Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

February 7, 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.
Representative: Junichi Shoji, Representative Director, President & CEO
Inquiries: Isao Kudo, Executive Officer
(TEL. +81-3-6821-5483)

Notice Concerning Debt Financing and Repayment of Loan

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds to repay Loan coming due.

1. Debt Financing (drawdown date: February 14, 2025)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd.	February 14, 2025	500	Base rate (Note1) +0.16000%	February 16, 2032	7.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・Interest payment dates are the last business day of each month, starting February 28, 2025 and ending on the principal repayment date.
・The JBA 1 month yen TIBOR rate of two business days prior to the latest interest payment date will be used as the base rate to calculate the applicable interest rate for the current calculation period. If the calculation period is less than 1 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.
・The floating interest rate for the loan will not be announced in the future. Please refer to JBA website for the 1 month yen TIBOR. (http://www.jbatibor.or.jp/english/)

(2) Purpose of the Debt Financing

To repay existing Loan due on February 14, 2025.

(3) Details of the Loan to be Repaid

(JPY:million)

Lender	Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd.	February 17, 2014	500	1.59325%(Note2)	February 14, 2025	11.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) The interest rate is fixed through interest rate swap.

(4) Scheduled Contract Date of the Debt Financing

February 12, 2025

2. Debt Financing (drawdown date: February 28, 2025)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Bank of Fukuoka, Ltd.	February 28, 2025	500	Base rate (Note3) +0.18000%	January 31, 2034	8.9 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note3) ・Interest payment dates are the last business day of each month, starting March 31, 2025 and ending on the principal repayment date.
・The JBA 1 month yen TIBOR rate of two business days prior to the latest interest payment date will be used as the base rate to calculate the applicable interest rate for the current calculation period. If the calculation period is less than 1 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.
・The floating interest rate for the loan will not be announced in the future. Please refer to JBA website for the 1 month yen TIBOR. (http://www.jbatibor.or.jp/english/)

(2) Purpose of the Debt Financing

To repay existing Loan due on February 28, 2025.

(3) Details of the Loan to be Repaid

(JPY:million)

Lender	Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Bank of Fukuoka, Ltd.	February 28, 2018	500	0.37500%	February 28, 2025	7.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Contract Date of the Debt Financing

February 26, 2025

Reference Material: Debt Financing Balance (As of February 28, 2025)

(JPY:million)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	2,000	2,000	-
Long-term Loans	212,909	212,909	-
Total Loans	214,909	214,909	-
Corporate Investment Bonds	24,100	24,100	-
Total interest-bearing debt	239,009	239,009	-

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/