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April 22, 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 Extension of Loan Commitment

Advance Residence Investment Corporation (ADR) announced today, that the existing term loan commitment agreement (hereafter, the "Agreement") will be extended as follows.

1. Reason for Renewed Agreement

ADR have established Agreement for the purpose of securing flexible and stable financing. This time, ADR has decided to renew Agreement for the purpose of strengthening our long-term and stable fund procurement as follows.

2. Overview of the Renewed Agreement

(The revised term is underlined.)

1) Lenders	:	MUFG Bank Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.
2) Maximum loan amount	:	JPY 20 billion
3) Agreement Date	:	April 30, 2025
4) Commitment Period:	:	(original agreement) from May 1, 2015 to April 30, <u>2027</u> (after extension) from May 1, 2015 to April 30, <u>2028</u>
5) Loan Term	:	one year or shorter
6) Collateral/Guarantee	:	unsecured and non-guaranteed

3. Use of Funds

The procured funds will be used to acquire properties (including acquisition expenses), to repay existing loans and to redeem maturing investment corporation bonds.

4. Future Outlook

The management performance forecasts for the fiscal periods ending July 2025 (from February 1, 2025 to July 31, 2025) and January 2026 (from August 1, 2025 to January 31, 2026), as published in the Brief Summary of Financial Results dated March 17, remain unchanged..

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/