



September 5, 2019

For immediate release

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

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Notice Concerning Borrowing of Funds and Repayment of Debt

ITOCHU Advance Logistics Investment Corporation (“IAL”) announces that it resolved today to procure debt (the “Borrowing”) and repay existing debt (the “Repayment”) as follows:

1. Details of the Borrowing

Category (Note 1)	Lender	Borrowing Amount (Millions of yen)	Interest Rate	Borrowing Date	Borrowing Method	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	500	Base interest rate + 0.15% (Note 2)	Sept. 9, 2019	Loan agreements executed on Sept. 5, 2019, with the lenders shown at left	Aug. 31, 2020	Bullet repayment	Unsecured and non-guaranteed
	Mizuho Bank, Ltd.	500						
	Sumitomo Mitsui Trust Bank, Limited	500						
Total		1,500	—	—	—	—	—	—

(Note 1) “Short-term” refers to debt maturing within one year from the borrowing date; the same applies to “short-term debt” mentioned below.

(Note 2) The first interest payment date is September 30, 2019, and the subsequent interest payment dates are the last day of every month and the repayment date (or the immediately following business day if such interest payment date falls on a non-business day, or the immediately preceding business day if such date falls in the next calendar month).

The base interest rate which is applied to calculation period for interest rates to be paid on each interest payment dates shall be the monthly Japanese yen Tokyo Interbank Offered Rate (“TIBOR”) (calculated on a 365-day basis) announced by the TIBOR Administration of the Japan Bankers Association (JBA) two business days prior to either the borrowing date or the last date of the interest period immediately preceding each applicable interest period; however, if the rate corresponding to such interest period is not indicated, the base interest rate shall be calculated using the method set forth in the applicable loan agreement. Please refer to the JBA TIBOR Administration’s website (<http://www.jbatibor.or.jp/english/>) for changes in the Japanese yen TIBOR.

2. Reason for the Borrowing

IAL has decided to execute the Borrowing to finance a part of repayment of its existing debt as indicated in “4. Details of the Repayment” below.

3. Total amount, purpose of use, and scheduled date of expenditure of proceeds

(1) Total amount

¥1,500 million

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ITOCHU Advance Logistics Investment Corporation

(2) Specific purpose of use

To finance a part of repayment of debt as indicated in “4. Details of the Repayment” below.

(3) Scheduled date of expenditure

September 9, 2019

4. Details of the Repayment

- (1) Date of the Repayment : September 9, 2019
 (2) Amount of the Repayment : ¥1,880 million
 (3) Source of funds for the Repayment : The debt indicated in “1. Details of the Borrowing” above, and cash in hand

5. Details of the debt for which the Repayment is to be made

Category	Lender	Borrowing Amount (Millions of yen)	Borrowing Date	Repayment Date	Repayment Method	Collateral
Short-term	Sumitomo Mitsui Banking Corporation	620	Sept. 7, 2018	Sept. 9, 2019	Bullet repayment	Unsecured and non-guaranteed
	Mizuho Bank, Ltd.	730				
	MUFG Bank, Ltd.	530				
Total		1,880	—	—	—	—

6. Outstanding Loan Balance following the Borrowing and the Repayment

(Millions of yen)

	Before execution	After execution	Increase/Decrease
Short-term debt	2,140	1,760	(380)
Long-term debt	22,440	22,440	—
Total amount of debt	24,580	24,200	(380)
Investment corporation bonds	—	—	—
Total amount of debt and investment corporation bonds	24,580	24,200	(380)
Other interest-bearing debt	—	—	—
Total interest-bearing debt	24,580	24,200	(380)

7. Other Matters

With respect to risks associated with the Borrowing and the Repayment, there are no material changes from the content provided in the Securities Registration Statement (Japanese only) submitted on April 25, 2019.

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

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