

For Immediate Release

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MEL Receives BELS Certifications (MJ Logipark Tsuchiura 1 and MJ Logipark Aisai 1)

Mitsubishi Estate Logistics REIT Investment Corporation (“MEL”) announced that MEL has received Building-Housing Energy-efficiency Labeling System (“BELS”) for MJ Logipark Tsuchiura 1 and MJ Logipark Aisai 1. Details are outlined below:

1. Overview of Certification

BELS

Property Name	MJ Logipark Tsuchiura 1	MJ Logipark Aisai 1
Location	Tsuchiura, Ibaraki	Aisai, Aichi
Rating	<p>★★★★★★ (ZEB Ready)</p> 	<p>★★★★★★ (ZEB Ready)</p> 
Picture		

2. Overview of BELS and ZEB

BELS uses the Assessment Guideline which Japan's Ministry of Land, Infrastructure, Transport and Tourism (MLIT) enacted for Indication of Energy Saving Capabilities of Non-residential Buildings in 2013 to improve energy conservation in Japan and to indicate applicable energy-related information in various circumstances, including the real estate market. BELS complies with the Amendment of Energy Conservation Standards (enforced April 1, 2014).

BELS is evaluated by third-party evaluators based on a variety of measurements which the evaluation result is represented by a seven-level rating system (no stars to six stars "★★★★★★") since April 1, 2024 (Note).

ZEB is a building aims at annual zero primary energy balance by saving as much energy as possible with such means as better heat insulation and high-efficiency equipment as well as generating energy by solar power generation and other power generation methods, while maintaining a comfortable environment. It is evaluated in the BELS certification system in 4 stages, "ZEB (the highest evaluation)", "Nearly ZEB", "ZEB Ready", and "ZEB Oriented". MJ Logipark Tsuchiura 1 and MJ Logipark Aisai 1 have received "ZEB Ready" Certification as the advanced building with a highly insulated outer wall and high-efficiency energy-saving equipment looking ahead to "ZEB".

(Note) BELS certification started on April 1, 2016, with a five-level rating system (from ★ to ★★★★★), and it was transition to a seven-level rating system from April 1, 2024. Note that BELS certification does not have an expiration date.

3. MEL's ESG Initiatives

MEL is committed to endeavoring to enhance consideration towards the environment, social contributions and corporate governance to improve the sustainability of society. We recognize that this is an important social responsibility for a listed enterprise to assume, and also believe that it is essential for maximizing our unitholder value.

To put our commitment into practice based on the above recognition MEL strives to invest in environmentally friendly logistics facilities and will continue to focus on maximizing the energy efficiency of our properties, as well as contribution actions to the local communities.

For more information about MEL's ESG initiatives, please visit:

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


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【Reference : Results of Green Building Certification (Note 1) for properties owned by MEL (As of February 26, 2026) 】

Number of Properties	Total Floor Area (m ²)	Green Building Certification acquisition rate (Note 2)
29	1,517,687	97.7 %

Property Name	CASBEE	BELS
Logicross Fukuoka Hisayama	S Rank for Real Estate	-
Logicross Atsugi	S Rank for Real Estate	★★★★★
Logicross Kobe Sanda	-	★★★★★
Logicross Osaka	S Rank for Real Estate	★★★★★
Logicross Nagoya Kasadera	S Rank for Real Estate	★★★★★
Logicross Narashino	S Rank for Real Estate	★★★★★
Logicross Atsugi II	S Rank for Real Estate	★★★★★ (ZEB Ready)
Logicross Yokohama Kohoku	A Rank for Real Estate	★★★★★ (ZEB Ready)
Logicross Osaka Katano	-	★★★★★
LOGIPOINT Sagami-hara	S Rank for Real Estate	★★★★★
LOGIPOINT Hashimoto	S Rank for Real Estate	★★
LOGIPOINT Osaka Taisho	S Rank for Real Estate	★★★★★ (ZEB Ready)
LOGIPOINT Kawasaki Bay	S Rank for Real Estate	★★★★★ (ZEB)
LOGISTA・Logicross Ibaraki Saito (A)	S Rank for Real Estate	★★★★★
LOGISTA・Logicross Ibaraki Saito (B)	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Funabashi 1 Building No.1	-	★★★★★
MJ Logipark Funabashi 1 Building No.2	-	★★★★★
MJ Logipark Kazo 1	-	★★★★★
MJ Logipark Osaka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Fukuoka 1	S Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Tsuchiura 1	A Rank for Real Estate	★★★★★ (ZEB Ready)
MJ Logipark Nishinomiya 1	-	★★★★★ (ZEB Ready)
MJ Logipark Kasugai 1	S Rank for Real Estate	★★★★★
MJ Logipark Inzai 1	S Rank for Real Estate	★★★★★
MJ Logipark Takatsuki 1	-	★★★★★
MJ Logipark Higashi Osaka 1	-	★★★★★ (ZEB Ready)
MJ Logipark Funabashi 2	S Rank for Real Estate	★★★★★
MJ Logipark Kakogawa 1	A Rank for New Construction	★★★★★
MJ Logipark Ichinomiya 1	S Rank for Real Estate	★★★★★
MJ Logipark Aisai 1	CASBEE Aichi A	★★★★★ (ZEB Ready)
Number of Properties	22	28
Total Floor Area (m ²)	1,414,803	1,481,605

(Note 1) “Green Building Certification” refers to BELS or CASBEE.

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(Note 2) “Green Building Certification acquisition rate” is calculated based on total floor area of properties, excluding land.

(Note 3) When one property has obtained multiple environmental certifications and evaluations, it is counted as one property.

(Note 4) MJ Logipark Funabashi 1 is counted as one property, even though the first and second building numbers are counted separately.

For more information about MEL, please visit:

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

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