



February 4, 2020

For Immediate Release

Advance Residence Investment Corporation
 Securities Code : 3269
 1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
 Wataru Higuchi, Executive Director

Asset Management Company:
 AD Investment Management Co., Ltd.
 Takeshi Takano, President

Inquiries:
 Hiroshi Kawakami, Managing Director, CFO
 TEL. +81-3-3518-0480

Notice Concerning Debt Financing and Repayment of Loans

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds to repay loans coming due.

1. Debt Financing (drawdown date: February 14, 2020)

(1) Details of the Debt Financing

(JPY:million)

No.	Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Mizuho Bank, Ltd.	February 14, 2020	1,000	Unfixed ^(Note1)	February 14, 2031	11.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Mizuho Bank, Ltd.		1,900		February 14, 2030	10.0 year		
3	Mizuho Trust & Banking		2,350					
	Total or Weighted Average		5,250			10.2 year		

(Note1) Interest payment dates are the last business day of every January, April, July, October starting April 30, 2020 and ending on the principal repayment date. The interest rates for the loans will be announced separately.

(2) Purpose of the Debt Financing

To repay existing loans due on February 14, 2020.

(3) Scheduled Contract Date of the Debt Financing

February 12, 2020



2. Details of the Loans to be Repaid

(JPY:million)

No.	Lender	Drawdown Date	Scheduled Amount	Interest Rate (Note2)	Principal Repayment Date	Repayment Period	Principal Repayment	Collateral/Guarantee
1	Mizuho Bank, Ltd.	February 17, 2014	2,900	0.74180%	February 14, 2020	6.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Mizuho Trust & Banking		2,350					
			5,250	0.74180%		6.0 year		

(Note2) The interest rates are fixed through interest rate swap.

Reference Material: Debt Financing Balance (As of February 14, 20)

(JPY:million)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans (Note3)	1,000	1,000	-
Long-term Loans (Note3)	185,418	185,418	-
Total Loans	186,418	186,418	-
Corporate Investment Bonds	33,000	33,000	-
Total interest-bearing debt	219,418	219,418	-

(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 450 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/>