



March 26, 2019

For immediate release

Real Estate Investment Trust Securities Issuer:
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(Securities Code: 3493)

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Notice Concerning Additional Acquisition of IAL Investment Units by ITOCHU Corporation

ITOCHU Advance Logistics Investment Corporation (“IAL”) hereby announces that it has received from ITOCHU Corporation, which currently owns 80% of the issued shares of ITOCHU REIT Management Co., Ltd., IAL’s asset management company, a notice outlining additional acquisition of investment units (the “Acquisition”) of IAL by ITOCHU Corporation.

1. Principal Details of the Acquisition Outlined in the Notice from ITOCHU Corporation

1) Total number of investment units to be acquired	A total of 7,143 units at maximum. However, if, during the acquisition period the investment unit price exceeds the initially set maximum price, the maximum number of units may not be acquired or the acquisition may not be conducted at all.
2) Acquisition period	Planned to be from March 27, 2019 to August 30, 2019. However, the Acquisition may be completed prior to August 30, 2019 in case, for example, the number of units acquired reaches the maximum number.
3) Method of acquisition	Market purchase through an entrusted securities company and any other method deemed appropriate by ITOCHU Corporation.

2. Significance of the Acquisition

The Acquisition will serve to reaffirm the support of ITOCHU Corporation, IAL’s sponsor, in the sense that the additional acquisition of IAL’s investment units by ITOCHU Corporation will further align the interest of IAL’s unitholders with the interests of ITOCHU Corporation, and therefore is expected to result in greater sponsor support, thereby contributing to the medium- to long-term growth of IAL.

3. Status of ITOCHU Corporation’s Investment Unit Holding in IAL Prior and Subsequent to the Acquisition

ITOCHU Corporation holds 5.0%, or 17,857 units, of the total number of investment units issued by IAL as of the date of this document. If ITOCHU Corporation acquires, through the Acquisition, the maximum number of investment units set forth in 1.1) above, ITOCHU Corporation will hold 7.0%, or 25,000 units, of the total number of investment units issued by IAL. The number of investment units actually acquired through the Acquisition will be announced after the completion of the Acquisition, as soon as notified by ITOCHU Corporation.

The Acquisition has no material effect on IAL’s financial results.

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



First Step toward Future Growth

Reaffirm ITOCHU Corporation's sponsor support

Aim to enhance track record and presence through implementation of timely measures on a continuous basis



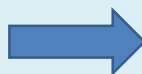
Announced today

Additional acquisition of IAL's investment units by ITOCHU Corporation

Conduct measures to further align unitholder interests with the sponsor's interest

ITOCHU Corporation's equity ratio in IAL

5%
(As of March 26, 2019)



7% at Maximum
(As of August 30, 2019)



Items disclosed in financial results presentation material on March 18, 2019

IAL's capital will be used for the acquisition of new properties to expand scale, in consideration of financial capacity.

Implementation of timely external growth

Utilization of financial capacity

Acquisition of credit rating

ESG initiatives

Announced on March 14

Newly acquisition of two properties
(incl. one property additional acquisition)

Property acquisition of 4.99 billion yen
(Acquisition value base)



IMP Inzai (quasi-co-ownership portion 15%)



IMP Moriya 2

Announced on March 14

Newly borrowing
Procurement plan of
5.28 billion yen

LTV
37.0%

End of the first fiscal period
(Jan. 2019)

39.9%

End of the second fiscal period
(Jul. 2019) (estimate)

Announced on March 15

Newly credit
rating acquisition

A+
(Stable)

JCR

Announced on February 28


DBJ Green Building
Certification acquisition
(for five properties)

Introduction of
investment unit
ownership program