

For immediate release

Real Estate Investment Trust Securities Issuer:
 Advance Logistics Investment Corporation
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 (Securities Code: 3493)

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Notice Concerning Debt Financing (Green Loan), Repayment of Loan and Prepayment of Loan

Advance Logistics Investment Corporation (“ADL”) announced today its decision on the borrowing of funds, repayment of existing loans and prepayment of loans as follows.

1. Details of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Repayment Date	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation Mizuho Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited (Note 2)	2,500	Base interest rate (Note 3) + 0.19000% (Note 4)	August 31, 2022	August 31, 2026	Bullet repayment	Unsecured and nonguaranteed
	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. The Norinchukin Bank THE BANK OF FUKUOKA, LTD. (Note 2)	2,500	Base interest rate (Note 3) + 0.36500% (Note 4)		February 28, 2030		
Total		5,000	-	-	-	-	-

(Note 1) “Short-term” refers to a borrowing period of no more than one year from the borrowing date to the repayment date, and “long-term” refers to a borrowing period of more than one year from the borrowing date to the repayment date.

(Note 2) For details of the Green Loan, please refer to "6. Overview of green loan" below.

(Note 3) The base interest rate is the three-month Japanese yen TIBOR (calculated on a 365-day basis) announced by the TIBOR Administration of the Japan Bankers Association (JBA). Please refer to the website of JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>) for changes in the Japanese yen TIBOR

(Note 4) The first interest payment date is October 31, 2022. Subsequent interest payments are due at the end of every three months (January, April, July and October) and on each maturity date.

2. Purpose of the Borrowing

To be used for the repayment of borrowings described in "4. Loans to be Repaid and Prepayment" below.

3. Details of the Prepayment

- (1) Date of the Prepayment : August 31, 2022
 (2) Amount of the Prepayment : 1,750 million yen
 (3) Source of the funds for the Prepayment : The funds procured through the Green Loan and cash on hand will be used for this purpose.

4. Loans to be Repaid and Prepayment

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	1,430 (Note 3)	September 7, 2021	August 31, 2022	Bullet repayment	Unsecured and nonguaranteed
	Mizuho Bank, Ltd.	990 (Note 3)				
	Sumitomo Mitsui Trust Bank, Limited	870 (Note 3)				
Long-term	Sumitomo Mitsui Banking Corporation MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. The Norinchukin Bank THE BANK OF FUKUOKA, LTD.	1,750	February 3, 2020	January 31, 2023		
Total		5,040	-	-	-	-

(Note 1) "Short-term" refers to a borrowing period of no more than one year from the borrowing date to the repayment date, and "long-term" refers to a borrowing period of more than one year from the borrowing date to the repayment date.

(Note 2) For details of the borrowings, please refer to the press release "Notice Concerning Borrowing of Funds including Green Loan (Reduction of Borrowings Amount and Finalization of Borrowing Terms and Conditions)" dated January 24, 2020 and "Notice Concerning Debt Financing (Green Loan) and Repayment of Loans" dated July 29, 2021.

(Note 3) Partial prepayment was made on February 28, 2022. For details, please refer to the press release dated February 4, 2022, "Notice Concerning Issuance of Investment Corporation Bonds (Green Bonds) and (Green Bond) and Prepayment of Loans" dated February 4, 2022.

(Note 4) The difference of 40 million yen of new borrowing described in "1. Details of the borrowing" and Repayment described in "4. Loans to be Repaid and Prepayment" will be repaid with cash on hand.

5. Outstanding Loan Balance after the Borrowings

(Millions of yen)

	Before the Borrowings	After the Borrowings	Increase/Decrease
Short-term debt	3,290	0	(3,290)
Long-term debt	40,490	43,740	3,250
Total amount of debt	43,780	43,740	(40)
Investment corporation bonds	3,500	3,500	-
Other interest-bearing debt	-	-	-
Total interest-bearing debt	47,280	47,240	(40)

6. Overview of green loan

The entire amount of the Borrowings described in 1 above will be procured as green loan ("the Green Loan").

The Green Loan will be used in its entirety for refinancing the acquisition of which are the assets that meet the criteria for green-eligible assets in accordance with the Green Finance Framework formulated by ADL. For details of green finance (including green loans), please refer to the "Green Finance" page on the website of ADL at: <https://www.adl-reit.com/en/sustainability/greenfinance.html>

7. Other Matters

With regard to the risks associated with the Borrowings, etc., there are no significant changes from those described in "Investment Risks" in the Securities Report for the fiscal period ending January 31, 2022 (7th Fiscal Period) submitted on April 26, 2022.

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/>