



May 17, 2021

For immediate release

Real Estate Investment Trust Securities Issuer:
ITOCHU Advance Logistics Investment Corporation
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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 we made our decision to prepay a bank loan (the “Prepayment”), as outlined below:

1. Details of the Prepayment

- (1) Date of the Prepayment : May 31, 2021
- (2) Amount of the Prepayment : JPY 730million
- (3) Source of funds for the Prepayment : Consumption tax refund for the property acquired by IAL on November 20, 2020 and April 1, 2021, 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
Long-term	Sumitomo Mitsui Banking Corporation	JPY 730 million	Nov. 20, 2020	Nov. 22, 2021	Full payment upon maturity	Unsecured and nonguaranteed

(Note) For details of the bank loan, please refer to our press release entitled “Notice Concerning the Borrowing of Funds (Increase of Borrowing Amount)” dated November 18, 2020.

3. Loan status after the Prepayment

(Millions of yen)

	Before the Prepayment	After the Prepayment	Difference
Short-term loans (Note)	433	433	0
Long-term loans (Note)	46,520	45,790	(730)
Total loans	46,953	46,223	(730)
Investment corporation bonds	1,500	1,500	0
Other interest-bearing liabilities	0	0	0
Total interest-bearing liabilities	48,453	47,723	(730)

(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 Fifth Fiscal Period Ended January 31, 2021” dated March 17, 2021, and therefore there are no revisions to the forecast of financial results for the Sixth Fiscal Period (from February 1, 2021 to July 31, 2021) and for the Seventh Fiscal Period (from August 1, 2021 to January 31, 2022).

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 Fifth Fiscal Period Ended January 31, 2021, submitted on April 27, 2021 (Japanese only).

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