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March 12, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code：3269)
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Notice Concerning Debt Financing and Repayment of Loan

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

1. Debt Financing (drawdown date: March 28, 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 28, 2025	2,000	Base rate (Note2) +0.30000%	March 27, 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 April 30, 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 Itabashi", which is scheduled to be delivered on March 28, 2025, as announced in the "Notice Concerning Change of Scheduled Acquisition Date (RESIDIA Itabashi)" dated February 28, 2025, and to cover related expenses.

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

March 12, 2025

Advance Residence Investment Corporation

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

(million yen)

		Before Refinancing	After Refinancing	Increase (Decrease)
	Short-term Loans	2,700	4,700	2,000
	Long-term Loans	212,909	212,909	-
Total Loans		215,609	217,609	2,000
Corporate Investment Bonds		24,100	24,100	-
Total interest-bearing debt		239,709	241,709	2,000

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/