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For immediate release

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Notice Concerning the Securing of Preferential Negotiation Rights for Property Acquisition

Advance Logistics Investment Corporation (“ADL”) hereby announce that we have acquired the right to preferentially negotiate the sale (“Preferential Negotiation Right”) and purchase of T&B Maintenance Center Toyama ("the Property") as follows.

1. Overview of the Preferential Negotiation Rights

Subject property	T&B Maintenance Center Toyama
Location	Shinjo, Toyama City, Toyama, Japan
Completion date	April 1997(Note1)
Site area	12,793.38 m ²
Total floor area	8,287.36 m ²
Preferential negotiating rights acquired from	RICOH LEASING COMPANY, LTD.
Exercise period of Preferential Negotiation Rights	Until December 27, 2026

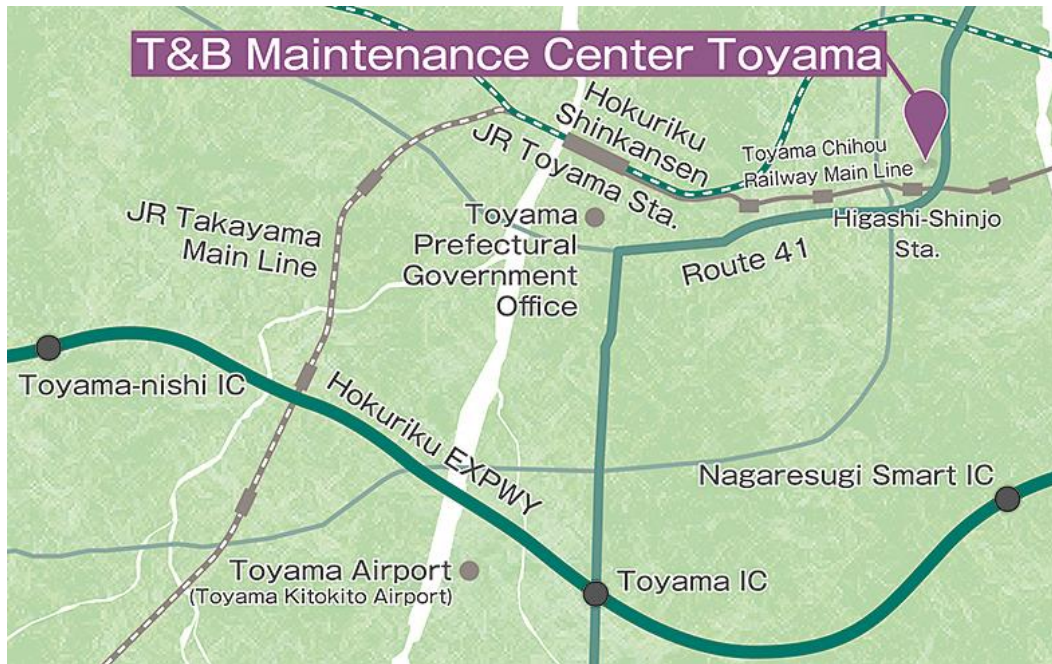
(Note1) The completion date of the main building is stated.

The acquisition price, timing, etc. of the Property have not yet been determined. In acquiring the Property, a decision will be made after conducting the necessary due diligence. Although ADL has been granted Preferential Negotiating Right for the Property, it is not necessarily able to acquire the property, nor is it obligated to acquire the Property. In addition, no consideration will be paid to the party from which the Preferential Negotiating Right is acquired.

2. Reasons and background for acquisition of Preferential Negotiating Rights

We believe that this acquisition will have the effect of significantly contributing to ADL's future external growth, providing more flexibly and secure properties from a variety of sources by utilizing the own network of ITOCHU REIT Management Co., Ltd. (the “Asset Manager”), in addition to the conventional acquisition of pipeline properties from the sponsors. the Property is a directly managed service plant of a major truck and bus manufacturer located in the center of Toyama City, a core city with a population of approximately 400,000 in the Hokuriku area. As a real estate used as a base or infrastructure for business activities, the Property has stable profitability, and the land with high versatility that can be used for various purposes is rare, and we believe that the Property will diversify the portfolio of ADL. With this acquisition, ADL will secure further opportunities to acquire properties in the future, and aims to achieve external growth and increase unitholder value by acquiring this property at the appropriate time in the future.

<T&B Maintenance Center Toyama map>



<Reference: ADL Pipeline and Sponsor owned/developing properties>

Property name	Preferential Negotiation Rights	Location	(Planned) Completion date	Total floor area
i Missions Park Atsugi 2	Secured	Isehara City, Kanagawa Prefecture	July 2022	15,572 m ²
i Missions Park Kazo	Secured	Kazo City, Saitama Prefecture	September 2022	11,173 m ²
i Missions Park Kasugai	Secured	Kasugai City, Aichi Prefecture	February 2023	15,402m ²
i Missions Park Kuwana	Secured	Kuwana City, Mie Prefecture	June 2023	93,627m ²
i Missions Park Yoshikawa Minami	Secured	Yoshikawa City, Saitama Prefecture	September 2023	17,918m ²
T&B Maintenance Center Matsue	Secured	Matsue City, Shimane Prefecture	January 1993	6,615m ²
T&B Maintenance Center Toyama	Newly Secured	Toyama City, Toyama Prefecture	April 1997 (Note1)	8,287 m ²
Total (7 properties)				168,594m ²

As of the date of submission of this document, ADL has not conducted specific negotiations with the seller of the Preferential Negotiating Rights for each of the above assets, does not currently plan to acquire any of the above assets, and there is no guarantee that it will be able to acquire any of the above assets in the future.

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/>