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For immediate release

Advance Logistics Investment Corporation
Securities Code : 3493
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
Kenji Kousaka, Executive Director

Asset Management Company:
ITOCHU REIT Management Co., Ltd.
Junichi Shoji, Representative Director,
President & CEO

Inquiries:
Hiromu Shinoda, Manager of Logistics Strategy Department
TEL. +81-3-6821-5483

**Notice Concerning Conclusion of Lease Agreement (iMissions Park Tokyo Adachi)
and Status of iMissions Park Misato and iMissions Park Tokyo Adachi**

Advance Logistics Investment Corporation (ADL) announced today that ITOCHU REIT Management Co., Ltd., the asset management company to which the Fund entrusts its asset management operations, has decided to conclude a new fixed-term building lease agreement (hereinafter "the New Agreement") for iMissions Park Tokyo Adachi (hereinafter "the Property"), which is owned by ADL. The new contract is for a fixed-term building lease (hereinafter, the "New Contract").

1. Details of Lease Agreement (floor space expansion)

- (1) Tenant name: Not disclosed (Note 1)
- (2) Leased floor area: 14,186.15 m²
(Ratio of the leased area to the total leasable area of the property: 50.7%)
(Ratio of the leased area to the total leasable area of the Fund: 2.7% (Note 2))
- (3) Annual rent: Not disclosed (Note 1)
- (4) Deposits and guarantees: Not disclosed (Note 1)
- (5) Contract execution date: June 28, 2024
- (6) Contract period: July 1, 2024 - June 30, 2029

(Note 1) As the consent for disclosure has not been obtained from the tenant, it is not stated as the case where disclosure is not possible due to unavoidable circumstances.

(Note 2) Ratio of leased area to the total leasable area of 526,285.75m² of all assets owned by ADL as of June 28, 2024.

2. Background of the Agreement

With respect to The property, e-LogiT co., ltd. (the "Current Tenant", Ratio of leased area to the leasable area of the property as of the date of this document: 100.0%) has decided to terminate the lease agreement on June 30, 2024 as announced in the "Notice Concerning Scheduled Change of Tenant (Termination of Lease)" dated March 12, 2024.

The current tenant has been subleasing a part of this property (the leased area of 7,788.99 m², which accounts for 27.8% of the total leasable area of the Property) to a new tenant who will conclude a new lease agreement (hereinafter, the "New Tenant"), and the new tenant has continued to use the property after concluding a "memorandum of succession of status" from the current tenant as of March 29, 2024.

New Tenant has recently applied for the use of additional floor space in the Property, leading to the conclusion of a new lease agreement.

3. Status of i Missions Park Misato and i Missions Park Tokyo Adachi

As announced in the "Notice Concerning Scheduled Change of Tenant (Dissolution of Lease)" on March 12, 2024, we have received a notice from Current Tenant of both properties that it intends to terminate the lease mid-term as of June 30, 2024.

We have been continuing negotiations with Current Tenant concerning terms and conditions with respect to moving out of the Property (hereinafter "the Negotiations"), but the Negotiations has not reached a conclusion, therefore The contract termination date for both i Missions Park Misato and i Missions Park Tokyo Adachi will be changed from June 30, 2024, the date of termination proposed by the Current Tenant, to a date yet to be determined (a date when the above terms and conditions are agreed upon).

The operating revenue was assumed in the assumptions for the operating forecast for the period ending August 31, 2024 and the period ending February 28, 2025 in the "Summary of Financial Results For the Eleventh Fiscal Period (ended February 2024)" disclosed on April 17, 2024 Outlook for Operating Conditions, Although the timing of the move-in period has been revised, negotiations are ongoing regarding the terms and conditions of a new lease agreement with the prospective tenant.

We are in the process of the Negotiations, including the financial aspects such as penalty fees for early termination of the lease. Therefore, the forecasts for the fiscal years ending August 31, 2024 and February 28, 2025 remain unchanged.

When the above terms and conditions are agreed upon, we will announce the business forecast for the period ending August 31, 2024 and February 28, 2025, including the details of the termination.

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/>