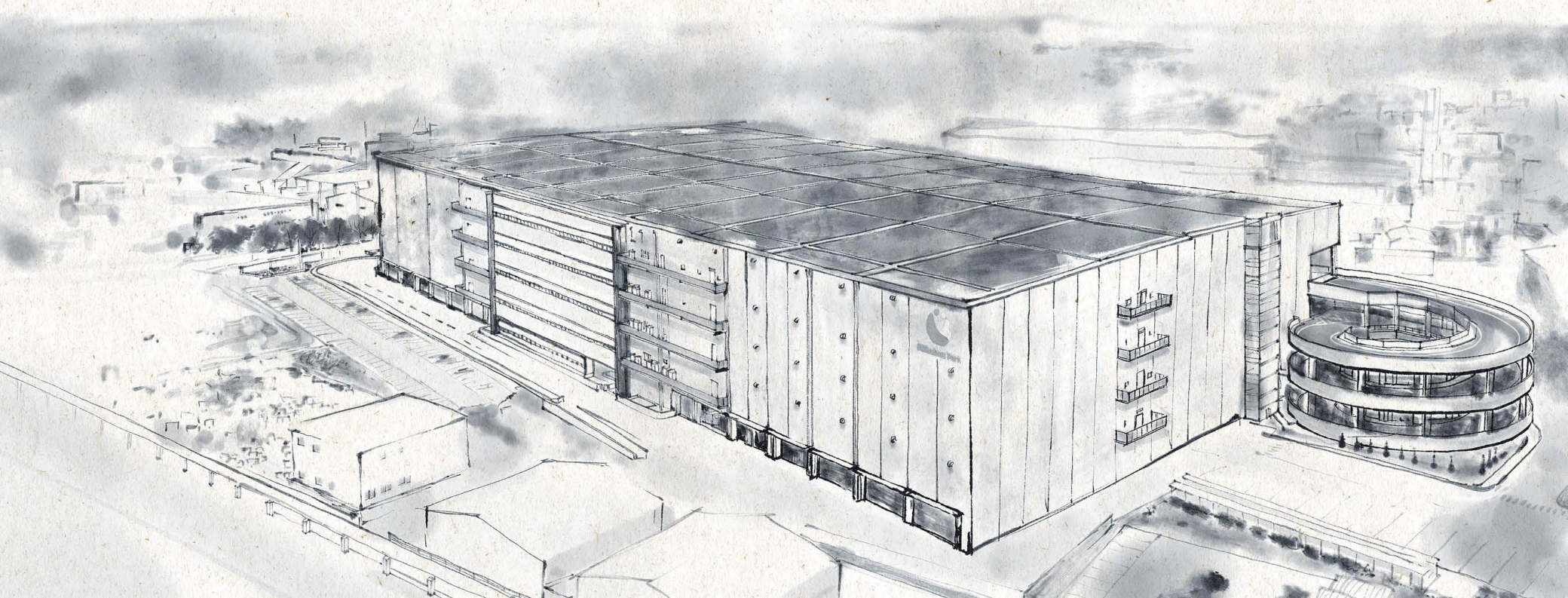




Securities Code : 3493

ITOCHU Advance Logistics Investment Corporation

Supplementary Materials ① for the Press Release dated November 9, 2020



Asset Size will Exceed 110 Billion Yen through Timely Acquisition (based on (anticipated) acquisition price⁽²⁾)

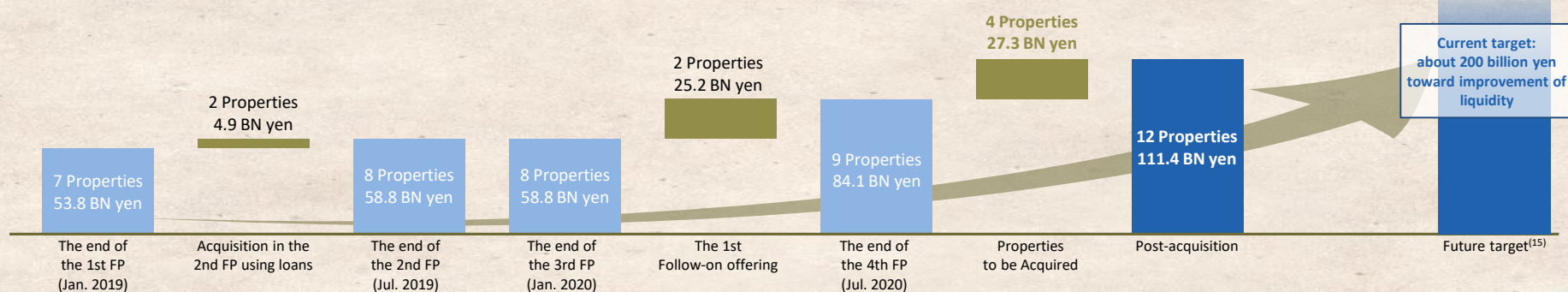
Properties to be Acquired

Total anticipated acquisition price 27.3 BN Yen		Total appraisal value ⁽³⁾ 28.0 BN Yen		Average property age ⁽⁴⁾ (based on anticipated acquisition price) 2.1 Years		Average occupancy rate ⁽⁵⁾ 100.0%		Ratio of properties located in Kanto area ⁽⁶⁾ (based on anticipated acquisition price) 100.0%	
National Route 16⁽⁷⁾ 		National Route 16 		Tokyo Gaikan EXPWY⁽⁷⁾ 		National Route 16 			
Anticipated acquisition price	5,367 MN Yen	Anticipated acquisition price	8,720 MN Yen	Anticipated acquisition price	10,915 MN Yen	Anticipated acquisition price ⁽⁸⁾	2,320 MN Yen		
Appraisal value	5,580 MN Yen	Appraisal value	9,020 MN Yen	Appraisal value	11,000 MN Yen	Appraisal value	2,450 MN Yen		
Appraisal NOI yield ⁽⁹⁾	5.0%	Appraisal NOI yield	4.6%	Appraisal NOI yield	4.2%	Appraisal NOI yield	5.0%		
Anticipated acquisition date ⁽¹⁰⁾	November 20, 2020	Anticipated acquisition date	November 20, 2020	Anticipated acquisition date	April 1, 2021	Anticipated acquisition date	April 1, 2021		
Property age	1.7 Years	Property age	2.2 Years	Property age	2.5 Years	Property age	1.1 Years		

Capital Policy

Unrealized gain ⁽¹¹⁾		NAV per unit ⁽¹²⁾		(Total asset) LTV ⁽¹³⁾	
As of July 31, 2020 8.0 BN Yen	➔	Post-acquisition 9.2 BN Yen		As of July 31, 2020 40.6%	➔
			As of July 31, 2020 118,511 Yen		Post-acquisition Normalized (Total asset) LTV 40.4% (after tax loan repayment)
			➔		
			Post-acquisition 123,454 Yen		

External growth⁽¹⁴⁾

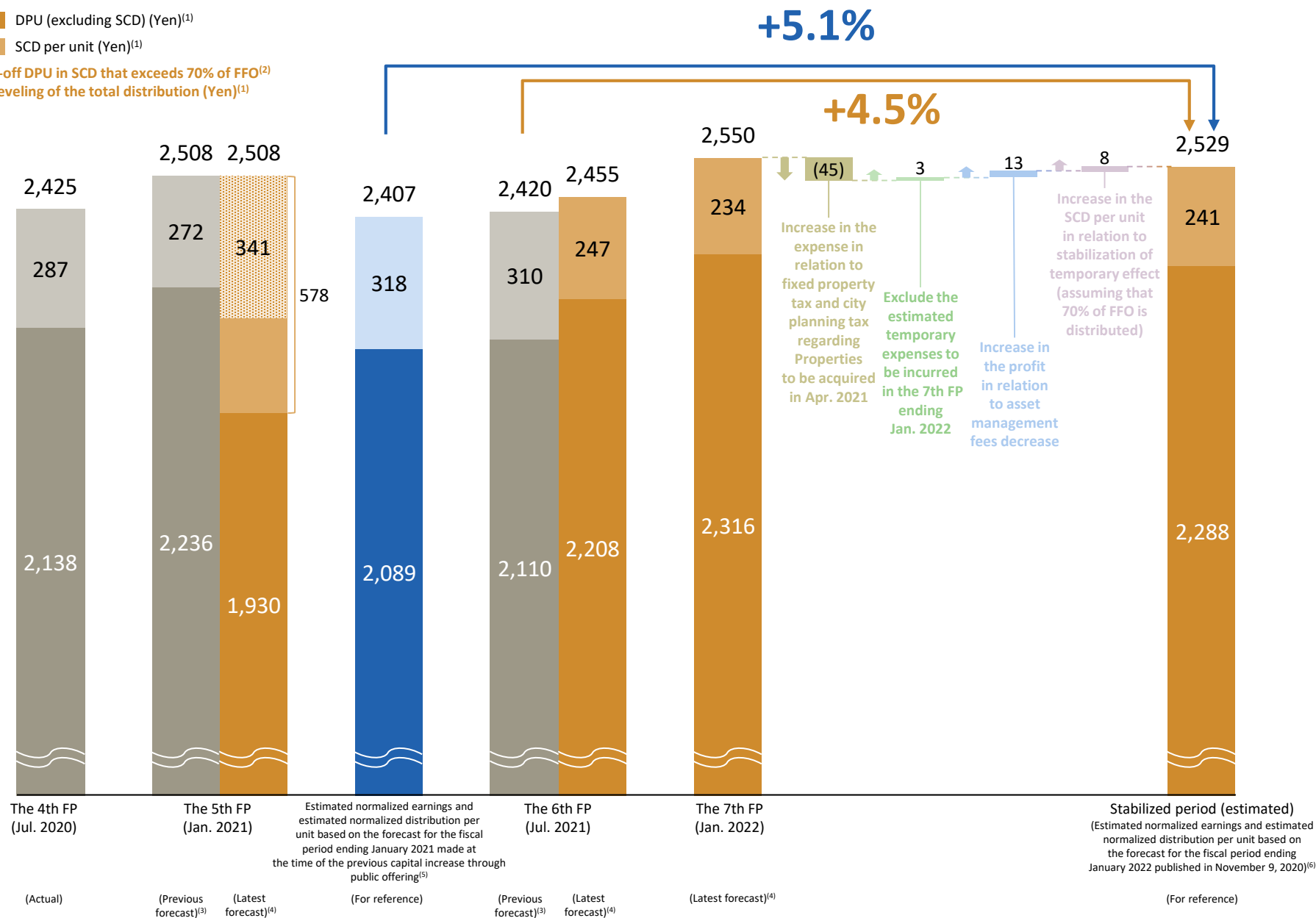


Continuous DPU Growth

■ ■ ■ DPU (excluding SCD) (Yen)⁽¹⁾

■ ■ ■ SCD per unit (Yen)⁽¹⁾

■ One-off DPU in SCD that exceeds 70% of FFO⁽²⁾ for leveling of the total distribution (Yen)⁽¹⁾



Solid Cash Management Policy

utilize funds in hand

< Maintenance of property quality >

Capital expenditure

< LTV Control >

Repayment of interest-bearing debt

< DPU Growth >

Property acquisition
Unit buybacks

< Leveling of the total distribution >

Adjustment of surplus cash
distribution
(used for timely public offering)

FFO
per unit

3,465 Yen

3,094 Yen

3,506 Yen

3,641 Yen

AFFO
per unit⁽¹⁾

3,438 Yen

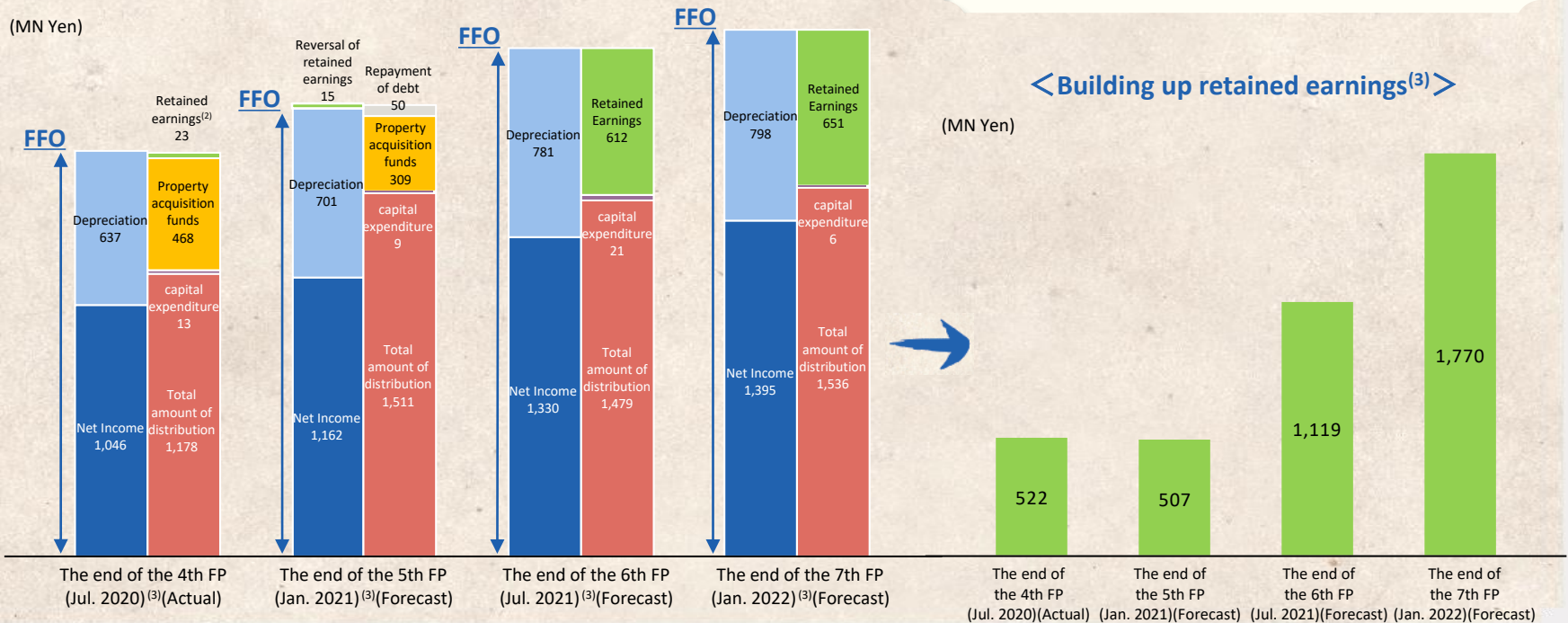
3,079 Yen

3,471 Yen

3,631 Yen

- We assume that the DPU of 5th FP will be leveled.
- After the anticipated acquisition, we will maintain the system that enables to utilize funds in hand in a flexible manner in our solid cash management policy.

Cash Management Policy



Notes

Page 1

- (Note1) Unless otherwise noted, monetary amounts in this material are truncated, and ratios are rounded to the first decimal place.
- (Note2) "Anticipated acquisition price" is the sale and purchase price of the Properties to be Acquired (the real estate trust beneficiary interests of i Missions Park Kashiwa 2 (30% quasi-co-ownership interest) (additional acquisition), i Missions Park Inzai 2, i Missions Park Tokyo-Adachi and i Missions Park Miyoshi announced to be acquired in "Notice Concerning the Acquisition and Leasing of Domestic Real Estate Trust Beneficiary Interests" dated November 9, 2020) as indicated in the respective sale and purchase agreements for the Properties to be Acquired, and "acquisition price" is the sale and purchase price of the properties as indicated in the respective sale and purchase agreements for the Acquired Properties (acquired properties as of November 9, 2020), and where the acquisition price and anticipated acquisition price are both referenced "(anticipated) acquisition price" is used. The sale and purchase price does not include consumption tax, local consumption tax and other costs required for the acquisition.
- (Note3) "Appraisal value" of each Property to be Acquired represents the appraisal value indicated in the respective real estate appraisal report with August 31, 2020 being the valuation date. The appraisals of each Property to be Acquired was entrusted to Tanizawa Sogo Appraisal Co., Ltd., DAIWA REAL ESTATE APPRAISAL CO., LTD. and Japan Real Estate Institute.
- (Note4) "Property Age" of the Properties to be Acquired refers to the age of the respective real estate property or trust real estate property from the date of new construction in the registry to November 9, 2020, rounded to the first decimal place, and "Average Property Age" of the Properties to be Acquired refers to the weighted average of the Property Age of the Properties to be Acquired based on the anticipated acquisition price.
- (Note5) "Occupancy Rate" of the Properties to be Acquired refers to the ratio of the Leased area (the Leased area as indicated in the lease agreement executed and activated in respect of the respective real estate property or trust real estate property as of August 31, 2020) to the Leasable Area (the sum of (i) the Leased area indicated in the respective lease agreement executed and activated for the respective real estate property or trust real estate property as of August 31, 2020 (excluding lease agreements for roofs and parking lots; furthermore in the case of pass-through type master lease agreement (a master lease agreement in which the lessor, in principle, receives the amount equivalent to the sum of the rent paid by end tenants and the lessor may receive the rent only in the case of the sublease is actually executed) has been or is scheduled to be executed, the Leased area indicated in the lease agreement with end tenants; and (ii) the vacant portion deemed to be leasable based on building floor plans. Please note that, in the individual lease agreements, the indicated Leased area may include a portion not included in the Total floor area, and that the Leased or Leasable area may therefore exceed the Total floor area. Specifically in the case of logistics real estate, where the eaves area is included in the Leased or Leasable area, the latter figure may considerably exceed the Total floor area.) of the respective Properties to be Acquired as of August 31, 2020, rounded to the first decimal place. "Average Occupancy Rate" of the Properties to be Acquired refers to the ratio of the total Leased area to the total Leasable Area of the respective Property to be Acquired, rounded to the first decimal place. However, the Occupancy rate or Average Occupancy Rate of each property is rounded down to 99.9% in cases where the rounding results in 100.0%.
- (Note6) "Ratio of properties located in Kanto area" of the Properties to be Acquired refers to the ratio of the sum of the anticipated acquisition price of the Properties to be Acquired located in the Kanto area to the total anticipated acquisition price. "Kanto area" refers to Tokyo, Kanagawa, Chiba, Saitama and Ibaraki Prefectures.
- (Note7) "Bay area" refers to the bay area of 23 wards of Tokyo, "Tokyo Gaikan EXPWY area" refers to the area surrounded by the Tokyo Outer Ring Road, excluding the Bay area, "National Route 16 area" refers to the area from the outer side of the Tokyo Outer Ring Road to the line of National Route 16, and "Ken-O EXPWY area" refers to the area outside of National Route 16 (whose center is the Metropolitan Area Central Road (Ken-O Expressway), a ring road that runs through Tokyo, Saitama, Ibaraki and Chiba Prefectures), which are determined by K.K. Ichigo Real Estate Service as "Bay area", "Tokyo Gaikan EXPWY area", "National Route 16 area" and "Ken-O EXPWY area", respectively. IAL has classified the Kanto area into four categories: "Around Tokyo Gaikan EXPWY", "Around National Route 16", "Around Ken-O Expressway" and "Tokyo Bay area", and each of them refers to the same area as "Tokyo Gaikan EXPWY area", "National Route 16 area", "Ken-O EXPWY area" and "Bay area", respectively.
- (Note8) The anticipated acquisition price of i Missions Park Miyoshi is the total acquisition price of each quasi-co-ownership interest that is scheduled to be acquired from the respective sellers.

Notes

Page 1 (continued)

- (Note9) "Appraisal NOI yield" of the Property to be Acquired refers to the ratio of the Appraisal NOI of each Property to be Acquired (the amount of net operating income (the amount obtained by deducting operating expenses from operating income), which is before depreciation and amortization, under the direct capitalization method as stated in the respective real estate appraisal report to the anticipated acquisition price and it is rounded to the first decimal place; The Appraisal NOI is different from net cash flow (NCF), which is calculated by adding investment income such as leasehold deposits and deducting capital expenditures. With regard to i Missions Park Kashiwa 2 (30% quasi-co-ownership interest) (additional acquisition), the figure corresponding to the quasi-co-ownership interest (30%) of the Property to be Acquired is used. The Appraisal NOI yield has been calculated by the Asset Management Company and is not the figure indicated in the real estate appraisal report and the Appraisal NOI is based on the real estate appraisal report with August 31, 2020 being the valuation date.
- (Note10) The "Anticipated acquisition date" is the scheduled acquisition date described in the respective sale and purchase agreement. Please note that the anticipated acquisition date is subject to change as agreed upon between IAL and the seller.
- (Note11) Unrealized gains of the Acquired Properties indicated the difference between the appraisal value and book value of those, and unrealized gains of Properties after anticipated acquisition indicated the difference between the appraisal value and anticipated acquisition price of the Properties to be Acquired and book value of the Acquired Properties, and the unrealized gains are truncated. The appraisal value of the Acquired Properties and book value of those are based on data as of July 31, 2020, and the appraisal value of the Properties to be Acquired is based on as of August 31, 2020. The Post-acquisition unrealized gain is calculated based on normal value of the whole property after IAL has acquired full interest indicated in the real estate appraisal report, with August 31, 2020 being the valuation date for i Missions Park Kashiwa 2. Please note that there is no assurance that such unrealized gains will be realized. The unrealized gains as of July 31, 2020 and the Post-acquisition unrealized gain are calculated by the following formula.
- (Unrealized gain as of July 31, 2020)
- The sum of the appraisal value of the Acquired Properties as of July 31, 2020 — the sum of book value of the Acquired Properties as of July 31, 2020
- (Post-acquisition unrealized gain)
- The unrealized gain as of July 31, 2020 + the sum of the appraisal value of the Properties to be Acquired — the sum of the anticipated acquisition price of the Properties to be Acquired.

Notes

Page 1 (continued)

(Note12) "NAV per unit" = Appraisal Net Asset Value / the number of investment units issued and outstanding.

NAV per unit as of July 31, 2020 and the Post-acquisition NAV per unit are calculated by the following formula and the figures are truncated.

(NAV per unit as of July 31, 2020)

Appraisal Net Asset Value as of July 31, 2020 / the number of investment units issued and outstanding as of July 31, 2020

Appraisal Net Asset Value as of July 31, 2020 = Net Asset Value on the balance sheet as of July 31, 2020 + the sum of the appraisal value of the Acquired Properties as of July 31, 2020 — the sum of the book value of the Acquired Properties as of July 31, 2020

(Post-acquisition NAV per unit)

Post-acquisition Appraisal Net Asset Value / the number of investment units issued and outstanding after the Offering*

Post-acquisition Appraisal Net Asset Value = Net Asset Value on the balance sheet as of July 31, 2020 + the sum of the appraisal value of the Acquired Properties as of July 31, 2020** — the sum of the book value of the Acquired Properties as of July 31, 2020 + the sum of the appraisal value of the Properties to be Acquired** — the sum of the anticipated acquisition price of Properties to be Acquired — the total amount of distribution (including SCD) in the 4th FP ending July 31, 2020 + the total amount of the paid-in price in the Offering***

*The "Offering" and the "Third-Party Allotment" refer to the "Offering" and the "Third-Party Allotment" as described in "Notice Concerning Issuance of New Investment Units and Secondary Offering" dated November 9, 2020.

**Post-acquisition NAV per unit is calculated based on the normal value of the whole property after IAL has acquired full interest indicated in the real estate appraisal report, with August 31, 2020 being the valuation date for i Missions Park Kashiwa 2, since this transaction is the additional acquisition of the remaining 30% quasi-co-ownership interest and 70% quasi-co-ownership interest in the real estate trust beneficiary interest has already been acquired by IAL for i Missions Park Kashiwa 2.

***Total amount of the paid-in price in the Offering is calculated based on the investment unit price as of the close of ordinary trading on TSE on October 23, 2020 (142,100 yen), and is on the assumption that all of the investment units to be issued through the Third-Party Allotment will be subscribed by SMBC Nikko Securities Inc. and the full amount to be paid in will be paid by SMBC Nikko Securities Inc. Therefore, if the actual total amount of paid-in price with respect to the Public offering or the Third-Party Allotment is less than the aforementioned assumption, or if payment is not made for part or all of the Third-Party Allotment, total amount of the paid-in price with respect to the Public offering and that with respect to the Third-Party Allotment will be less than the amount indicated above, and the actual Post-acquisition NAV per unit may be lower than the figure indicated above. Conversely, if the actual total amount of the paid-in price is higher than the aforementioned assumption, total amount of the purchase price with respect to the Public offering and that with respect to Third-Party Allotment will be higher than the amount indicated above, and the actual Post-acquisition NAV per unit may be higher than the figure indicated above. However, Post-acquisition NAV per unit is simply calculated based on the figures on the balance sheet as of July 31, 2020 and the appraisal values of the Acquired Properties and the Properties to be Acquired, and this may not coincide with the Post-acquisition actual figure.

Notes

Page 1 (continued)

(Note13) The Post-acquisition "(Total assets) LTV" refers to the ratio of total interest-bearing debt to total assets. LTV as of July 31, 2020 and Post-acquisition Normalized (Total assets) LTV are calculated by the following formula.

(LTV as of July 31, 2020)

The Interest-bearing debt as of July 31, 2020 / the total assets on the balance sheet as of July 31, 2020

(Post-acquisition Normalized (Total assets) LTV)

The Post-acquisition Interest-bearing debt / the Post-acquisition total assets

The Post-acquisition Interest-bearing debt = Total amount of interest-bearing debt on the balance sheet as of July 31, 2020 + the amount of the New Borrowings* — 1,513 million yen in borrowing repaid at October 30, 2020 — 1,163 million yen in the borrowing to be repaid by the consumption tax refunds for the Properties to be Acquired (collectively, the "Anticipated Tax Loan Repayment").

The Post-acquisition total assets = Total assets on the balance sheet as of July 31, 2020 + the amount of the New Borrowings + the total amount of the paid-in price in the Offering*** — 1,513 million yen in borrowing repaid at October 30, 2020 — 1,163 million yen in the Anticipated Tax Loan Repayment.

* The "New Borrowings" refer to the "Borrowings" as described in "Notice Concerning the Borrowing of Funds" dated November 9, 2020.

** The amount of the New Borrowings is calculated based on the estimated borrowing amount as of November 9, 2020, taking into account the estimated total amount of the paid-in price, 15,577,000,000 yen, in the Offering. The final amount to be borrowed is subject to change by the time of execution, taking into account the net proceeds from the Public offering and other factors. As of November 9, 2020, no loan agreement has been entered into for the New Borrowings and there can be no assurance that the New Borrowings will actually be executed. Therefore, Post-acquisition Normalized (Total Assets) LTV may change due to changes in the borrowing amount or the failure to draw down the loan.

***Total amount of the paid-in price in the Offering is calculated based on the investment unit price as of the close of ordinary trading on TSE on October 23, 2020 (142,100 yen), and is on the assumption that all of the investment units to be issued through the Third-Party Allotment will be subscribed by SMBC Nikko Securities Inc. and the full amount to be paid in will be paid by SMBC Nikko Securities Inc. Therefore, if the actual total amount of paid-in price with respect to the Public offering or the Third-Party Allotment is less than the aforementioned assumption, or if payment is not made for part or all of the Third-Party Allotment, total amount of the paid-in price with respect to the Public offering and that with respect to the Third-Party Allotment will be less than the amount indicated above, and the actual Post-acquisition Normalized (Total assets) LTV may be higher than the figure indicated above. Conversely, if the actual total amount of the paid-in price is higher than the aforementioned assumption, total amount of the paid-in price with respect to the Public offering and that with respect to the Third-Party Allotment will be higher than the amount indicated above, and the actual Post-acquisition Normalized (Total assets) LTV may be lower than the figure indicated above.

(Note14) The figures described in the graph for "External growth" indicate the total amount of the (anticipated) acquisition price, and the target figures are target of the total amount of the (anticipated) acquisition price after the future acquisitions.

(Note15) "Future target" for External growth is the target as of November 9, 2020, and the realization or timing of the targets are not guaranteed.

Page 2

(Note1) "DPU (excluding SCD)", "SCD per unit" and "One-off DPU in SCD that exceeds 70% of FFO for leveling of the total distribution" do not guarantee that the future distribution will be made and the amount thereof. Please note that the actual profit for a particular fiscal period may differ significantly from these figures.

(Note2) "FFO", Funds From Operations, refers to net income (excluding gains and losses on sale of real estate) plus Retained earnings brought forward and depreciation for the fiscal period in this material.

(Note3) Previous forecast for the 5th FP ending January 2021 and the 6th FP ending July 2021 are based on "Summary of Financial Results (Unaudited) For the Fourth Fiscal Period Ended July 31, 2020" dated September 14, 2020.

(Note4) Latest forecast for the 5th FP ending January 2021, the 6th FP ending July 2021, and the 7th FP ending January 2022 are based on "Notice Concerning Revisions to the Forecasts of Financial Results for the Fiscal Periods Ending January 2021 and July 2021, and the Forecasts of Financial Results for the Fiscal Period Ending January 2022" dated November 9, 2020. On page 3 of this material, these figures are referred to simply as " (forecast) ".

Notes

Page 2 (continued)

- (Note5) Estimated normalized earnings and estimated normalized distribution per unit based on the forecast for the fiscal period ending January 2021 made at the time of the previous capital increase through public offering is based on the forecast indicated in "Notice Concerning Revisions to the Forecasts of Financial Results for the Fiscal Period Ending July 2020 and the Forecasts of Financial Results for the Fiscal Period Ending January 2021" dated January 6, 2020. Estimated normalized earnings and estimated normalized distribution per unit do not indicated the forecast and estimated DPU in specific fiscal period. For the details, please refer to "Notice Concerning Revisions to the Forecasts of Financial Results for the Fiscal Periods Ending January 2021 and July 2021, and the Forecasts of Financial Results for the Fiscal Period Ending January 2022" dated November 9, 2020.
- (Note6) Estimated normalized earnings and estimated normalized distribution per unit based on the forecast for the fiscal period ending January 2022 published in November 9, 2020 is based on "Notice Concerning Revisions to the Forecasts of Financial Results for the Fiscal Periods Ending January 2021 and July 2021, and the Forecasts of Financial Results for the Fiscal Period Ending January 2022 " dated November 9, 2020. Estimated normalized earnings and estimated normalized distribution per unit do not indicate the forecast and estimated DPU in the specific fiscal period. For the details, please refer to "Notice Concerning Revisions to the Forecasts of Financial Results for the Fiscal Periods Ending January 2021 and July 2021, and the Forecasts of Financial Results for the Fiscal Period Ending January 2022" dated November 9, 2020.

Page3

- (Note1) "AFFO" is calculated by deducting the capital expenditures for the fiscal period from FFO.
- (Note2) "Retained earnings" are calculated by the following formula.
$$\text{AFFO} - (\text{Property acquisition funds} + \text{funds for units buyback}) - \text{funds for repayment of interest-bearing debt (excluding for refinancing)} - \text{total amount of distribution}$$

Retained earning do not indicate the actual and estimated amount of cash equivalent.
- (Note3) The graph is the image of building up retained earnings based on the amount of retained earnings as of July 31, 2020, by adding the estimated retained earnings as of the end of each fiscal period and deducting the estimated reversal of retained earnings indicated in the forecast assumption.
- (Note4) The graphs in the "Cash Management Policy" on page 3 are the images and this does not indicated the actual ratio of net income to FFO and the actual change in retained earnings.

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