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February 26, 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
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Notice Concerning Debt Financing

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds.

1. Debt Financing (drawdown date: March 6, 2025)

(1) Details of the Debt Financing

Lender(Note1)	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	March 6, 2025	700	Base rate (Note2) +0.30000%	March 6, 2026	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・This is a loan based on the loan commitment agreement concluded on May 1, 2015.

(Note2) ・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.

(2) Purpose of the Debt Financing

To fund the acquisition of "RESIDIA Minamisunamachi", which is scheduled to be delivered on March 6, 2025, as announced in the "Notice Concerning Acquisition of Real Estate in Japan (RESIDIA Minamisunamachi)" dated February 26, 2025, and to cover related expenses.

(3) Scheduled date of submission of loan application based on the loan commitment agreement

February 26, 2025

Advance Residence Investment Corporation

Reference Material: Debt Financing Balance (As of March 6, 2025)

(million yen)

		Before Refinancing	After Refinancing	Increase (Decrease)
	Short-term Loans	2,000	2,700	700
	Long-term Loans	212,909	212,909	-
Total Loans		214,909	215,609	700
Corporate Investment Bonds		24,100	24,100	-
Total interest-bearing debt		239,009	239,709	700

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/