

For immediate release

Real Estate Investment Trust Securities Issuer:
 ITOCHU Advance Logistics Investment Corporation
 3-6-5 Kojimachi, Chiyoda-ku, Tokyo, Japan
 Representative: Junichi Shoji, Executive Director
 (Securities Code: 3493)

Asset Management Company:
 ITOCHU REIT Management Co., Ltd.
 Representative: Junichi Shoji, Representative director,
 President & CEO
 Inquiries: Hiromu Shinoda, GM,
 Finance & Planning Department
 TEL: +81-3-3556-3901

Notice Concerning Debt Financing(Green Loan) and Repayment of Loans

ITOCHU Advance Logistics Investment Corporation (“IAL”) announced today its decision to borrow funds to repay loans coming due.

1. Details of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation (Note 4)	2,300	Base interest rate (Note 2) + 0.15000% (Note 3)	September 7, 2021	August 31, 2022	Bullet repayment	Unsecured and nonguaranteed
	Mizuho Bank, Ltd. (Note 4)	1,600					
	Sumitomo Mitsui Trust Bank, Limited (Note 4)	1,400					
Total		5,300	-	-	-	-	-

(Note 1) “Short-term” refers to a borrowing period of no more than one year from the borrowing date to the repayment date, and “long-term” refers to a borrowing period of more than one year from the borrowing date to the repayment date.

(Note 2) The base interest rate is the one-month Japanese yen TIBOR (calculated on a 365-day basis) announced by the TIBOR Administration of the Japan Bankers Association (JBA). Please refer to the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>) for changes in the Japanese yen TIBOR

(Note 3) The first interest payment date is September 30, 2021. Subsequent interest payment dates are the last day of every month and the principal repayment date.

(Note 4) For details of the Green Loan, please refer to "5. Overview of green loan" below.

2. Purpose of the Borrowing

To be used for the repayment of borrowings described in "3. Details of the Repayment " below.

3. Details of the Repayment

Category	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation	2,300	0.23505% (Note)	September 7, 2018	September 7, 2021	Bullet repayment	Unsecured and nonguaranteed
	Mizuho Bank, Ltd.	1,600					
	Sumitomo Mitsui Trust Bank, Limited	1,400					
Total		5,300	-	-	-	-	-

(Note) The interest rate is fixed through interest rate swap.

4. Outstanding Loan Balance after the Borrowings

(Millions of yen)

	Before the Borrowings	After the Borrowings	Increase/Decrease
Short-term debt	433	5,733	5,300
Long-term debt	45,790	40,490	▲5,300
Total amount of debt	46,223	46,223	-
Investment corporation bonds	1,500	1,500	-
Other interest-bearing debt	-	-	-
Total interest-bearing debt	47,723	47,723	-

5. Overview of green loan

The entire amount of the Borrowings described in 1 above will be procured as green loan ("the Green Loan").

The Green Loan will be used in its entirety for refinancing the acquisition of i Missions Park Kashiwa, Noda, Moriya, Misato, Chiba-Kita and Inzai, which are the assets that meet the criteria for green-eligible assets in accordance with the Green Finance Framework formulated by IAL. For details of green finance (including green loans), please refer to the "Green Finance" page on the website of IAL at: <https://www.ial-reit.com/en/sustainability/greenfinance.html>

6. Other Matters

With regard to the risks associated with the Borrowings, etc., there are no significant changes from those described in "Investment Risks" in the Securities Report for the fiscal period ending January 31, 2021 (5th Fiscal Period) submitted on April 27, 2021.

IAL's corporate website: <https://www.ial-reit.com/en/>