

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 Prepayment of Bank Loan

ITOCHU Advance Logistics Investment Corporation (“IAL”) announces that we made our decision to prepay a bank loan (the “Prepayment”), as outlined below:

#### 1. Details of the Prepayment

- (1) Date of the Prepayment : November 30, 2021  
 (2) Amount of the Prepayment : JPY 433million  
 (3) Source of funds for the Prepayment : Consumption tax refund for the property acquired by IAL on April 1, 2021, as well as cash on hand

#### 2. Details of bank loan subject to the Prepayment

Category	Lender	Amount of bank loans	Borrowing date	Original due date	Method of repayment	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	JPY 433 million	Apr. 1, 2021	Mar. 31, 2022	Full payment upon maturity	Unsecured and nonguaranteed

(Note1) For details of the bank loan, please refer to our press release entitled “Notice Concerning the Borrowing of Funds (Increase of Borrowing Amount)” dated November 18, 2020.

(Note2) "Short-term" refers to borrowings with a term of one year or less from the drawdown date to the principal repayment date, and "Long-term" refers to borrowings with a term of over one year from the drawdown date to the principal repayment date. The same applies hereinafter.

#### 3. Loan status after the Prepayment

(Millions of yen)

	Before the Prepayment	After the Prepayment	Difference
Short-term loans	5,733	5,300	(433)
Long-term loans	40,490	40,490	0
Total loans	46,223	45,790	(433)
Investment corporation bonds	1,500	1,500	0
Other interest-bearing liabilities	0	0	0
Total interest-bearing liabilities	47,723	47,290	(433)

#### 4. Future outlook

The Prepayment is included in the assumptions underlying the forecast of financial results, as disclosed in IAL’s “Summary of Financial Results for the Sixth Fiscal Period Ended July 31, 2021” dated September 15, 2021, and therefore there are no revisions to the forecast of financial results for the Seventh Fiscal Period (from August 1, 2021 to January 31, 2022) and for the Eighth Fiscal Period (from February 1, 2022 to July 31, 2022).



**ITOCHU Advance Logistics Investment Corporation**

5. Other matters necessary for investors to appropriately understand and evaluate the above information

With respect to the risks associated with the Prepayment, there are no revisions to the matters set forth in the “Investment Risks” section of the Annual Securities Report for the Sixth Fiscal Period Ended July 31, 2021, submitted on October 22, 2021 (Japanese only).

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