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June 16, 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 to repay Loan coming due.

1. Debt Financing (drawdown date: June 25, 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
Development Bank of Japan Inc.	June 25, 2025	2,300	Unfixed (Note1)	June 26, 2028	3.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・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

To repay existing Loan due on June 25, 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
Development Bank of Japan Inc.	June 25, 2015	2,300	1.03790%(Note2)	June 25, 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

June 23, 2025

Advance Residence Investment Corporation

Reference Material: Debt Financing Balance (As of June 25, 2025)

(million yen)

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

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is one of the largest J-REITs specializing in residential properties, managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group. It owns rental properties nationwide, primarily in the 23 wards of Tokyo. By leveraging the stability of residential assets and the largest reserve among J-REITs, ADR is expected to provide long-term, stable dividends, making it a highly defensive J-REIT.

"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/