

September 1, 2025

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  
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### 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  
2,200 million yen
- (2) Prepayment Date  
September 16, 2025
- (3) Source of Funds for Prepayment  
Proceeds from new borrowings which will be obtained on the Prepayment date.  
Details of the new borrowings will be announced once decided.

#### 2. Details of the Bank Loan to be Prepaid

Category (Note 2)	Lender	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	MUFG Bank, Ltd.	200	-	0.2160% (fixed rate)	October 9, 2019	October 9, 2025	Paid in full upon maturity	Unsecured and non- guaranteed
Short-term		3,000	1,000	Base interest rate + 0.1700% (floating rate)	April 21, 2025	April 21, 2026		

Note 1: Please refer to the press release “Notice Concerning Debt Financing (including “ESG Loan for J-REIT” from MUFG Bank, Ltd.)” dated October 4, 2019 and “Notice Concerning Debt Financing” dated April 17, 2025 for details of the bank loan.

Note 2: “Long-term” or “Long-term Borrowings” refers to borrowings due within a period longer than one year from the borrowing date and “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, 2026 (19th Fiscal Period) stated in “Summary of Financial Results for the Fiscal Period Ended February 28, 2025 (REIT)”, announced on April 17, 2025, since the impact of the Prepayment is not material.

#### 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 29, 2025 (Japanese only).

<Reference> Outstanding Debt Balance after the Prepayment

(Unit: Millions of yen)

	Before the Prepayment	After the Prepayment	Change
Short-term Borrowings	9,670	7,670	(2,000)
Long-term Borrowings	108,549	110,549	+2,000
Total Borrowings	118,219	118,219	-
Investment Corporation Bonds	4,500	4,500	-
Total Borrowings and Investment Corporation Bonds	122,719	122,719	-

Note : It is assumed that MEL will obtain new long-term borrowings of 2,200 million yen.

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/>