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For immediate release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Partial Amendment of Asset Management Guideline
for ITOCHU REIT Management Co., Ltd.

ITOCHU Advance Logistics Investment Corporation (“IAL”) hereby announces that its asset management company, ITOCHU REIT Management Co., Ltd. (“IRM”), resolved at its board of directors’ meeting held today to partially amend the asset management guideline, which is partially stated in the Securities Report (available in Japanese only) (hereinafter, the “Asset Management Guideline”), as outlined below:

1. Purpose and background of amendment

In order to further clarify the purpose of use of investment targets as well as investment standards for IAL, the Asset Management Guideline is amended to include provisions specifying that (i) IAL’s investment targets include land with leasehold interest, and that (ii) investment may be made in logistics real estate that does not satisfy size requirements, if such real estate is deemed to generate stable profit.

2. Details of amendment

The details of amendment of the Asset Management Guideline is as outlined below. For the avoidance of doubt, the following are relevant extracts from the Asset Management Guideline (with amendments underlined), and other provisions are omitted.

(Purpose of Use of Investment Targets)

| Before Amendment | After Amendment |
|--|--|
| IAL shall invest in real estate that is or can be used mainly as logistics facilities (hereinafter, the “Logistics Real Estate”). In addition, IAL shall also invest in real estate other than the Logistics Real Estate, which is or can be used mainly as hubs or bases of business activities, such as plants, data centers, telecommunications facilities, research facilities, supply and disposal facilities, and renewable energy-related facilities (hereinafter collectively, the “Other Real Estate”). | IAL shall invest in real estate that is or can be used mainly as logistics facilities (hereinafter, the “Logistics Real Estate”). In addition, IAL shall also invest in real estate other than the Logistics Real Estate, which is or can be used mainly as hubs or bases of business activities, such as plants, data centers, telecommunications facilities, research facilities, supply and disposal facilities, and renewable energy-related facilities (hereinafter collectively, the “Other Real Estate”). <u>For the avoidance of doubt, if the investment target is land with leasehold interest, land classification of such land shall be determined in accordance with main purpose of use of building(s) on such land.</u> |

Note: This is an English translation of the Japanese release dated March 26, 2020, and for informational purpose only. Japanese original shall be referred to as the original.



(Investment Standards)

| Before Amendment | After Amendment |
|---|---|
| <p>For the purpose of building a portfolio that can generate stable profit over mid to long term, IAL shall make investments in accordance with provisions of Articles 5 to 7, and after having confirmed investment value of investment targets from the perspective of versatility of properties and continuity of use by tenants, by comprehensively considering matters such as location, size, condition of building(s), building age, tenant-related matters, environmental consciousness, soil, rights and interests, and circumstances relating to the property that is or is to be developed, as specified below; provided, however, that investment shall not be made in any property which fails to have earthquake resistance that satisfies a standard equivalent to or stricter than the new earthquake-resistance standard provided for by the Building Standard Act of Japan.</p> <p>(1) (Omitted)</p> <p>(2) From the perspective of ensuring efficient logistics operations, each property that falls under the Logistics Real Estate shall, as a general rule, have total floor area of at least 10,000 square meters, and standard floor area of at least 3,300 square meters; provided, however, that investment decision for the Other Real Estate shall be made on a case-by-case basis.</p> | <p>For the purpose of building a portfolio that can generate stable profit over mid to long term, IAL shall make investments in accordance with provisions of Articles 5 to 7, and after having confirmed investment value of investment targets from the perspective of versatility of properties and continuity of use by tenants, by comprehensively considering matters such as location, size, condition of building(s), building age, tenant-related matters, environmental consciousness, soil, rights and interests, and circumstances relating to the property that is or is to be developed, as specified below; provided, however, that investment shall not be made in any property which fails to have earthquake resistance that satisfies a standard equivalent to or stricter than the new earthquake-resistance standard provided for by the Building Standard Act of Japan. <u>For the avoidance of doubt, if the investment target is land with leasehold interest, then, with respect to the investment standards specified below that relate to buildings, decision shall be made with regard to the building(s) on such land, in the same manner as specified below; provided, however, that, in such case, if deemed appropriate in light of absence of ownership of building(s), IAL may choose not to apply to such building(s) the investment standards related to buildings.</u></p> <p>(1) (Omitted as no amendment is made)</p> <p>(2) From the perspective of ensuring efficient logistics operations, each property that falls under the Logistics Real Estate shall, as a general rule, have total floor area of at least 10,000 square meters, and standard floor area of at least 3,300 square meters; provided, however, that investment decision for the Other Real Estate shall be made on a case-by-case basis; <u>provided, however, that IAL may invest in the Logistics Real Estate that does not satisfy the size requirements specified above, if such Logistics Real Estate is deemed to generate stable profit in light of compatibility with tenant needs, locational characteristics, and substitutability, among other things. Investment decision for the Other Real Estate shall be made on a case-by-case basis.</u></p> |

3. Date of amendment

March 26, 2020

4. Future outlook

The aforementioned partial amendment to the Asset Management Guideline has no material impact on IAL's financial results.

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

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