



October 20, 2020

For immediate release

Real Estate Investment Trust Securities Issuer:
ITOCHU Advance Logistics Investment Corporation
3-6-5 Kojimachi, Chiyoda-ku, Tokyo, Japan
Representative: Junichi Shoji, Executive Director
(Securities Code: 3493)

Asset Management Company:
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Notice concerning Prepayment of Bank Loan

ITOCHU Advance Logistics Investment Corporation (“IAL”) announces that made its decision to prepay a bank loan (the “Prepayment”), as outlined below:

1. Details of the Prepayment

- (1) Date of the Prepayment : October 30, 2020
- (2) Amount of the Prepayment : JPY 1,513 million
- (3) Source of funds for the Prepayment : Consumption tax refund for the property acquired by IAL on February 3, 2020 and April 1, 2020, as well as cash on hand

2. Details of bank loan subject to the Prepayment

Category	Lender	Amount of bank loans	Borrowing date	Original due date	Method of repayment	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	JPY1,513 million	Mar. 31, 2020	Mar. 31, 2021	Full payment upon maturity	Unsecured and nonguaranteed

(Note) For details of the bank loan, please refer to our press release entitled “Notice Concerning Borrowing of Funds including Green Loan(Reduction of Borrowing Amount and Finalization of Borrowing Terms and Conditions)” dated January 24, 2020.

3. Loan status after the Prepayment

(Millions of yen)

	Before the Prepayment	After the Prepayment	Difference
Short-term loans (Note)	1,513	0	(1,513)
Long-term loans (Note)	33,140	33,140	0
Total loans	34,653	33,140	(1,513)
Other interest-bearing liabilities	1,500	1,500	0
Total interest-bearing liabilities	36,153	34,640	(1,513)

(Note) “Short-term loans” refers to loans with a maturity of no more than one year from today, and “long-term loans” refers to loans with a maturity of over one year from today.

4. Future outlook

The Prepayment is included in the assumptions underlying the forecast of financial results, as disclosed in IAL’s “Summary of Financial Results for the Fourth Fiscal Period Ended July 31, 2020” dated September 14, 2020, and therefore there are no revisions to the forecast of financial results for the fifth fiscal period ending January 31, 2021(from August 1, 2020 to January 31, 2021) and for the sixth fiscal period ending July 31, 2021 (from February 1, 2021 to July 31, 2021).

5. Other matters necessary for investors to appropriately understand and evaluate the above information

With respect to the risks associated with the Prepayment, there are no revisions to the matters set forth in the “Investment Risks” section of the Annual Securities Report for the Second Fiscal Period Ended July 31, 2019, submitted on October 28, 2019 (Japanese only).

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IAL’s corporate website: <https://www.ial-reit.com/en/>