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March 10, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code：3269)
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
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Asset Management Company:
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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: March 19, 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
Mizuho Trust & Banking Co., Ltd.	March 19, 2025	1,200	Base rate (Note1) +0.18000%	April 12, 2034	9.1 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・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 repay existing Loan due on March 19, 2025.

(3) Details of the Loan to be Repaid

Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Mizuho Trust & Banking Co., Ltd.	March 19, 2015	1,200	1.04600%(Note2)	March 19, 2025	10.0year	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

March 17, 2025

Advance Residence Investment Corporation

Reference Material: Debt Financing Balance (As of March 19, 2025)

(million yen)

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

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/