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July 16, 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:
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Representative: Junichi Shoji, Representative Director, President & CEO
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Notice Concerning Debt Financing, Loan Repayment and Early Repayment

Advance Residence Investment Corporation (ADR) announced today its decisions undertake debt financing, and to repay and prepay existing loans, as outlined below.

1. Debt Financing (drawdown date: July 29, 2025)

(1) Details of the Debt Financing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Bank of Fukuoka, Ltd.	July 29, 2025	1,000	Base rate (Note1) ＋0.17500%	January 31, 2034	8.5year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・Interest payment dates are the last business day of each month, starting August 29, 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 repay existing Loan due on July 29, 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
The Bank of Fukuoka, Ltd.	July 29, 2016	1,000	0.26000%	July 29, 2025	9.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Contract Date of the Debt Financing

July 25, 2025

2. Debt Financing (drawdown date: July 31, 2025)

(1) Details of the Debt Financing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Yamaguchi Bank, Ltd.	July 31, 2025	700	Unfixed (Note2)	July 30, 2032	7.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) ・Interest payment dates are the last business day of January, April, July, October, starting October 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 for the early repayment of existing borrowings as described.

(3) Scheduled Contract Date of the Debt Financing

July 29, 2025

3. Details of the early repayment of loan

Loan based on the loan commitment agreement concluded on May 1, 2015

Early Repayment Date：July 31, 2025

(million yen)

Drawdown Date	Maturity Date	Lender	Loan Outstanding before Early Repayment [A]	Dated July 31,2025 Early Repayment Amount [B]	Loan Outstanding after Early Repayment [A]-[B]
March 6, 2025	March 6, 2026	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd	700	700	0

Reference Material: Debt Financing Balance (As of July 31, 2025)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	2,700	2,000	▲700
Long-term Loans	216,909	217,609	700
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/