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For immediate release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning the Borrowing of Funds (Determination of detailed conditions)

Advance Logistics Investment Corporation (“ADL”) announces today that it has decided to borrow funds (borrowing date: October 19, 2022; hereinafter the "Borrowing") as announced in the "Notice Concerning the Borrowing of Funds" dated October 4, 2022. The details of the terms and conditions of the borrowing are as follows.) The details of the terms and conditions of the borrowing are as follows.

1. Reduction of borrowing amount

As announced in a release dated October 4, 2022, entitled “Notice Concerning the Borrowing of Funds”, we will reduce the total amount of this borrowing from 11,550 million yen to **10,800 million yen**, based on the fact that the amount of funds raised through the issuance of new investment units has been determined.

2. Overview of the Borrowings (revised amounts and additional disclosure of terms and conditions are underlined)

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	170	Base interest rate + 0.150% (Note 2)	October 19, 2022	Loan agreement executed on October 17, 2022 with lenders shown at left	May 31, 2023	Bullet repayment	Unsecured and non-guaranteed
		<u>450</u>	Base interest rate + 0.150% (Note 2)			September 29, 2023		
	Subtotal	<u>620</u>	-	-	-	-	-	-

Note: This press release is intended to disclose to the public the borrowing of funds by ADL, and is not an offer to sell or a solicitation of any offer to buy the securities of ADL in the United States or elsewhere. Any investment decision should be made based upon your own judgement.

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Long-term	<u>Sumitomo Mitsui Banking Corporation;</u> <u>Sumitomo Mitsui Trust Bank, Limited;</u> <u>Mizuho Bank, Ltd.;</u> <u>MUFG Bank, Ltd.;</u> <u>Mizuho Trust & Banking Co., Ltd.;</u> <u>Development Bank of Japan Inc.;</u> <u>The Norinchukin Bank;</u> <u>THE BANK OF FUKUOKA, LTD.;</u> <u>Shinsei Bank, Limited;</u> <u>Resona Bank, Limited;</u>	2,180	Base interest rate + 0.290% (Note 3) (Note 4)	October 19, 2022	Loan agreement executed on October 17, 2022 with lenders shown at left	September 29, 2028	Bullet repayment	Unsecured and non- guaranteed
	<u>Sumitomo Mitsui Banking Corporation;</u> <u>Sumitomo Mitsui Trust Bank, Limited;</u> <u>Mizuho Bank, Ltd.;</u> <u>MUFG Bank, Ltd.;</u> <u>Mizuho Trust & Banking Co., Ltd.;</u> <u>The Norinchukin Bank;</u> <u>THE BANK OF FUKUOKA, LTD.;</u> <u>Shinsei Bank, Limited;</u> <u>Resona Bank, Limited;</u>	2,800	Base interest rate + 0.365% (Note 3) (Note 4)			April 30, 2030		
	Loan syndicate with Sumitomo Mitsui Banking Corporation as arranger	2,200	Base interest rate + 0.340% (Note 3) (Note 4)	April 3, 2023	Loan agreement executed on March 30, 2023 with lenders shown at left	March 29, 2030		
		3,000	Base interest rate + 0.390% (Note 3) (Note 4)			March 31, 2031		
	Subtotal	10,180	-	-	-	-	-	-
	Total	<u>10,800</u>	-	-	-	-	-	-

(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. The same applies hereinafter. The above long-term borrowings are hereinafter referred to as the “Long-Term Borrowings.”

(Note 2) The base interest rate is the one-month Japanese yen TIBOR (calculated on a 365-day basis) announced by the TIBOR Administration of the Japan Bankers Association (JBA). The Japanese yen TIBOR can be checked on the TIBOR Administration’s website (<https://www.jbatibor.or.jp/english/>).

(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). The Japanese yen TIBOR can be checked on the TIBOR Administration’s website (<https://www.jbatibor.or.jp/english/>).

(Note 4) An interest rate swap agreement (the “Interest Rate Swap Agreement”) is scheduled to be concluded in order to fix the interest rate. The details of the Interest Rate Swap Agreement will be separately announced once it is determined.

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(Note 5) For the borrowings above, loan agreements have not been concluded as of today. Therefore, it is not guaranteed the Borrowings will be made, and the amount of Borrowings and interest rate, etc. may also change.

3. Future Outlook

The impact of this change is negligible, and there is no change to the forecast results for the Fiscal periods ending February 2023 and August 2023 announced in the "Notice Concerning Revisions to the Forecasts of Financial Results for the Fiscal Periods Ending February 2023 and August 2023" dated October 4, 2022.

"4.Outstanding Loan Balance after the Borrowing" and "5.Impact of the Borrowings on Financial Indicators" in the press release "Notice Concerning the Borrowing of Funds" dated October 4, 2022, will be revised as follows due to the reduction of the borrowings (*see underlined parts).

(1) Outstanding Loan Balance after the Borrowings

(Millions of yen)

	Before the Borrowings	After the Borrowings (As of April 3, 2023)	Increase/Decrease
Short-term debt	-	620	620
Long-term debt	43,740	53,920	10,180
Total amount of debt	43,740	54,540	10,800
Investment corporation bonds	3,500	3,500	-
Total amount of debt and investment corporation bonds	47,240	58,040	10,800
Other interest-bearing debt	-	-	-
Total interest-bearing debt	47,240	58,040	10,800

(Note) After the execution of this loan (as of April 3, 2023), part of the long-term loans payable will be long-term loans payable within one year.

(2) Impact of the Borrowings on Financial Indicators

	Not considering the Borrowings (Note 1)	Considering the Borrowings (Note 2)	Increase/Decrease
Average remaining term of loans (Note 3)	3.8 years	4.3 years	0.5 years
Ratio of loans with fixed interest rate (Note 4)	94.7%	94.6 %	(0.1 point)

(Note 1) The figures are estimated on the assumption that all the Borrowings are not executed as of April 3, 2023 in order to show the impact of the Borrowings solely.

(Note 2) The figures are estimated on the assumption that all the Borrowings are executed as of April 3, 2023 in order to show the impact of the Borrowings solely and calculated on the assumption that the Interest Rate Swap Agreement will be concluded for the Long-Term Borrowings in order to fix the interest rate by the time.

(Note 3) The figures are calculated as weighted average of the remaining terms of the interest-bearing debt based on the amount of debt. All figures have been rounded to one decimal place.

(Note 4) The figures are calculated by the following formula: (Amount of outstanding interest-bearing debt with fixed interest rate) ÷ (Total amount of outstanding interest-bearing debts) × 100. All figures have been rounded to one decimal place.

4. Other

With respect to the risks associated with the Borrowings, there are no material changes from the contents described in "Part 2 Reference Information, 2:Supplementary Information to Reference Documents, 3. Investment Risks" of the securities registration statement submitted on October 4, 2022 (available in Japanese only).

End

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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/>

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