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For immediate release

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Notice of Introduction of Sustainable Renewable Energy through Purchase of FIT Non-Fossil Certificate

Advance Logistics Investment Corporation (ADL) hereby announces that it has bought FIT non-fossil certificates in the renewable energy value trading market for the first time, and has introduced sustainable renewable energy to the FY 2022 electricity consumption of its properties, i Missions Park Noda, i Missions Park Moriya (part), and i Missions Park Moriya 2 (collectively, the "Properties").

1. Overview of the Transaction

In order to contribute to the realization of Net Zero by 2050, ADL has set "Management and reduction of energy and water consumption, CO2 emissions, and waste generation" as one of the top-priority initiatives (materiality) in relation to sustainability. As part of our efforts to address this initiative, we have participated for the first time in the 4th auction in FY2022 of the renewable energy value trading market through a broker (Whole Energy, Inc.) and purchased FIT non-fossil fuel certificates with tracking information (the "Purchase"). As a result of the Purchase, approximately 2.45 million kWh of the Property's electricity consumption in FY2022 was derived from renewable energy sources.

In addition, for i Missions Park Ichikawa-Shiohama, which ADL owns, ADL has achieved the introduction of sustainable renewable energy for 100% of the electricity consumption in FY 2022 by utilizing solar power generation and electricity with non-fossil fuel value.

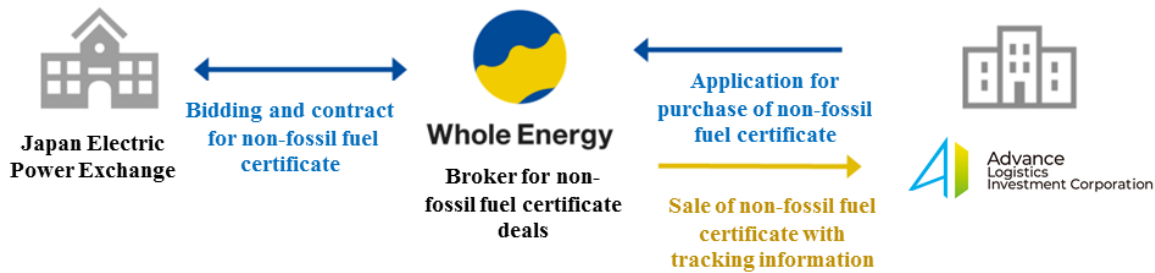
As a result of the above efforts, ADL has achieved 100% reduction in Scope 2 and 14% reduction in Scope 3 category 13* of greenhouse gas emissions for all properties owned by ADL in FY 2022.

*ADL received third-party assurance reports for Scope 1, Scope 2 (market-based), and Scope 3 category13 of the FY2022 greenhouse gas emissions of the properties owned by ADL from Sustainability Accounting Co.,Ltd.

«What is FIT Non-Fossil Certificate? »

FIT stands for Feed-in Tariff, which is a system for purchasing renewable energy at a fixed price. The non-fossil fuel certificate represents the "non-fossil value" of the electric power derived from "non-fossil resources" as a means to generate electricity without the use of fossil fuels such as petroleum and coal. FIT Non-Fossil Certificates are traded on the renewable energy value trading market managed by the Japan Electric Power Exchange (JEPX).

« How FIT Non-Fossil Certificates are purchased »



2. Future Initiatives of ADL and Asset Management Company

ADL and its asset management company, ITOCHU REIT Management Co., Ltd., recognize that in order to maintain and improve asset value over the medium to long term, it is important to take initiatives concerning sustainability, focusing on contributing to the realization of Net Zero by 2050, contributing to local communities, and improving tenant satisfaction, etc. The two companies are committed to further improving value for investors by promoting such initiatives in the future.

About Advance Logistics Investment Corporation

Advance Logistics Investment Corporation is a J-REIT specializing in logistics facilities, managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group. We 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/>