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For Immediate Release

Advance Residence Investment Corporation
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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: November 30, 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	Development Bank of Japan	November 30, 2020	2,200	Unfixed ^(Note 1)	November 29, 2030	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Chiba Bank, Ltd.		1,000		November 30, 2027	7.0 year		
	Total or Weighted Average		3,200			9.1 year		

(Note1) Interest payment dates are the last business day of every January, April, July, October starting January 29, 2021 and ending on the principal repayment date. The interest rate for the loan will be announced separately.

(2) Purpose of the Debt Financing

To repay existing loans due on November 30, 2020.

(3) Scheduled Contract Date of the Debt Financing

November 26, 2020

2. Debt Financing (drawdown date: December 1, 2020)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Sumitomo Mitsui Banking Corporation	December 1, 2020	1,500	Unfixed ^(Note2)	December 1, 2023	3.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) Interest payment dates are the last business day of every January, April, July, October starting January 29, 2021 and ending on the principal repayment date. The interest rate for the loan will be announced separately.

(2) Purpose of the Debt Financing

To be used to partially fund the acquisition of a property (RESIDIA Nakano-Fujimidai, plus its acquisition fees).

(3) Scheduled Contract Date of the Debt Financing

November 27, 2020

3. Details of the Loans to be Repaid

(JPY:million)

No.	Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Development Bank of Japan	November 30, 2012	2,200	1.23000%	November 29, 2020	8.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Tokio Marine & Nichido Fire Insurance Co., Ltd.	May 31, 2018	1,000	Base rate ^(Note3) +0.135%	November 30, 2020	2.5 year		
	Total or Weighted Average		3,200			6.3 year		

(Note3) The base interest rate is JBA 3 month yen TIBOR rate.

Reference Material: Debt Financing Balance (As of December 1, 2020)

(JPY:million)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note4)	1,500	1,500	-
Long-term Loans ^(Note4)	186,588	188,088	1,500
Total Loans	188,088	189,588	1,500
Corporate Investment Bonds	31,500	31,500	-
Total interest-bearing debt	219,588	221,088	1,500-

(Note4) 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 270 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/>