



October 31, 2019

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, Representative Director,  
President & CEO  
Inquiries: Keiichi Yoshida, Director and CFO  
TEL: +81-3-3556-3901

### Notice concerning Prepayment of Bank Loan

ITOCHU Advance Logistics Investment Corporation (“IAL”) hereby announces that today it made a prepayment of its bank loan (the “Prepayment”) as follows:

#### 1. Details of the Prepayment

- (1) Date of the Prepayment : October 31, 2019
- (2) Amount of the Prepayment : JPY 260 million
- (3) Source of funds for the Prepayment : Consumption tax refund for the property acquired by IAL on April 1, 2019, 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
Short-term	Sumitomo Mitsui Banking Corporation	JPY260 million	Apr. 1, 2019	Mar. 31, 2020	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 and the Execution of an Interest Rate Swap Agreement” dated March 28, 2019.

#### 3. Loan status after the Prepayment

(Millions of yen)

	Before the Prepayment	After the Prepayment	Difference
Short-term loans (Note)	1,760	1,500	(260)
Long-term loans (Note)	22,440	22,440	0
Total loans	24,200	23,940	(260)
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	24,200	23,940	(260)

(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 Second Fiscal Period Ended July 31, 2019” dated September 13, 2019, and therefore there are no revisions to the forecast of financial results for the third fiscal period ending January 31, 2020 (from August 1, 2019 to January 31, 2020) and for the fourth fiscal period ending July 31, 2020 (from February 1, 2020 to July 31, 2020).

#### 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 Second Fiscal Period Ended July 31, 2019, submitted on October 28, 2019 (Japanese only).

End

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