

For immediate release

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 (Securities Code: 3493)

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Notice Concerning Execution of Interest Rate Swap Transactions

Advance Logistics Investment Corporation (“ADL”) announces that, with respect to the borrowing of funds (“Borrowing”) disclosed on February 22, 2023, entitled “Notice Concerning the Borrowing of Funds”, ADL executed interest rate swap transactions today, as follows.

1. Reasons for executing interest rate swap transactions

To fix future interest rate payments and hedge against the risk of interest rate fluctuations for the 5,200 million yen of floating-rate long-term loans scheduled to be newly borrowed on April 3, 2023.

(Note)For details of such loans, please refer to “3. Borrowing for which interest rate swap agreements were executed” below.

2. Overview of the interest rate swap agreements

Counterparty	Notional Principal (Millions of yen)	Interest Rate		Start Date	Termination Date
		Fixed interest rate to be paid	Floating interest rate to be received		
Mizuho Bank, Ltd.	2,200	0.59900%	Three-month JBA Japanese yen TIBOR (Note)	April 3, 2023	March 29, 2030
Mizuho Bank, Ltd.	3,000	0.66300%	Three-month JBA Japanese yen TIBOR (Note)		March 31, 2031

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

3. Borrowing for which interest rate swap transactions were executed

Lender	Borrowing Amount (Millions of yen)	Interest Rate (post-swap effective rate)	Borrowing Date	Repayment Date	Repayment Method	Collateral
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	0.93900% (Note1)	April 3, 2023	March 29, 2030	Bullet repayment	Unsecured and non-guaranteed
	3,000	1.05300% (Note2)		March 31, 2031		

(Note1) The figure indicates an interest rate after taking into consideration the effect of interest rate swap transactions as disclosed in this release.

An interest rate before taking into consideration the effect of the interest swap transactions is base interest rate + 0.340%.

(Note2) The figure indicates an interest rate after taking into consideration the effect of interest rate swap transactions as disclosed in this release.

An interest rate before taking into consideration the effect of the interest swap transactions is base interest rate + 0.390%.

4. Other

The impact of this matter on ADL's operating conditions is negligible, and there are no material changes from the contents described in "Part 2 Reference Information, Section 2: Supplementary Information to Reference Documents, 3 Investment Risks" in the securities registration statement submitted 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/>