



For immediate release

Real Estate Investment Trust Securities Issuer:
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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”) and Sanyo Electric Railway Co., Ltd. (“Sanyo Electric Railway”), the co-developer of this property, 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 Minoh (plan)” (called “Property”). Details are as follows.

1. Overview of the Preferential Negotiation Rights

Subject property	i Missions Park Minoh
Location	2-4-1 Shinmachi Nishi, Minoh City, Osaka, Japan
Completion date (plan)	February 2023 (plan)
Total floor area (plan)	42,582.33 m ² (plan)
Developer	ITOCHU Corporation, ITOCHU Property Development, Sanyo Electric Railway
Date of acquisition of preferential negotiation rights	December 3, 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, ITOCHU Property Development or Sanyo Electric Railway 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 Minoh (plan)
Location	2-4-1 Shinmachi Nishi, Minoh City, Osaka, Japan
Access	Approximately 1.5km from Minoh Todoromi IC of Shin-Meishin Expressway
Completion of construction	February 2023 (plan)
Site area	20,166.91 m ² (plan)
Total floor area	42,582.33 m ² (plan)
Structure/Scale	Steel frame, 4 floors, sloped logistics facility (berths on 1st and 2nd floors) (plan)
Location	This property is approximately 1.5 km from Minoh Todoromi IC of Shin-Meishin Expressway. With Shin-Meishin Expressway slated to fully open in 2023, accessibility is expected to improve. Moreover, the increase in residential housing anticipated in the large housing development extending behind the property looks promising for employee retention.

Image of completed facility (i Missions Park Minoh)



(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	Secured	Isehara City, Kanagawa Prefecture	July 2022	Approx 15,482 m ²	-
i Missions Park Kazo	Secured	Kazo City, Saitama Prefecture	October 2022	Approx 11,055 m ²	-
i Missions Park Minoh	New Secured	Minoh City, Osaka Prefecture	February 2023	Approx 42,582 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 249,565m 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/>