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For immediate release

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Notice Concerning the Borrowing of Funds

Advance Logistics Investment Corporation (“ADL”) hereby announces that it has 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	The Chiba Bank, Ltd.	1,500	Base interest rate + 0.280% (Note 2)	April 2, 2024	Loan agreement executed on March 29, 2024 with lenders shown at left	March 31, 2031	Bullet repayment	Unsecured and non-guaranteed
Total		1,500	-	-	-	-	-	-

(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) 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.

2. Reason for Borrowings

To fund the acquisition of the property to be acquired as described in the "Notice Concerning the Acquisition of Domestic Real Estate Trust Beneficiary Interest" announced on October 3, 2023, as well as expenses related to such acquisition.

3. Amount, Purpose, and Expenditure Date of Funds to Be Procured

Appropriated for the acquisition of the aforementioned asset to be acquired, LOGITRES Sano, on April 2, 2024, and for expenses related to such acquisition.

4. Outstanding Loan Balance after the Borrowings

(Millions of yen)

	Before the Borrowings	After the Borrowings	Increase/Decrease
Short-term debt	-	-	-
Long-term debt	53,920	55,420	1,500
Total amount of debt	53,920	55,420	1,500
Investment corporation bonds	3,500	3,500	-
Total amount of debt and investment corporation bonds	57,420	58,920	1,500
Other interest-bearing debt	-	-	-
Total interest-bearing debt	57,420	58,920	1,500

5. Other Matters

There have been no material changes to the risks associated with the Borrowing, etc., from those described in the "Investment Risks" section of the Annual Securities Report for the fiscal year ending August 31, 2023 (10th Fiscal Period) submitted on November 29, 2023.

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/>