

For immediate release

Real Estate Investment Trust Securities Issuer:
 Advance Logistics Investment Corporation
 1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo, Japan
 Representative: Junichi Shoji, Executive Director
 (Securities Code: 3493)

Asset Management Company:
 ITOCHU REIT Management Co., Ltd.
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Notice concerning Prepayment of Bank Loan

Advance Logistics Investment Corporation (“ADL”) announces that we made our decision to prepay a bank loan (the “Prepayment”), as outlined below:

1. Details of the Prepayment

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|--|---|-------------------------------------|
| (1) Date of the Prepayment | : | November 30, 2022 |
| (2) Amount of the Prepayment | : | JPY 450million |
| (3) Source of funds for the Prepayment | : | Proceeds from third-party allotment |

2. Details of bank loan subject to the Prepayment

Category	Lender	Amount of bank loans	Borrowing date	Original due date	Method of repayment	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	JPY 450 million	Oct. 19, 2022	Sep. 29, 2023	Full payment upon maturity	Unsecured and nonguaranteed

(Note1) For details of the bank loan, please refer to our press release entitled “Notice Concerning the Borrowing of Funds (Determination of detailed conditions)” dated October 12, 2022.

(Note2) "Short-term" refers to borrowings with a term of one year or less from the drawdown date to the principal repayment date, and "Long-term" refers to borrowings with a term of over one year from the drawdown date to the principal repayment date. The same applies hereinafter.

3. Loan status after the Prepayment

(Millions of yen)

	Before the Prepayment	After the Prepayment	Difference
Short-term loans	620	170	(450)
Long-term loans	48,720	48,720	0
Total loans	49,340	48,890	(450)
Investment corporation bonds	3,500	3,500	0
Other interest-bearing liabilities	0	0	0
Total interest-bearing liabilities	52,840	52,390	(450)

4. Future outlook

The impact of this early repayment is negligible, and there is no change to the forecast of Fiscal Period ending February 28, 2023 (August 1, 2022 to February 28, 2023) and August 31, 2023 (March 1, 2023 to August 31, 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. .

5. Other matters necessary for investors to appropriately understand and evaluate the above information

With respect to the risks associated with the Prepayment, there are no revisions to the matters set forth in the “Investment Risks” section of the Annual Securities Report for the Eighth Fiscal Period Ended July 31, 2022, submitted on October 24, 2022 (Japanese only).

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/>