

For immediate release

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Notice Concerning 2022 GRESB Real Estate Assessment Results of Advance Logistics Investment Corporation

(First time as "Global Sector Leader", "Asia Sector Leader" and the highest rating of "5 Star")

Advance Logistics Investment Corporation (hereinafter referred to as "ADL") hereby announces that it has been selected as the "Global Sector Leader" and "Asia Sector Leader" in the listed and logistics real estate sector in the 2022 GRESB Real Estate Assessment for the first time since ADL participated in the assessment, and has also been awarded the highest "5 Stars" rating by GRESB, which is based on GRESB Overall Score and its quintile position relative to global participants.

1. 2022 Evaluation Results

ADL was selected as "Global Sector Leader" and "Asia Sector Leader" in the listed and logistics real estate sector in the 2022 GRESB Real Estate Assessment. In addition, ADL was awarded the highest GRESB rating of "5 Stars," which indicates a relative evaluation based on the global ranking of the overall score. This is the first time for ADL to be selected as a "Global Sector Leader" and "Asia Sector Leader" and to receive a "5-Stars" rating since its participation in the GRESB Real Estate Assessment.

In addition, ADL also won a "Green Star" for the fourth year in a row, which is granted to operators that are evaluated as excellent in both the "Management Component," which evaluates policies and organizational structures to promote ESG, and the "Performance Component" that assesses environmental performance and tenant engagement of properties owned. Furthermore, in the assessment of the status of ESG-related disclosure ("GRESB Disclosure Assessment"), ADL obtained the highest rank of "A."

In 2022 assessment, ADL received a relatively high evaluation in the "Performance Component, which we believe that our new initiatives, such as the introduction of third-party reviews to guarantee the numerical certainty of environmental performance data, were highly evaluated.



2. Outline of GRESB

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

GRESB is unique in that it does not focus on individual properties, but rather evaluates the sustainability efforts of real estate companies, REITs, and funds at the individual level.

* For further information on the “GRESB”, please refer to their website. <https://gresb.com/>

3. Future Initiatives of the Investment Corporation and Asset Management Company

ADL and ITOCHU REIT Management Co., Ltd, (IRM) the asset management company to which ADL entrusts the management of its assets recognizes the importance of sustainability through environmental consideration, social contributions and improving its tenants’ satisfaction to maintain and add value to ADL’s assets in the medium to long-term. We will continue to promote these activities to further raise our unitholder’s value going forward.

Please refer to the website below for details on the sustainability initiatives

ADL : <https://www.adl-reit.com/en/sustainability/>

IRM : <https://www.itc-rm.co.jp/sustain/>

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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/>