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For immediate release

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Notice Concerning Revisions to Forecasts of Financial Results for
the Fiscal Periods Ending January 2019 and July 2019

ITOCHU Advance Logistics Investment Corporation (“IAL”) hereby announces that it has revised its forecasts of the financial results for the first fiscal period from May 1, 2018 to January 31, 2019, and the second fiscal period from February 1, 2019 to July 31, 2019, which were previously announced on August 1, 2018. Details are as follows.

1. Reasons for Revisions to Forecasts

IAL revised its forecasts of financial results for the fiscal periods ending January 2019 and July 2019 in conjunction with the determination by its Board of Directors today of the indicative price range of new investment units to be issued through a public offering and secondary offering. The issuance of new investment units was previously decided by its Board of Directors on August 1, 2018.

- (1) Offering price per unit of new investment units assumed in the financial results forecast announced on August 1, 2018
¥100,000
- (2) Offering price per unit of new investment units assumed in the revised forecasts following the determination of the indicative price range
Between ¥100,000 and ¥103,000
The offering price per unit is scheduled to be decided on Thursday, August 30, 2018.

Disclaimer: This press release is a document for making a public announcement concerning revisions to forecast of financial results for the fiscal periods ending January 2019 and July 2019, and has not been prepared for the purpose of solicitation for investment. Investors are asked to ensure that they read the prospectus for the issuance of new investment units and secondary distribution of investment units, as well as the amendments thereto, prepared by IAL before they invest and that they make decisions on investment at their own discretion.



2. Details of the Revisions

	Operating revenues	Operating income	Ordinary income	Net income	Distributions per unit including surplus cash distribution (SCD)	Distributions per unit excluding SCD	SCD per unit
Previous forecasts (announced on August 1, 2018)							
1st fiscal period	¥1,282 million	¥742 million	¥494 million	¥493 million	¥1,583	¥1,322	¥261
2nd fiscal period	¥1,597 million	¥744 million	¥672 million	¥671 million	¥2,083	¥1,801	¥282
Revised forecasts							
1st fiscal period	¥1,282 million	¥741-742 million	¥494-496 million	¥493-495 million	¥1,583-1,589	¥1,322-1,328	¥261
2nd fiscal period	¥1,597 million	¥743-744 million	¥672-675 million	¥671-674 million	¥2,083-2,089	¥1,801-1,809	¥280-282

Due to the determination of the indicative price range discussed in 1. above and other matters, IAL revised as below the amounts of certain items discussed in the attachment, “Assumptions Underlying the Forecast for the Fiscal Periods Ending January 2019 and July 2019,” included in the news release, “Notice Concerning the Forecast of Financial Results for the Fiscal Periods Ending January 2019 and July 2019,” issued on August 1, 2018. Accordingly, revisions were made to operating income, ordinary income, net income, distributions per unit (including SCD), and distributions per unit (excluding SCD) as shown in the above table.

- Operating expenses: The forecast of asset management fees has been revised from ¥171 million to between ¥171 million and ¥172 million in the second fiscal period.
- Non-operating expenses: The forecast of interest expenses and other borrowing-related expenses has been revised from ¥91 million to between ¥88 million and ¥91 million in the first fiscal period, and from ¥71 million to between ¥67 million and ¥71 million in the second fiscal period. The forecast of expenses associated with the issuance, listing, and public offering of new investment units has been revised from ¥80 million to between ¥80 million and ¥81 million in the first fiscal period.
- Interest-bearing debt: The forecast of total interest-bearing debt has been revised from ¥21,490 million to between ¥20,410 million and ¥21,490 million in the first fiscal period, and from ¥18,800 million to between ¥17,720 million and ¥18,800 million in the second fiscal period.
The forecast of new borrowings scheduled to be received in September 2018 from qualified institutional investment firms, as defined in Article 2, Paragraph 3, Item 1 of the Financial Instruments and Exchange Act, has been revised from ¥23,030 million to between ¥21,990 million and ¥23,030 million.
The forecast of the loan-to-value ratio has been revised from 36.5% to between 34.7% and 36.5% in the first fiscal period, and from 33.4% to between 31.5% and 33.4% in the second fiscal period.
- SCD per unit: The forecast total amount of SCD has been revised from ¥105 million to between ¥104 million and ¥105 million in the second fiscal period.
- (Reference) Expected number of investment units issued and outstanding at the end of the first fiscal period: 373,000 units (unchanged from the previous forecast)
Expected number of investment units issued and outstanding at the end of the second fiscal period: 373,000 units (unchanged from the previous forecast)

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ITOCHU Advance Logistics Investment Corporation

- (Note 1) IAL's fiscal periods are from February 1 to July 31 and from August 1 to January 31. The first fiscal period, however, commenced on May 1, 2018, the date of IAL's establishment, and ends on January 31, 2019. Within the first fiscal period, IAL plans to carry out operations of its business for 147 days effective from September 7, 2018, the scheduled date of property acquisitions.
- (Note 2) The forecast amounts shown above were calculated based on certain assumptions made at the time of preparing this news release. Accordingly, the forecast amounts of operating revenues, operating income, ordinary income, net income, distributions per unit (excluding SCD), and SCD per unit may differ from results due to various reasons, including the future acquisition or sale of properties, fluctuations in leasing revenues resulting from changes of lessees and other reasons, unforeseen property repairs or other operating problems, interest rate fluctuations, a change in the number or issue price of planned new investment units, or an additional issuance of investment units in the future. Furthermore, IAL does not guarantee the amounts of distributions per unit or SCD per unit stated in the above forecast.
- (Note 3) The above forecasts may be revised if a noticeable discrepancy with results is expected.
- (Note 4) IAL plans to list its investment units on the Real Estate Investment Trust Securities Market of the Tokyo Stock Exchange on September 7, 2018.
- (Note 5) All figures in the forecast have been rounded down.

This document is released to media organizations through the Kabuto Club (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure and Transport Press Club, and the Press Club for the Ministry of Land, Infrastructure and Transport Construction Paper.

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