



December 17, 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 Loan

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

1. Debt Financing (drawdown date: December 25, 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 25, 2020	1,200	Unfixed ^(Note1)	December 25, 2023	3.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) Interest payment date is 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 loan due on December 25, 2020.

(3) Scheduled Contract Date of the Debt Financing

December 23, 2020



2. Details of the Loan to be Repaid

(JPY: million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Sumitomo Mitsui Banking Corporation	June 30, 2017	2,700 ^(Note2)	0.25045%	December 25, 2020	3.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) The difference of 1,500 million yen from the loan of 1,200 million yen is scheduled to be repaid using part of the proceed from the issuance of investment corporation bond announced today. For details, please refer to the press release, “*Notice Concerning Issuance of Investment Corporation Bond*” announced today.

Reference Material: Debt Financing Balance (As of January 22, 2021)

(JPY: million)

	Before Refinancing ^(Note3)	After Refinancing ^(Note4)	Increase (Decrease)
Short-term Loans ^(Note5)	1,500	500	(1,000)
Long-term Loans ^(Note5)	188,088	186,588	(1,500)
Total Loans	189,588	187,088	(2,500)
Corporate Investment Bonds	31,500	34,000	2,500
Total interest-bearing debt	221,088	221,088	-

(Note3) As of December 24, 2020

(Note4) The balance is assumed that investment corporation bond will be issued on December 24, 2020 and short-term loans will be repaid on January 22, 2021, which was announced in the press release “*Notice Concerning Issuance of Investment Corporation Bond*” today.

(Note5) 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/>