

Supplementary Materials ① for the Press Release dated October 4, 2022



Securities code: 3493

Advance Logistics Investment Corporation

Timely External Growth by Utilizing the Pipeline of the ITOCHU Group

Outline of Property to be Acquired

Anticipated acquisition price
21.8 BN Yen

Appraisal value
23.9 BN Yen

Property age
3.2 Years

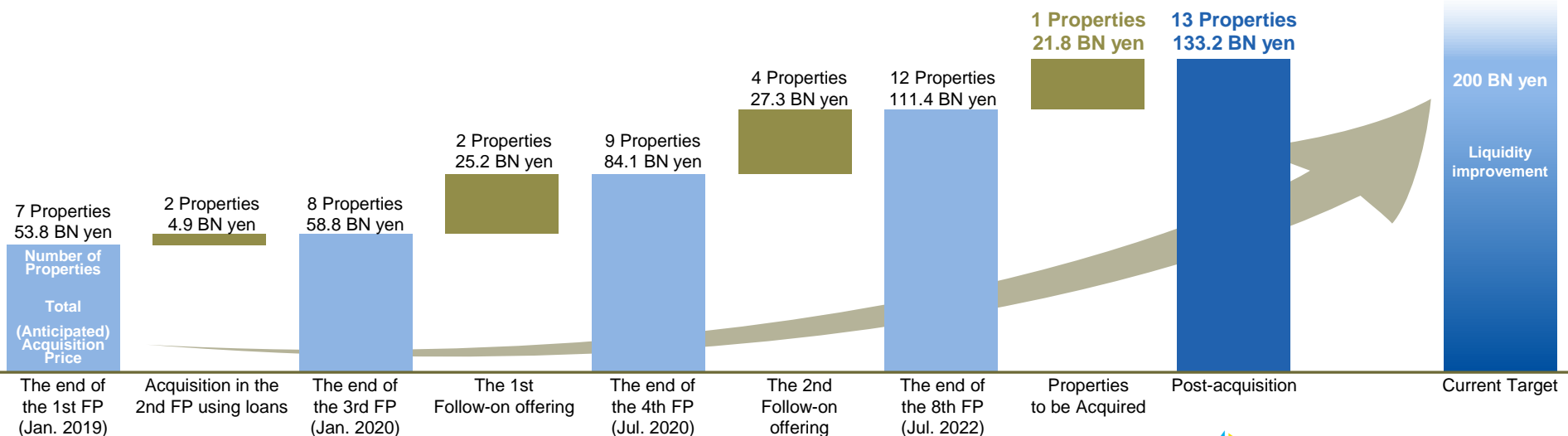
Occupancy rate
100.0%



Changes in Key indicators

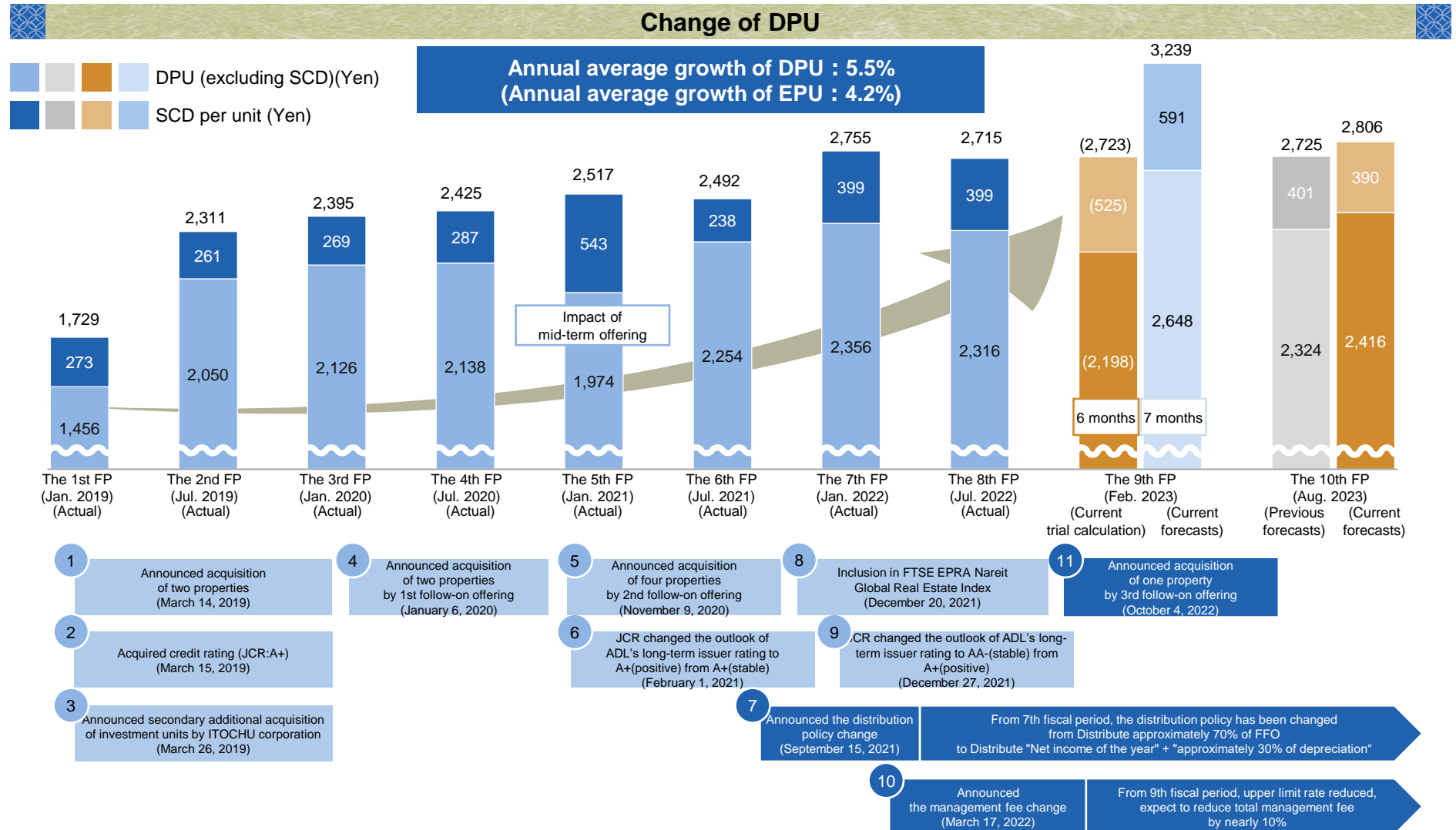
	As of the end of the FP 2022/7 (the 8th FP)	Property to be Acquired i Missions Park Ichikawa-Shiohama	Post-acquisition portfolio
Number of Properties	12 Properties	1 Property	13 Properties
(Anticipated) acquisition price	111,422 MN Yen	21,800 MN Yen	133,222 MN Yen
Appraisal	130,505 MN Yen	23,900 MN Yen	154,405 MN Yen
(Average) Appraisal NOI yield	4.9%	4.0%	4.7%
(Average) Property age	5.3 Years	3.2 Years	4.9 Years
Investment area	In Kanto area : 100.0%	In Kanto area	In Kanto area : 100.0%
NAV per unit	143,911 Yen		147,305 Yen
(Normalized) (Total asset) LTV	41.1%		42.5%

Change and Target of Growth in Asset size



Change of DPU

Realizing continuous growth of DPU by implementing various measures in addition to external growth effects from property acquisitions since IPO



Change of Normalized DPU and NAV per unit

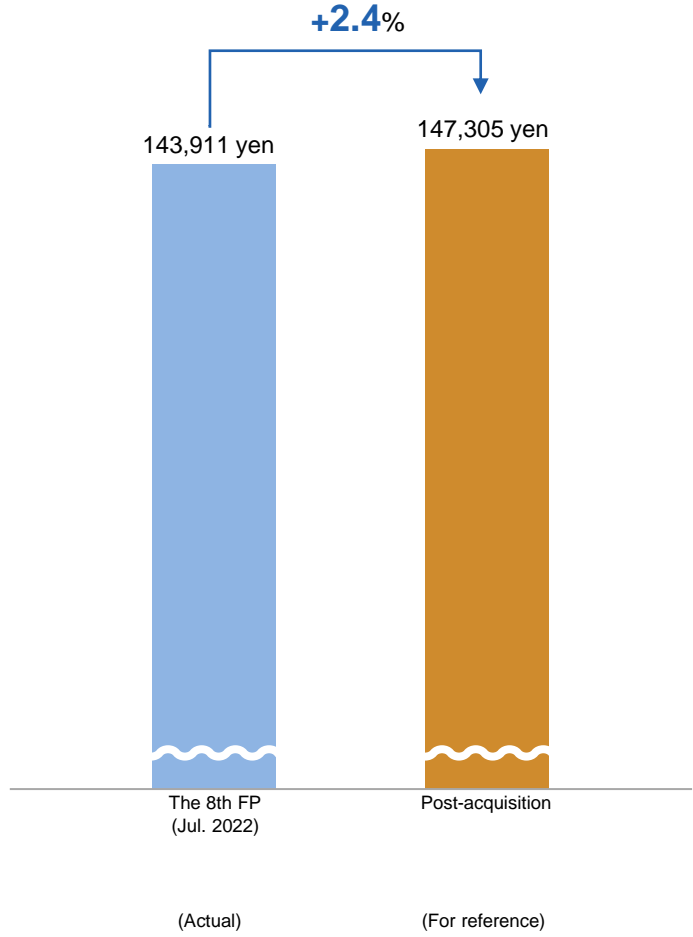
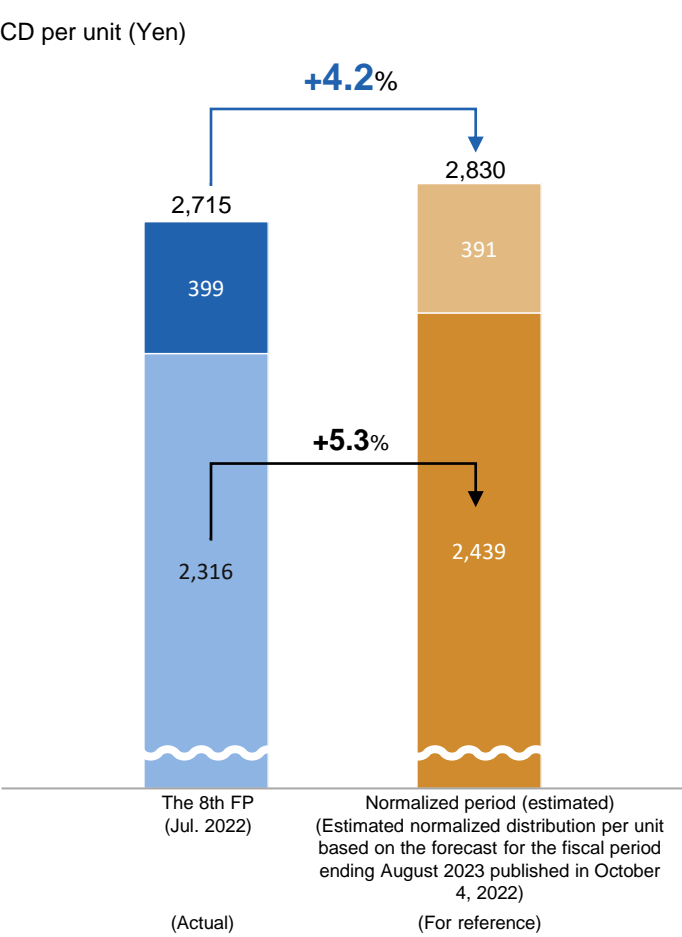
Due to this offering, Normalized DPU will increase by 4.2% (compared to the end of the 8th period). Post-acquisition, NAV per unit is 147,305 yen (up 2.4% from the end of the 8th period)

Change of Normalized DPU

Change of NAV per unit

DPU (excluding SCD)(Yen)

SCD per unit (Yen)



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Ticker Symbol : 3493

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