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May 19, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code：3269)
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Asset Management Company:
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Notice Concerning Debt Financing and Repayment of Loan

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

1. Debt Financing (drawdown date: May 27, 2026)

(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
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	May 27, 2026	2,900	Base rate (Note2) +0.30000%	May 27, 2027	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・This borrowing is pursuant to the commitment line agreement dated May 1, 2015.

(Note2) ・Interest payment dates are the last business day of each month, starting June 30, 2026 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 partially fund the acquisition of real estate (RESIDIA Shoin-jinja-mae) and the payment of related expenses, as announced in the " Notice Concerning Acquisition of Real Estate and Real Estate Trust Beneficiary Interest in Japan (RESIDIA Shoin-jinja-mae and RESIDIA Tokiwadai)" dated May 19, 2026.

(3) Scheduled Date of Submission of Loan Application under the Commitment Line Agreement

May 19, 2026

2. Debt Financing (drawdown date: May 28, 2026)

(1) Details of the Debt Financing

No.	Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Bank of Iwate, Ltd.	May 28, 2026	1,000	Unfixed (Note3)	November 28, 2031	5.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2 (Note1)	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.		300	Base rate (Note2) +0.30000%	May 28, 2027	1.0 year		
	Total or weighted average		1,300			4.5 year		

(Note3) ・Interest payment dates are the last business day of January, April, July, October, starting July 31, 2026 and ending on the principal repayment date.
・The interest rate for the loans will be announced separately.

(2) Purpose of the Debt Financing

To partially fund the acquisition of real estate trust beneficiary interest (RESIDIA Tokiwadai) and the payment of related expenses, as announced in the " Notice Concerning Acquisition of Real Estate and Real Estate Trust Beneficiary Interest in Japan (RESIDIA Shoin-jinja-mae and RESIDIA Tokiwadai)" dated May 19, 2026.

(3) Scheduled Contract Date of the Debt Financing and Date of Submission of Loan Application under the Commitment Line Agreement

No.1 May 26, 2026

No.2 May 19, 2026

3. Debt Financing (drawdown date: May 29, 2026)

(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
Sumitomo Mitsui Banking Corporation	May 29, 2026	1,560	Base rate (Note2) +0.16000%	April 28, 2033	6.9 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(2) Purpose of the Debt Financing

To repay existing Loan due on May 29, 2026.

(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
Sumitomo Mitsui Banking Corporation	May 31, 2022	1,560	0.34000%	May 29, 2026	4.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Contract Date of the Debt Financing

May 27, 2026

Reference Material: Debt Financing Balance (As of May 29, 2026)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	0	3,200	3,200
Long-term Loans	226,609	227,609	1,000
Total Loans	226,609	230,809	4,200
Corporate Investment Bonds	18,600	18,600	-
Total interest-bearing debt	245,209	249,409	4,200

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 negative goodwill 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/