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**For Immediate Release**

Advance Residence Investment Corporation  
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**Notice Concerning Debt Financing and Redemption of Bond**

Advance Residence Investment Corporation (ADR) announced today its decisions regarding debt financing and redemption of bond as detailed below.

1. Debt Financing

(1) Details of the Debt Financing

(JPY:million)

No.	Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Maturity Date	Borrowing Period	Principal Repayment	Collateral/ Guarantee
1	MUFG Bank, Ltd.	September 11, 2019	2,000	Base rate <sup>(Note1)</sup> +0.10%	September 11, 2020	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Sumitomo Mitsui Trust Bank, Limited		1,000		September 11, 2020	1.0 year		
3	Mizuho Bank, Ltd.		1,000		January 31, 2020	0.39 year		
	Total or Weighted Average		4,000			0.85 year		

- (Note1)
- Interest payment dates are the last business day of every month starting September 30, 2019 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.
  - The floating interest rate for the loan will not be announced in the future. Please refer to JBA website (<https://www.jbatibor.or.jp/english/>) for the 1 month yen TIBOR.

(2) Purpose of the Debt Financing

The fund procured from the debt financing will be used to redeem the existing bond (ADR Unsecured Bond #18) due on September 12, 2019.

(3) Scheduled Contract Date of the Debt Financing

September 9, 2019



## 2. Details of the Existing Bond to be Redeemed

(JPY:million)

Name of Investment Corporation Bond	Drawdown Date	Amount	Interest Rate (fixed rate)	Principal Repayment Date	Repayment Period	Principal Repayment	Collateral/Guarantee
ADR Unsecured Bond #18 (with <i>Pari Passu</i> clause among specified investment corporation bonds)	September 12, 2012	4,000	1.230%	September 12, 2019	7.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

## 3. Other

There are no significant changes in the “Investment Risk” stated in the Securities Report filed on April 25, 2019 regarding the Early Repayment of Loans.



**Reference Material**

**Debt Financing Balance (As of September 12, 2019)**

(JPY:million)

	Before the Refinancing <sup>(Note2)</sup>	After the Refinancing	Difference
Short-term Loans <sup>(Note3)</sup>	2,000	6,000	4,000
Long-term Loans <sup>(Note3)</sup>	186,318	186,318	-
Total Loans	188,318	192,318	4,000
Corporate Investment Bonds	37,000	33,000	-4,000
Total interest-bearing debt	225,318	225,318	-

(Note2)As of September 11, 2019

(Note3)Short-term loans are loans with maturity dates within one year from drawdown date and long-term loans are loans with maturity dates that are more than one year away.

**About Advance Residence Investment Corporation**

Advance Residence Investment Corporation is the largest residential J-REIT, investing in over 260 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 400 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. ADR's website: <https://www.adr-reit.com/en/>

*[Provisional Translation Only]*

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