



For immediate release

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Notice Concerning the Securing of Preferential Negotiation Rights for Property Acquisition

ITOCHU Advance Logistics Investment Corporation (“IAL”) hereby announces that it has secured the right to conduct negotiations on a preferential basis (“Preferential Negotiation Rights”) regarding the purchase and sale of a logistics facility “i Missions Park Inzai 2” (“Subject Property”), as follows:

1. Overview of the Preferential Negotiation Rights

Subject property	i Missions Park Inzai 2
Counterparty	Sumitomo Mitsui Trust Panasonic Finance Co., Ltd.
Expiry date of the Preferential Negotiation Rights	August 31, 2019

Acquisition terms and conditions, including price and timing, for the Subject Property are yet to be determined.

Please note that, while IAL has been granted the Preferential Negotiation Rights to the Subject Property, it does not necessarily mean that IAL will be able to acquire the Subject Property nor does it oblige IAL to purchase the Subject Property.

2. Background to securing the Preferential Negotiation Rights

The Subject Property has been developed and managed by IAL’s sponsor, ITOCHU Corporation and its business partner, and has been in IAL’s pipeline since the time of its listing. The Preferential Negotiation Rights secured this time ensures an opportunity for IAL to purchase the Subject Property. In addition, in order to bridge the gap in timing between sale and purchase and ensure flexible property acquisition, IAL has concurrently set up a special scheme with the counterparty, with sponsor support by the ITOCHU group.

3. Features and overview of the Subject Property

The Subject Property is a logistics facility located in a prime logistics / industrial area that allows 24/7 operation, enables delivery to central areas of Chiba and Saitama prefectures, and gives overall access to eastern Tokyo. Due to the fact that highly populated areas nearby give it an advantage for attracting labors, as well as that it is built with versatility, the Subject Property is highly-competitive and expected to contribute to the stability of IAL’s portfolio upon acquisition.

< Overview of the Subject Property >

Property name	i Missions Park Inzai 2
Location	Matsuzakidai, Inzai City, Chiba, Japan
Completion date	March 2019
Site area	32,074.85 m ²
Total floor area	26,938.75 m ²
Structure	Steel-framed, two-story building with alloy-plated steel sheet roof
Occupancy rate	100.0%



Reference: IAL Pipeline

Property name	Preferential Negotiation Rights	Location	(Planned) Completion date	Total floor area	Occupancy rate
i Missions Park Inzai (quasi-co-ownership 20%)	Secured	Inzai City, Chiba Prefecture	February 2018	22,004 m ²	100.0%
i Missions Park Tokyo-Adachi	Secured	Adachi Ward, Tokyo	May 2018	27,872 m ²	100.0%
i Missions Park Kashiwa 2	Secured	Kashiwa City, Chiba Prefecture	August 2018	117,299 m ²	100.0%
i Missions Park Inzai 2	Newly Secured	Inzai City, Chiba Prefecture	March 2019	26,938 m ²	100.0%
i Missions Park Ichikawa-Shiohama	Secured	Ichikawa City, Chiba Prefecture	August 2019	57,724 m ²	100.0%
i Missions Park Miyoshi	Secured	Miyoshi Town, Iruma County, Saitama Prefecture	October 2019	10,900 m ²	100.0%
Total (6 properties)				262,739 m ²	100.0%

(Note) As of the date hereof, IAL has undertaken no specific negotiations with the ITOCHU Group regarding the above assets, has no current plans to acquire them, and has no guarantee of being able to acquire them in the future.

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