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For immediate release

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Notice Concerning BELS Certification and ZEB Certification

Advance Logistics Investment Corporation (ADL) announces that i Missions Park Ichikawa-Shiohama, which ADL owns, received the highest rating of 5 stars from the Building-Housing Energy-efficiency Labeling System (hereinafter referred to as "BELS") as well as the "ZEB Ready" rating on November 16, 2023.

1. Outline of the BELS and ZEB

BELS is a third-party certification system that indicates the energy conservation performance of buildings. BELS is evaluated based on the guidelines for energy conservation performance indication of buildings established by the Ministry of Land, Infrastructure, Transport and Tourism, and the rating is indicated in five levels (★ to ★★★★★).

A ZEB (Net Zero Energy Building) is a building that maintains a comfortable indoor environment and strives to conserve energy by using high thermal insulation and highly efficient equipment, etc., while introducing renewable energy such as solar power generation, etc., so that the annual primary energy consumption (direct energy consumption associated with the use of the building) in the building is reduced to zero. In the BELS rating system, ZEB is rated at four levels: ZEB, Nealy ZEB, ZEB Ready, and ZEB Oriented.

For more information on BELS and ZEB, please refer to the following

Website about BELS : <https://www.hyoukakyokai.or.jp/bels/bels.html>

Website about ZEB : <https://www.env.go.jp/earth/zeb/detail/01.html>

2. Certified Properties and Rankings

Property Name	Exterior	Certification Rank
i Missions Park Ichikawa-Shiohama (Chidoricho, Ichikawa City, Chiba Prefecture)		 <p>この建物のエネルギー消費量 51%削減 <small>2023年11月16日交付 国土交通省告示に基づく第三者認証</small></p> <p>BELS Rating : ★★★★★ ZEB Rating : ZEB Ready</p>

3. Initiatives for ADL and IRM

ADL and ITOCHU REIT Management Co., Ltd., (IRM) the asset management company to which ADL entrusts the management of its assets recognize the importance of sustainability through environmental consideration, social contributions and improving its tenants' satisfaction to maintain and add value to ADL's assets in the medium to long term. We will continue to promote these activities to further raise our unitholder's value going forward.

Please refer to the following website for details on the sustainability initiatives of ADL and IRM.

ADL: <https://www.adl-reit.com/en/sustainability/>

IRM: <https://www.itc-rm.co.jp/en/sustain/>

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/>