment (Millions of yen)	Interest rate	Borrowing Date	Original Repayment Date	Repayment Method	Collateral
Long-term	The Shinkumi Federation Bank (Note 2)	1,250	-	Base interest rate +0.1850% (floating rate)	October 9, 2024	October 9, 2029	Paid in full upon maturity	Unsecured and nonguaranteed
	Mitsubishi UFJ Trust and Banking Corporation (Note 3)	2,820	1,870	Base interest rate +0.3600% (floating rate)	September 16, 2025	September 16, 2036		

Notes:

1: "Long-term" or "Long-term Borrowings" refers to borrowings due within a period longer than one year from the borrowing date (hereinafter the same).

2: Please refer to the press release "Notice Concerning Debt Financing" dated October 7, 2024, for details of the bank loan.

3: Please refer to the press release "Notice Concerning Debt Financing ("Green Loan")" dated September 11, 2025, for details of the bank loan.

(2) Date of Prepayment

July 31, 2026

(3) Source of Funds for Prepayment

The issuance of the Green Bonds and cash on hand.

6. Additional Information for Investors

For the risks associated with the Green Bonds issuance 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 May 28, 2026 (Japanese only).

＜Reference＞Outstanding Debt Balance after the Prepayment and Issuance of the Green Bonds

(Unit：Millions of yen)

	Before the Prepayment and Issuance of the Green Bonds	After the Prepayment and Issuance of the Green Bonds	Variance
Short-term Borrowings (Note 1)	1,200	- (Note 2)	(1,200)
Long-term Borrowings	116,649	114,449	(2,200)
Total Borrowings	117,849	114,449	(3,400)
Investment Corporation Bonds	4,500	6,700	+2,200
Total Borrowings and Investment Corporation Bonds	122,349	121,149	(1,200)

Notes:

1: “Short-term” or “Short-term Borrowings” refers to borrowings due within one year from the borrowing date.

2: Short-term borrowings of 1,200 million yen from MUFG Bank, Ltd. will be repaid on its original repayment date of July 31, 2026, with cash on hand

For more information about Mitsubishi Estate Logistics REIT Investment Corporation, please visit：
https://mel-reit.co.jp/en/