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April 25, 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
Inquiries: Isao Kudo, Executive Officer
(TEL. +81-3-6821-5483)

Notice Concerning Debt Financing Interest Rate

Advance Residence Investment Corporation (ADR) announced that it has decided on the interest rate for 800 million yen of the 2,900 million yen in long-term loans (note 1) that it plans to borrow on 30 April 2025.

(Note1) Please refer to the "Notice Concerning Debt Financing (Including Green Loan), Repayment of Loan and Redemption of Bond" dated April 9, 2025 for details.

1. Interest rate determination for fixed rate borrowing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Sumitomo Mitsui Banking Corporation	April 30, 2025	800	1.09380%	April 30, 2030	5.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

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/