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April 9, 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 (Including Green Loan), Repayment of Loan and Redemption of Bond

Advance Residence Investment Corporation (ADR) announced today its decisions regarding debt financing and redemption of bond as detailed below. A portion of this loan is a green loan to be executed in accordance with the Green Finance Framework (Note1) (hereinafter referred to as the "Framework") developed by ADR. Going forward, ADR will continue to promote ESG considerations in its asset management and enhance our financing base by procuring funds through green finance.

(Note1) ・For more information on the Green Finance Framework, please refer to the "Green Finance" page of ADR's website (https://www.adr-reit.com/en/sustain/07).

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

(1) Details of the Debt Financing

No.	Lender(Note1)	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Daiwa Next Bank, Ltd.	April 14, 2025	1,000	Base rate (Note2) +0.16500%	October 14, 2032	7.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Yamaguchi Bank, Ltd.		500	Unfixed (Note3)	April 14, 2031	6.0 year		
	Total or Weighted Average		1,500			7.0 year		

(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.

(Note3) ・Interest payment dates are the last business day of January, April, July, October, starting April 30, 2025 and ending on the principal repayment date.
・The interest rate for the loans will be announced separately.

(2) Purpose of the Debt Financing

To repay existing Loan due on April 14, 2025.

(3) Details of the Loan to be Repaid

No.	Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Nippon Life Insurance Company	April 14, 2015	1,000	0.99600%(Note4)	April 14, 2025	10.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Yamaguchi Bank, Ltd		500					
	Total or Weighted Average		1,500	0.99600%		10.0year		

(Note4) ・The interest rate is fixed through interest rate swap.

(4) Scheduled Contract Date of the Debt Financing

April 10, 2025

2. Debt Financing (drawdown date: April 18, 2025)

(1) Details of the Debt Financing (Green Loan)

No.	Lender(Note1)	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Mizuho Bank, Ltd (Green Loan)	April 18, 2025	1,000	Base rate (Note2) +0.21000%	April 18, 2035	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2			1,000	Base rate (Note2) +0.15875%	October 18, 2031	6.5 year		
	Total or Weighted Average		2,000			8.3 year		

(2) Purpose of the Debt Financing

The funds procured from the debt financing will be used to repay existing Loan as described in 2 (3) “Details of the Loan to be Repaid” below. The existing borrowing was procured to repay a loan originally used in the acquisition of Tokyo Student House Musashikosugi. As of July 26, 2024, the property has acquired 5 stars in the DBJ Green Building Certification for real estate as Eligible Green Asset that meet the eligibility criteria under the Framework.

(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 Bank, Ltd	April 18, 2024	2,000	Base rate (Note5) +0.11000%	April 18, 2025	1.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note5) ・The base interest rate is The JBA 1 month yen TIBOR rate.

(4) Scheduled Contract Date of the Debt Financing

April 16, 2025

3. Debt Financing (drawdown date: April 21, 2025)

(1) Details of the Debt Financing

No.	Lender(Note1)	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Yamagata Bank,Ltd	April 21, 2025	1,000	Base rate (Note6) +0.2600%	April 23, 2035	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Joyo Bank, Ltd		1,000	Unfixed (Note7)	April 21, 2032	7.0 year		
	Total or Weighted Average		2,000			8.5 year		

(Note6) ・Interest payment dates are the last business day of each month, starting May 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.

(Note7) ・Interest payment dates are the last business day of January, April, July, October, starting July 31, 2025 and ending on the principal repayment date.
・The interest rate for the loans will be announced separately.

(2) Purpose of the Debt Financing

The funds will be used to redeem the investment corporation bonds listed in 3 (3) "Details of the Existing Bond to be Redeemed" below.

(3) Details of the Existing Bond to be Redeemed

Name of Investment Corporation Bond	Drawdown Date	Loan Amount (million yen)	Interest Rate (fixed rate)	Principal Repayment Date	Repayment Period	Principal Repayment	Collateral/ Guarantee
ADR Unsecured Bond #22 (with *Pari Passu* clause among specified investment corporation bonds)	April 23,2015	2,000	0.72600%	April 23, 2025	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Contract Date of the Debt Financing

April 17, 2025

4. Debt Financing (drawdown date: April 30, 2025)

(1) Details of the Debt Financing (Including Green Loan)

No.	Lender(Note1)	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Sumitomo Mitsui Trust Bank, Limited	April 30, 2025	1,000	Base rate (Note6) +0.15750%	April 30, 2031	6.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Sumitomo Mitsui Trust Bank, Limited (Green Loan)		1,100	Base rate (Note6) +0.15500%	April 30, 2030	5.0 year		
3	Sumitomo Mitsui Banking Corporation		800	Unfixed (Note7)				
	Total or Weighted Average		2,900			5.3 year		

(2) Purpose of the Debt Financing

The procured funds will be used to repay the existing loans described in 4 (3) "Details of the Loans to be Repaid" below. Part of the funds were procured to repay the loans borrowed at the time of the acquisition of Park Tower Shibaura Bayward Urban Wing. As of March 3, 2022, the property has been awarded an A-rank in the CASBEE certification for real estate as Eligible Green Asset that meet the eligibility criteria under the Framework.

(3) Details of the Loan to be Repaid.

No.	Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Sumitomo Mitsui Trust Bank, Limited	April 27, 2018	2,100	0.37880%	April 30, 2025	7.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Sumitomo Mitsui Banking Corporation	April 30, 2021	800	0.18000%		4.0year		
	Total or Weighted Average		2,900	0.32396%		6.2 year		

(4) Scheduled Contract Date of the Debt Financing

April 25, 2025

Reference Material: Debt Financing Balance (As of April 30, 2025)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	4,700	2,700	▲2,000
Long-term Loans	212,909	216,909	4,000
Total Loans	217,609	219,609	2,000
Corporate Investment Bonds	24,100	22,100	▲2,000
Total interest-bearing debt	241,709	241,709	-

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 290 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/