

For immediate release

Real Estate Investment Trust Securities Issuer:
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 (Securities Code: 3493)

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Notice Concerning Execution of Interest Rate Swap Transactions

Advance Logistics Investment Corporation (“ADL”) announces that, with respect to a part of the borrowing of funds (“Borrowing”) disclosed in a release dated August 24, 2022, entitled “Notice Concerning Debt Financing(Green Loan), Repayment of Loan and Prepayment of Loan”, ADL executed interest rate swap transactions today, as follows:

1. Reasons for executing interest rate swap transactions

To fix future interest rate payments and hedge against the risk of interest rate fluctuations for the 2,500 million yen of floating-rate long-term loans scheduled to be newly borrowed on August 31, 2022.

(Note)For details of such loans, please refer to “3. Borrowing for which interest rate swap agreements were executed” below.

2. Overview of the interest rate swap agreements

Counterparty	Notional Principal (Millions of yen)	Interest Rate		Start Date	Termination Date
		Fixed interest rate to be paid	Floating interest rate to be received		
Mizuho Bank, Ltd.	2,500	0.41800%	Three-month JBA Japanese yen TIBOR (Note)	August 31, 2022	February 28, 2030

(Note) The three-month Japanese yen TIBOR (calculated on a 365-day basis) announced by the TIBOR Administration of the Japan Bankers Association (JBA), which can be checked on the TIBOR Administration’s website (<https://www.jbatibor.or.jp/english/>).

3. Borrowing for which interest rate swap transactions were executed

Lender	Borrowing Amount (Millions of yen)	Interest Rate (post-swap effective rate)	Borrowing Date	Repayment Date	Repayment Method	Collateral
Sumitomo Mitsui Banking Corporation; MUFJ Bank, Ltd.; Sumitomo Mitsui Trust Bank, Limited; Mizuho Bank, Ltd.; The Norinchukin Bank; THE BANK OF FUKUOKA, LTD. (Green loan)	2,500	0.78300% (Note)	August 31, 2022	February 28, 2030	Bullet repayment	Unsecured and non-guaranteed

(Note)The figure indicates an interest rate after taking into consideration the effect of interest rate swap transactions as disclosed in this release.

An interest rate before taking into consideration the effect of the interest swap transactions is base interest rate + 0.365%.

4. Future outlook

Because the aforementioned matter does not have a material impact on ADL's operation, there are no revisions to the forecast of financial results as disclosed in the "Summary of Financial Results for the Seventh Fiscal Period Ended January 31, 2022" dated March 17, 2022.

End

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/>