



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 the Securing of Preferential Negotiation Rights for Property Acquisition

ITOCHU Advance Logistics Investment Corporation (“IAL”) announced that it has secured from its sponsors ITOCHU Corporation and ITOCHU Property Development, Ltd. (“ITOCHU Property Development”) the right to conduct negotiations on a preferential basis (“Preferential Negotiation Rights”) regarding the purchase and sale of the logistics facility provisionally named “i Missions Park Atsugi 2 (plan)” and “i Missions Park Kazo (plan)” (together called “Property”). Details are as follows.

1. Overview of the Preferential Negotiation Rights

Subject property	i Missions Park Atsugi 2
Location	Shimokasuya, Isehara City, Kanagawa, Japan
Completion date (plan)	July 2022 (plan)
Total floor area (plan)	15,482.2 m ² (plan)
Developer	ITOCHU Corporation, ITOCHU Property Development
Date of acquisition of preferential negotiation rights	April 28, 2021

Subject property	i Missions Park Kazo
Location	1-563-5, Toyonodai, Kazo-shi, Saitama-ken, Japan
Completion date (plan)	October, 2022 (plan)
Total floor area (plan)	11,055.60 m ² (plan)
Developer	ITOCHU Corporation, ITOCHU Property Development
Date of acquisition of preferential negotiation rights	September 14, 2021

Acquisition terms and conditions, including price and timing, are yet to be determined. ITOCHU REIT Management Co., Ltd. (“IRM”), IAL’s asset management company, will conduct due diligence in advance of the acquisition. Acquisition decisions will be made in accordance with the requirements stated in IRM’s Rules for Transactions with Interested Parties.

Please note that, while IAL has been granted Preferential Negotiation Rights to the Property, this does not mean that it will necessarily be able to acquire the Property and does not oblige it to purchase the Property.

IAL will make no payment to ITOCHU Corporation or ITOCHU Property Development for the acquisition of the Preferential Negotiation Rights.

2. Background

IAL secured the new Preferential Negotiation Rights to the Property based on the separate sponsor support agreements it has concluded with IRM and ITOCHU Corporation on one hand and with IRM and ITOCHU Property Development on the other.

This case is an example in practice of the “collaborative growth relationship” through which IAL and ITOCHU Group



achieve mutual growth. Under this arrangement, the two closely connected ITOCHU Group sponsors use their Realty and Logistics Platform to realize land purchase and facility development, which secures for IAL further opportunities to acquire properties in the future. Through timely property acquisition of this kind, IAL aims to achieve external growth and increase in investor value.

3. Property Details

< Overview of the Subject Property >

Property name	i Missions Park Atsugi 2 (plan)
Location	Shimokasuya, Isehara City, Kanagawa, Japan
Completion of construction	July 2022 (plan)
Site area	Approx 7,581.02 m ²
Total floor area	Approx 15,482.2 m ² (plan)
Structure/Scale	Steel frame, 4 floors (plan)
Location	The property is located in redevelopment project area in the eastern part of Isehara City, and is approximately 3km from Atsugi IC of Tomei Expressway and Odawara Atsugi Road and approximately 2.5km from Atsugi Minami IC of the Shin Tomei Expressway. It is convenient to access to major highways (prefectural road 22 and national highway 246), and a location that can be used as a wide-area delivery base and a delivery base within Kanagawa Prefecture.

Property name	i Missions Park Kazo (plan)
Location	1-563-5, Toyonodai, Kazo-shi, Saitama-ken, Japan
Completion of construction	October,2022 (plan)
Site area	Approx. 7,292.92 m ²
Total floor area	Approx. 11,055.60 m ² (plan)
Structure/Scale	Steel frame, 3 floors (plan)
Location	The property is located approximately 2.5km from Kazo IC of Tohoku Expressway, a suitable location for wide-area delivery throughout eastern Japan using the two expressway networks of the Tohoku Expressway and the Ken-O Expressway. This location has an advantage in securing employment since it is in Toyonodai Techno Town Industrial Park, highly convenient for commuting.



Image of completed facility (i Missions Park Kazo)



(Note) The above is a representational image of the completed facility, which may differ from the actual final appearance.

Reference: IAL Pipeline and Sponsor owned/developing properties

Property name	Preferential Negotiation Rights	Location	(Planned) Completion date	Total floor area	Occupancy rate
i Missions Park Ichikawa-Shiohama	Secured	Ichikawa City, Chiba Prefecture	August 2019	57,724 m ²	100.0%
i Missions Park Atsugi 2	Newly Secured	Isehara City, Kanagawa Prefecture	July 2022	Approx 15,482 m ²	-
i Missions Park Kazo	Newly Secured	Kazo City, Saitama Prefecture	October 2022	Approx 11,055 m ²	-
i Missions Park Minoh	-	Minoh City, Osaka Prefecture	February 2023	Approx 41,520 m ²	-
i Missions Park Kasugai	-	Kasugai City, Aichi Prefecture	March 2023	Approx 14,496 m ²	-
i Missions Park Kuwana	-	Kuwana City, Mie Prefecture	May 2023	Approx 90,378 m ²	-
i Missions Park Yoshikawa Minami	-	Yoshikawa City, Saitama Prefecture	September 2023	Approx 17,848 m ²	-
Total (7 properties)				Approx 248,503 m ²	-

(Note) As of the date hereof, IAL has undertaken no specific negotiations with the ITOCHU Group regarding the above assets, has no current plans to acquire them, and has no guarantee of being able to acquire them in the future.

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