



For immediate release

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Notice Concerning the Securing of Preferential Negotiation Rights for Property Acquisition

ITOCHU Advance Logistics Investment Corporation (“IAL”) hereby announces that it has secured the right to conduct negotiations on a preferential basis (“Preferential Negotiation Rights”) regarding the purchase and sale of a logistics facility “i Missions Park Kuwana” (“Subject Property”), as follows:

1. Overview of the Preferential Negotiation Rights

Subject property	i Missions Park Kuwana (plan)
Location	Tado-cho, Kuwana City, Mie Prefecture, Japan
Completion date (plan)	May 2023 (plan)
Total floor area (plan)	93,604.74 m ² (plan)
Developer	Limited Liability Company Hamaguri ONE
Date of acquisition of preferential negotiation rights	May 13, 2022

Acquisition terms and conditions, including price and timing, for the Subject Property are yet to be determined. Please note that, while IAL has been granted the Preferential Negotiation Rights to the Subject Property, it does not necessarily mean that IAL will be able to acquire the Subject Property nor does it oblige IAL to purchase the Subject Property.

2. Background to securing the Preferential Negotiation Rights

The property will be developed and operated primarily by ITOCHU Corporation and ITOCHU Urban Development Corporation, sponsors of IAL, and the acquisition of preferential negotiating rights will secure opportunities for IAL to acquire the property.

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 Kuwana(plan)
Location	Tado-cho, Kuwana City, Mie Prefecture, Japan
Access	Approx. 7.5 km from the Higashi-Meihan Expressway "Kuwana" IC Approx. 7km from "Kuwana-Higashi" IC
Completion of construction	May 2023 (plan)
Total floor area	93,604.74 m ² (plan)
Location	It is located in the southern area of the Tado district, which Kuwana City has positioned as an industrial zone by taking advantage of its geographical feature, and is approximately 7.5 km from the Kuwana Interchange and 7 km from the Kuwana-Higashi Interchange on the Higashi-Meihan Expressway. In addition, with the construction of the new Meishin Expressway (scheduled to open in 2023) and the Tokai Kanjo Expressway (scheduled to open in 2026), the convenience and the attractiveness of the site is expected to increase further.

<Image of completed facility (i Missions Park Kuwana)>



(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	Secured	Minoh City, Osaka Prefecture	February 2023	Approx 42,582 m ²	-
i Missions Park Kasugai	Secured	Kasugai City, Aichi Prefecture	March 2023	Approx 15,409 m ²	-
i Missions Park Kuwana	Newly Secured	Kuwana City, Mie Prefecture	May 2023	Approx 93,604 m ²	-
i Missions Park Yoshikawa Minami	-	Yoshikawa City, Saitama Prefecture	September 2023	Approx 17,848 m ²	-
Total (7 properties)				Approx 253,704m 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/>