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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 “Borrowing”), as outlined below:

1. Details of the Borrowing

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	1,000	Base interest rate +0.2050% (floating rate) (Note 3)(Note 4)	March 2, 2026	Borrowing based on an individual term loan agreement dated February 26, 2026, entered into with the lender shown on the left	March 2, 2028	Paid in full upon maturity	Unsecured and non-guaranteed

Notes:

- “Long-term” or “Long-term Borrowings” refers to borrowings due within a period longer than one year from the borrowing date. The same shall apply hereinafter.
- The repayment date will be the following business day if the date falls on a non-business day or the preceding business day if the date carries over to the next month.
- The first interest payment date is March 31, 2026. Thereafter, the interest payment date will be on the last day of every month until and including the repayment date. An interest payment date will be either the following business day if the date falls on a non-business day or the preceding business day if the repayment 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 last date for the immediately preceding interest calculation period of the borrowing date or the 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.
- If the base interest rate is negative, it is calculated as 0.

2. Rationale for the Borrowing

Proceeds from the Borrowing will be applied to the repayment of the following borrowing with a repayment date of March 2, 2026.

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date (Note 2)	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	1,000	0.2200% (fixed rate)	March 1, 2022	March 1, 2026	Paid in full upon maturity	Unsecured and non-guaranteed

Note 1: Please refer to the press release “Notice Concerning Debt Financing (including Green Loan and Sustainability-linked loan)” dated February 25, 2022.

Note 2: Although the original repayment date of the individual term loan agreement is March 1, 2026, which day is a non-business day, the actual repayment date is March 2, 2026 (the next business day).

3. Additional Information for Investors

For the risks associated with the Borrowing, there have been no changes to “I. Fund Information, 1. Fund Status, 3. Investment Risks” stated in the Securities Report filed on November 27, 2025 (Japanese only).

(Reference)

Outstanding Debt Balance after the Borrowing

(Unit: Millions of yen)

	Before the Borrowing	After the Borrowing	Change
Short-term Borrowings (Note)	3,600	3,600	-
Long-term Borrowings	114,249	114,249	-
Total Borrowings	117,849	117,849	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	122,349	122,349	-

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

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 MEL, please visit:

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