

July 29, 2024

For immediate release

Advance Logistics Investment Corporation
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Notice Concerning the Borrowing of Funds

Advance Logistics Investment Corporation (“ADL”) hereby announces that it has decided today to conduct a borrowing of funds (the “Borrowings”), as follows.

1. Debt Financing (drawdown date: August 1, 2024)

(1) Details of the Debt Financing

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	2,300	Base interest rate + 0.150% (Note 2)	August 1, 2024	Loan agreement executed on July 30, 2024 with lenders shown at left	November 1, 2024	Bullet repayment	Unsecured and non- guaranteed
Total		2,300	-	-	-	-	-	-

(Note 1) “Short-term” refers to a borrowing period of no more than one year from the borrowing date to the repayment date, and “long-term” refers to a borrowing period of more than one year from the borrowing date to the repayment date. The same applies hereinafter. The above long-term borrowings are hereinafter referred to as the “Long-Term Borrowings.”

(Note 2) The base interest rate is the one-month Japanese yen TIBOR (calculated on a 365-day basis) announced by the TIBOR Administration of the Japan Bankers Association (JBA). The Japanese yen TIBOR can be checked on the TIBOR Administration’s website (<https://www.jbatibor.or.jp/english/>).

(Note 3) For the borrowings above, loan agreements have not been concluded as of today. Therefore, it is not guaranteed the Borrowings will be made, and the amount of Borrowings and interest rate, etc. may also change.

(2) Reason for Borrowings

To fund the acquisition of the property to be acquired as described in the "Notice Concerning the Acquisition of Domestic Real Estate Trust Beneficiary Interest" announced on June 26, 2024, as well as expenses related to such acquisition.

(3) Amount, Purpose, and Expenditure Date of Funds to Be Procured

Appropriated for the acquisition of T&B Maintenance Center Toyama, the assets to be acquired on August 1, 2024, and for expenses related to such acquisition.

(4) Scheduled Contract Date of the Debt Financing

July 30, 2024

2. Outstanding Loan Balance after the Borrowings

(Millions of yen)

	Before the Borrowings	After the Borrowings	Increase/Decrease
Short-term debt	-	2,300	2,300
Long-term debt	55,420	55,420	-
Total amount of debt	55,420	57,720	2,300
Investment corporation bonds	3,500	3,500	-
Total amount of debt and investment corporation bonds	58,920	61,220	2,300
Other interest-bearing debt	-	-	-
Total interest-bearing debt	58,920	61,220	2,300

3. Other Matters

There have been no material changes to the risks associated with the Borrowing, etc., from those described in the "Investment Risks" section of the Annual Securities Report for the fiscal year ending February 29, 2024 (11th Fiscal Period) submitted on May 24, 2024.

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/>