



May 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, President
Inquiries: Naoki Sato, General Manager
Corporate Management Department
TEL: +81-3-3556-3901

Notice concerning Prepayment of Bank Loan

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

1. Details of the Prepayment

- (1) Date of the Prepayment : June 7, 2019
- (2) Amount of the Prepayment : JPY 2,690 million
- (3) Source of funds for the Prepayment : Consumption tax refund for the property acquired by IAL on September 7, 2018, 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	JPY2,690 million	Sept. 7, 2018	Sept. 9, 2019	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 Conclusion of an Interest Rate Swap Agreement” dated September 7, 2018.

3. Loan status after the Prepayment

	Before the Prepayment	After the Prepayment	Difference
Short-term loans (Note)	4,830	2,140	(2,690)
Long-term loans (Note)	22,440	22,440	0
Total loans	27,270	24,580	(2,690)
Other interest-bearing liabilities	-	-	-
Total interest-bearing liabilities	27,270	24,580	(2,690)

(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 First Fiscal Period Ended January 31, 2019” dated March 14, 2019, and therefore there are no revisions to the forecast of financial results for the second fiscal period ending July 31, 2019 (from February 1, 2019 to July 31, 2019) and for the third fiscal period ending January 31, 2020 (from August 1, 2019 to January 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 First Fiscal Period Ended January 31, 2019, submitted on April 25, 2019 (available in Japanese only).

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