

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.  
 Representative: Junichi Shoji, Representative director,  
 President & CEO  
 Inquiries: Tomoyuki Kimura, Executive Officer  
 TEL: +81-3-6821-5484

### Notice Concerning the Borrowing of Funds

Advance Logistics Investment Corporation (“ADL”) hereby announces that it decided today to conduct a borrowing of funds (the “Borrowings”), as follows.

#### 1. Overview of the Borrowings

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Long-term	Sumitomo Mitsui Banking Corporation; Sumitomo Mitsui Trust Bank, Limited; Mizuho Bank, Ltd.; MUFG Bank, Ltd.; Mizuho Trust & Banking Co., Ltd.; Development Bank of Japan Inc.; The Norinchukin Bank; THE BANK OF FUKUOKA, LTD.; SBI Shinsei Bank, Limited; Resona Bank, Limited;	2,200	Base interest rate + 0.340% (Note 2) (Note 3)	April 3, 2023	Loan agreement executed on February 28, 2023 with lenders shown at left	March 29, 2030	Bullet repayment -	Unsecured and non- guaranteed -
		3,000	Base interest rate + 0.390% (Note 2) (Note 3)			March 31, 2031		
Total		5,200	-	-	-	-	-	-

(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 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 3) 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.

(Note 4) 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.

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.

## 2. Reason for Borrowings

The Borrowings will be used to fund the acquisition of the property to be acquired and related expenses as described in the “Notice Concerning the Acquisition and Leasing of Domestic Real Estate Trust Beneficiary Interest,” released on October 4, 2022.

## 3. Purpose and Expenditure Date of Funds to Be Procured

The funds will be used for the acquisition of the aforementioned asset, iMissions Park Ichikawa Shiohama (30% quasi co-ownership) and related expenses on April 3, 2023.

## 4. 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	170	170	-
Long-term debt	48,720	53,920	5,200
Total amount of debt	48,890	54,090	5,200
Investment corporation bonds	3,500	3,500	-
Total amount of debt and investment corporation bonds	52,390	57,590	5,200
Other interest-bearing debt	-	-	-
Total interest-bearing debt	52,390	57,590	5,200

## 5. Other Matters

With respect to the risks associated with the Borrowings, there are no material revisions to the matters set forth in “Part II (Reference Information), II. (Supplementary Information for Reference Documents), 3. (Investment Risks)” of the Securities Registration Statement filed on October 4, 2022 (available in 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/>

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.