

September 17, 2024

To whom it may concern

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Notice Concerning Conclusion of Lease Agreement (i Missions Park Moriya 2)

Advance Logistics Investment Corporation (hereinafter "ADL") announced today that ITOCHU REIT Management Corporation (hereinafter "IRM"), 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 i Missions Park Moriya 2 (hereinafter "the Property"), which is owned by ADL. The new contract is for a fixed-term building lease (hereinafter, the "New Contract").

1. Lease Agreement (New)

- (1) Tenant name: Azuma Logistics Co., Ltd.
- (2) Leased area : 7,727.29m²
(Ratio of leased contracted area to the total leasable area of the property: 100.0%)
(Ratio of leased area to total leasable area of the Fund: 1.4% (Note 1))
- (3) Annual rent : Not disclosed (Note 2)
- (4) Lease and guarantee deposits : Not disclosed (Note 2)
- (5) Date of contract: September 17, 2024
- (6) Contract period: October 1, 2024 - September 31, 2034

(Note 1) Ratio of leased area to the total leasable area(540,627.56m²) of all assets owned by ADL as of September 17, 2024 (excluding leased land).

(Note 2) Since we have not obtained consent from the tenant to disclose the information, we have included the information as a case where disclosure is not possible due to unavoidable circumstances.

2. Background of the Agreement

As described in "Part I : Fund Information, Section 1: Status of Fund, 2. Investment Policy, ③. Investment Policy, (d) Operation and Management Policy, b. Policy Concerning Tenant Leasing, etc." of ADL's 11th Fiscal Period Securities Report, in selecting tenants, the rent level, lease contract period, leased floor space, credit status, business type, tenant composition, leasing purpose and use, and other factors were comprehensively taken into consideration, before concluding this agreement.

3. Outlook

The impact of the execution of the Agreement is reflected in the " Notice Concerning Disclosure of Operating Results Forecasts for the Fiscal Period Ending July 31, 2025 and the Fiscal Period Ending January 31, 2026, Following the Merger of Mitsui Fudosan Logistics Park Inc. (hereinafter "MFLP") and ADL " jointly released by MFLP and ADL on August 5, 2024 and "Notice Concerning Revisions of Operating Forecasts of Financial Results for the Periods Ending August 31, 2024 and February 28, 2025 and Forecast of Merger Grant " released by ADL on August 5, 2024, and there is no change to the forecast for these fiscal years.

About Advance Logistics Investment Corporation

A J-REIT specializing in logistics, managed by ITOCHU REIT Management Corporation, the asset management company of the ITOCHU Group. Based on the "extended cooperative relationship" with the sponsor, the ITOCHU Group, we will aim for "stable" management and growth.

***"Advance" is a common brand name for real estate investment corporations managed by ITOCHU REIT Management Co., Ltd.**

Website address of the Investment Corporation : <https://www.adl-reit.com/>

Asset Management Company Website Address: <https://www.itc-rm.co.jp/>