

For immediate release

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Notice Concerning the Securing of Preferential Negotiation Rights for Property Acquisition

Advance Logistics Investment Corporation (“ADL”) 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 Yoshikawa Minami” (“Subject Property”), as follows:

1. Overview of the Preferential Negotiation Rights

Subject property	i Missions Park Yoshikawa Minami(plan)
Location	Takahisa, Yoshikawa City, Saitama, Japan
Completion date (plan)	September 2023 (plan)
Total floor area (plan)	17,918 m ² (plan)
Developer	ITOCHU Corporation, ITOCHU Property Development
Date of acquisition of preferential negotiation rights	August 16, 2022

Acquisition terms and conditions, including price and timing, are yet to be determined. ITOCHU REIT Management Co., Ltd. (“IRM”), ADL’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 ADL 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. ADL will make no payment to ITOCHU Corporation, ITOCHU Property Development for the acquisition of the Preferential Negotiation Rights.

2. Background to securing the Preferential Negotiation Rights

ADL 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 ADL 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 ADL further opportunities to acquire properties in the future. Through timely property acquisition of this kind, ADL aims to achieve external growth and increase in investor value.

3. Property Details

< Overview of the Subject Property >

Property name	i Missions Park Yoshikawa Minami(plan)
Location	Takahisa, Yoshikawa City, Saitama, Japan
Access	Approx. 6 km from Tokyo Gaikan Expressway "Gaikan Misato Nishi" IC Approx. 950 m from "Yoshikawa Minami" Station of JR Musashino Line
Completion of construction	September 2023 (plan)
Total floor area	17,918 m ² (plan)
Location	The property is located approximately 6 km from the “Gaikan Misato Nishi” IC on the Tokyo Gaikan Expressway, within the Yoshikawa Minami Station East Exit Area Land Readjustment Project site, and approximately 950 m (approximately 12 minutes walk) from Yoshikawa Minami Station on the JR Musashino Line. The neighboring Misato area is a node of the Metropolitan Expressway, the Tokyo Gaikan Expressway, and the Joban Expressway, and covers the entire Kanto area. In addition to being a location with excellent access to large consumption areas in Tokyo and southern Saitama Prefecture in particular, the opening of the Chiba Prefecture section of the Tokyo Gaikan Expressway (Misato Minami IC to Koya JCT) in June 2018 has further improved accessibility. This property is located in a suitable logistics area near Misato, within walking distance from the station, and is also a promising location for securing employment due to the expected increase in housing as a result of the rezoning.

<Image of completed facility (i Missions Park Yoshikawa Minami)>



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

Reference: ADL Pipeline and Sponsor owned/developing properties

Property name	Preferential Negotiation Rights	Location	(Planned) Completion date	Total floor area
i Missions Park Ichikawa-Shiohama	Secured	Ichikawa City, Chiba Prefecture	August 2019	57,724 m ²
i Missions Park Atsugi 2	Secured	Isehara City, Kanagawa Prefecture	July 2022	15,572 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	Secured	Kuwana City, Mie Prefecture	May 2023	Approx 93,604 m ²
i Missions Park Yoshikawa Minami	Newly Secured -	Yoshikawa City, Saitama Prefecture	September 2023	Approx 17,918 m ²
Total (7 properties)				Approx 253,864m ²

(Note) As of the date hereof, ADL 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.

Advance Logistics Investment Corporation is a J-REIT specializing in logistics facilities, managed by ITOCHU REIT Management Corporation, the asset management company of the ITOCHU Group.
We will aim for stable management and growth through an extended cooperative relationship with our sponsor, the ITOCHU Group.

"Advance" is the common brand name of the real estate investment corporation managed by ITOCHU REIT Management Co., Ltd.

ADL website: <https://www.adl-reit.com/en/>
IRM website: <https://www.itc-rm.co.jp/en/>