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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:  
ITOCHU REIT Management Co., Ltd.  
Representative: Junichi Shoji, President  
Inquiries: Naoki Sato, General Manager  
Corporate Management Department  
TEL: +81-3-3556-3901

### Notice Concerning the Securing of Preferential Negotiation Rights for Property Acquisition

ITOCHU Advance Logistics Investment Corporation (“IAL”) announced today that it has secured from its sponsors ITOCHU Corporation and ITOCHU Property Development, Ltd. (“ITOCHU Property Development”) the right to conduct negotiations on a preferential basis (“Preferential Negotiation Rights”) regarding the purchase and sale of the logistics facility provisionally named i Missions Park Miyoshi (the “Property”). Details are as follows.

#### 1. Overview of the Property

Property name	i Missions Park Miyoshi
Location	Kamitome, Miyoshi Town, Iruma County, Saitama Prefecture
Completion date (planned)	October 2019
Total floor area (planned)	Approx. 10,900 m <sup>2</sup>
Developer	ITOCHU Corporation and ITOCHU Property Development

Acquisition terms and conditions, including price and timing, are yet to be determined. ITOCHU REIT Management Co., Ltd. (“IRM”), IAL’s asset management company, will conduct due diligence in advance of the acquisition. Acquisition decisions will be made in accordance with the requirements stated in IRM’s Rules for Transactions with Interested Parties.

Please note that, while IAL has been granted Preferential Negotiation Rights to the Property, this does not mean that it will necessarily be able to acquire the Property and does not oblige it to purchase the Property.

IAL will make no payment to ITOCHU Corporation or ITOCHU Property Development for the acquisition of the Preferential Negotiation Rights.

#### 2. Background

IAL secured the new Preferential Negotiation Rights to the Property based on the separate sponsor support agreements it has concluded with IRM and ITOCHU Corporation on one hand and with IRM and ITOCHU Property Development on the other.

In the present case, ITOCHU Property Development completed the land purchase and started development in collaboration with ITOCHU Corporation, drawing on its sourcing routes as a comprehensive developer and the strengths acquired in its extensive track record of development in a wide range of property types. This is an example in practice of the “collaborative growth relationship” through which IAL and the ITOCHU Group achieve mutual growth. Under this arrangement, the two closely connected ITOCHU Group sponsors use their Realty and Logistics Platform to realize land

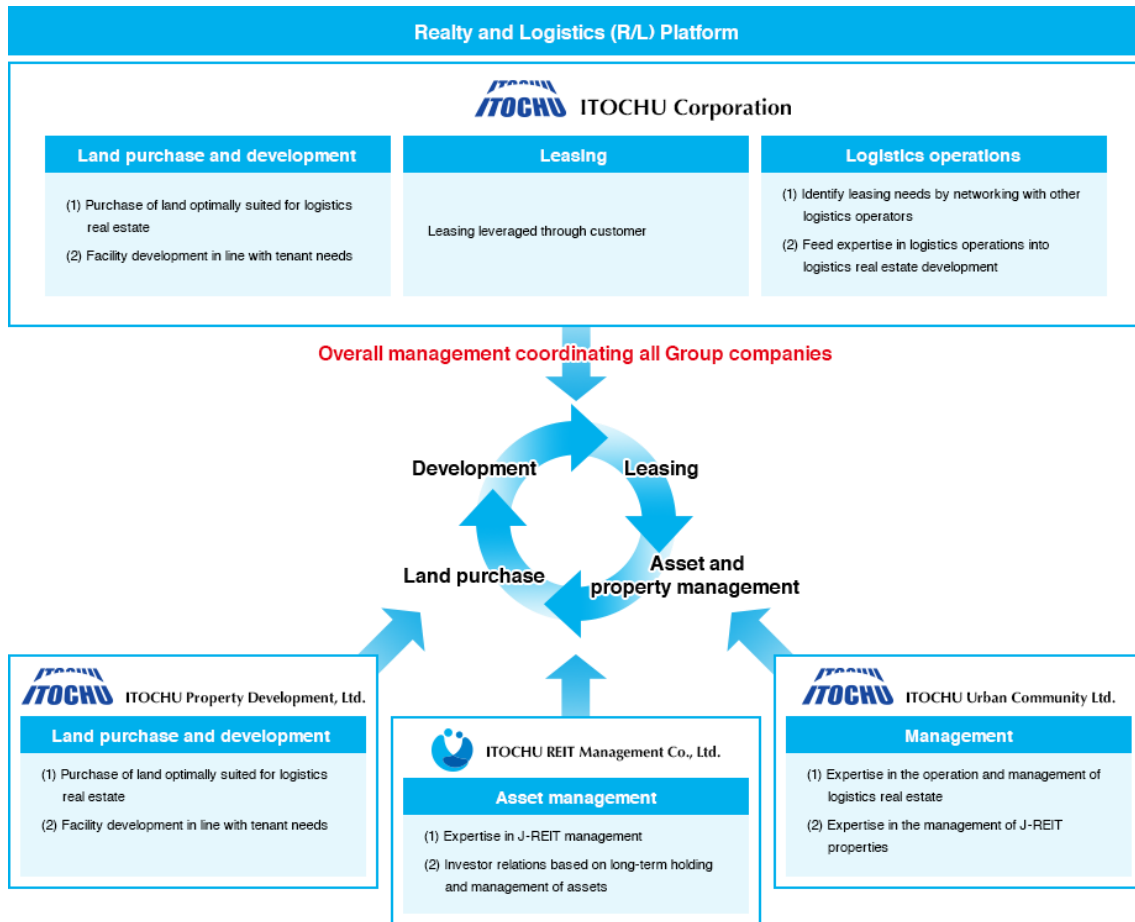


## ITOCHU Advance Logistics Investment Corporation

purchase and facility development, which secures for IAL further opportunities to acquire properties in the future. Through timely property acquisition of this kind, IAL aims to achieve external growth and increase in investor value.

### IAL's Basic Strategy





(Note) “ITOCHU Group” refers to the corporate group consisting of ITOCHU Corporation, 206 consolidated subsidiaries and 94 equity-method affiliates (as of March 31, 2018).

### 3. Property Details

Property name	i Missions Park Miyoshi
Location	Kamitome, Miyoshi Town, Iruma County, Saitama Prefecture
Completion date (planned)	October 2019
Lot area (planned)	Approx. 9,510 m <sup>2</sup>
Total floor area (planned)	Approx. 10,900 m <sup>2</sup>
Building size	2F
Location characteristics	The Property is situated approximately 2.1 km from Miyoshi Smart Interchange and approximately 3.1 km from Tokorozawa Interchange, both on the Kan-Etsu Expressway. Miyoshi Smart Interchange, which is in the immediate vicinity, is scheduled by the end of March 2019 to become a fully operational interchange (entry and exit not only in the direction of Niigata but also towards Tokyo) and to start accepting a wider range of vehicles (eligible vehicles extended to include large vehicles as well as regular vehicles). This is expected to make the area an even more convenient location for logistics bases.
Outline of facility plan	<p>The Property development site is in a designated urbanization control area. However, ITOCHU Property Development now plans to use its expertise as a comprehensive developer in consultations with the local government authority to obtain development approval and move forward with the development of logistics real estate for leasing.</p> <p>After completion of construction, the property is due to be occupied by a tenant rolling out warehouse operations centered on the municipalities of Miyoshi and Tokorozawa. The tenant then aims to use the facility as a specialized center.</p>

Image of completed facility



(Note) The above is a representational image of the completed facility, which may differ from the actual final appearance.



Reference: IAL Pipeline

Property name	Preferential Negotiation Rights granted	Location	Completion date (planned)	Total floor area (planned)
i Missions Park Moriya 2	Yes	Tsukubamirai City, Ibaraki Prefecture	December 1994	6,780 m <sup>2</sup>
i Missions Park Inzai (quasi-co-ownership 35%)	Yes	Inzai City, Chiba Prefecture	February 2018	38,507 m <sup>2</sup>
i Missions Park Tokyo-Adachi	Yes	Adachi Ward, Tokyo	May 2018	27,872 m <sup>2</sup>
i Missions Park Kashiwa 2	Yes	Kashiwa City, Chiba Prefecture	August 2018	132,478 m <sup>2</sup>
i Missions Park Inzai 2	No	Inzai City, Chiba Prefecture	March 2019	28,983 m <sup>2</sup>
i Missions Park Ichikawa-Shiohama	Yes	Ichikawa City, Chiba Prefecture	August 2019	59,584 m <sup>2</sup>
i Missions Park Miyoshi	Yes	Miyoshi Town, Iruma County, Saitama Prefecture	October 2019	10,900 m <sup>2</sup>
Total (7 properties)				305,107 m <sup>2</sup>

(Note) As of the date of submission hereof, IAL has undertaken no specific negotiations with the ITOCHU Group regarding the above assets, and has no current plans to acquire them and no guarantee of being able to acquire them in the future.

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