

For immediate release

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

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Notice Concerning Preferential Negotiation Rights for Property Acquisition

Advance Logistics Investment Corporation (“ADL”) hereby announces that today, it has newly secured the right to conduct negotiations on a preferential basis (“Preferential Negotiation Rights”) on the following property (the “Additional Property”) and that it has decided not to acquire another following property (“Deletion Property”) as a result of the consideration of exercising the preferential negotiating rights, on which ADL had obtained based on the sponsor support agreement, etc. concluded with ITOCHU Corporation and ITOCHU Property Development, Ltd. respectively.

1. Outline of the subject properties

(1) The Additional Property

Property name	T&B Maintenance Center Matsue
Location	1070 Domae, Higashitsudacho, Matsue-city, Shimane
Completion date	January, June and July, 1993
Total floor area (plan)	6,615.03m ²
Preferential negotiating rights acquired from	CCF2 GK
Acquisition date of preferential negotiation rights	January 30, 2023

(2) The Deletion Property

Property name	i Missions Park Minoh(plan)
Location	2-4-1 Shinmachi Nishi, Minoh City, Osaka, Japan
Completion date	February 2023 (plan)
Total floor area (plan)	42,582 m ² (plan)
Preferential negotiating rights acquired from	ITOCHU Corporation, ITOCHU Property Development, Sanyo Electric Railway
Acquisition date of preferential negotiation rights	December 3, 2021

The timing of acquisition of the Additional Property has not yet been determined. In acquiring the Additional Property, decisions will be made after conducting the necessary due diligence. Although ADL has been granted Preferential Negotiating Rights for the Additional Property, it will not necessarily be able to acquire the property, nor will it be obligated to acquire the property. Furthermore, no consideration will be paid to the party from which the Preferential Negotiating Rights are acquired.

2. Reasons and background of acquisition etc. of Preferential Negotiating Rights

With respect to the Additional Property, as disclosed in “Notice Concerning Completion of Acquisition of Assets(TK Equity Interest of CCF No. 2 GK)” dated January 30, 2023, ADL acquired Preferential Negotiation Rights in connection with the acquisition of the equity interest in the silent partnership. We believe that this acquisition will have the effect of significantly contributing to ADL's future external growth, providing more flexibly and secure properties from a variety of sources by utilizing the own network of ITOCHU REIT Management Co., Ltd. (the “Asset Manager”), in addition to the conventional acquisition of pipeline properties from the sponsors.

With respect to the Deletion Property, as a result of acquisition discussions based on the sponsor support agreements, etc. that ADL and the Asset Manager have entered into with ITOCHU Corporation and ITOCHU Property Development, Ltd., respectively, the acquisition was not completed.

3. Future outlook

The impact of this matter 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.

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/>