Advance Residence Investment Corporation

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January 29, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
Representative: Wataru Higuchi, Executive Director

Asset Management Company:
ITOCHU REIT Management Co., Ltd.
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Notice Concerning Debt Financing Interest Rate

Advance Residence Investment Corporation (ADR) announces that it has decided on the interest rate for 4,450 million yen of the 5,600 million yen in long-term loans(Note) that it plans to borrow on 31 January 2025.

(JPY:million)

NO.	Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	SBI Shinsei Bank, Limited	January 31, 2025	1,000	1.53625%	January 31, 2035	10.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Sumitomo Mitsui Banking Corporation		3,450	1.09380%	January 31, 2029	4.0year		
	Total or Weighted Average		4,450	1.19323%		5.4year		

Note Please refer to the "Notice Concerning Debt Financing (Including Green Loan) and Repayment of Loan " dated January 24, 2025 for details.

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest J-REIT specializing in residential properties and is managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group, investing in over 280 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 490 billion yen). ADR can be expected have a stable dividend in the long-term and can be considered as a defensive J-REIT, on back of the stable income from residential assets and with the largest dividend reserve among J-REITs.

"Advance" is the common brand name of the real estate investment corporation managed by ITOCHU REIT Management Co., Ltd.

ADR's website: https://www.adr-reit.com/en/
IRM's website : https://www.itc-rm.co.jp/en/