



December 17, 2020

**For Immediate Release**

Advance Residence Investment Corporation  
Securities Code : 3269  
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**Notice Concerning Issuance of Investment Corporation Bond**

Advance Residence Investment Corporation (ADR) announced today its decision to issue an investment corporation bond as follows, based on the general resolution on ADR bond issuance adopted at the Board of Directors' Meeting held on Autumn 27, 2020.

1. Terms of The Investment Corporation Bond

(1) Name of The Investment Corporation Bond

ADR Unsecured Bond #33 (Bond #33)  
(with *Pari Passu* clause among specified investment corporation bonds)

(2) Total Amount of The Bond

2,500 million yen

(3) Form of The Investment Corporation Bond Certificates

Under the *Act of Book-Entry Transfer of Company Bonds, Shares, etc.*, there will be no bond certificate for Bond #33.

(4) Issue Price

100 yen per par value of 100 yen

(5) Redemption Price

100 yen per par value of 100 yen

(6) Coupon Rate

0.73%

(7) Denomination

100 million yen



- (8) Offering Method  
Public offering
- (9) Offering Period  
December 17, 2020 (Thursday)
- (10) Issue Date  
December 24, 2020 (Thursday)
- (11) Collateral / Guarantee  
No collateral or guarantee is on the bond and no assets are reserved as security specifically for the bond.
- (12) Redemption Method and Redemption Date  
The entire principal shall be redeemed on December 24, 2035.  
The bond may be purchased and cancelled at any time on and after the following day of the issue date unless otherwise stipulated by the depository.
- (13) Coupon Payment Dates  
June 24 and December 24 every year (first payment date is June 24, 2021)
- (14) Financial Covenants  
Contains a negative pledge.
- (15) Acquired Ratings  
AA (JCR)
- (16) Fiscal, Issuing and Paying Agent  
Mizuho Bank, Limited
- (17) Underwriters  
Mizuho Securities Co., Ltd.  
SMBC Nikko Securities Inc.

## 2. Purpose of the Issuance

The funds will be used to part of the repayment of existing loan. <sup>(Note1)</sup>

(Note1) For details, please refer to the “*Notice Concerning Financing of Loan and Repayment of Loan*” announced today. In addition, the cash on hand will be applied to the difference between the amount of funds to be procured and the amount of loan to be repaid as described in “3. Amount Use and Scheduled Expenditure Date of Proceeds”.

## 3. Amount, Use and Scheduled Expenditure Date of Proceeds

### (1) Amount of Estimated Net Proceed

2,480 million yen

### (2) Specific usage and Scheduled Expenditure Date of Proceeds

The proceed will be used to partly repay loans due on December 25, 2020 <sup>(Note2)</sup> and January 22, 2021.

(Note2) For details, please refer to the press release, “*Notice Concerning Financing of Loan and Repayment of Loan*” announced today.

## 4. Other

There are no significant changes in the “Investment Risk” stated in the Securities Report filed on October 29, 2020 regarding the risk concerning redemption of investment corporation bonds.

### Reference Material: Debt Financing Balance (As of January 22, 2020)

(JPY: million)

	Before Issuance <sup>(Note3)</sup>	After Issuance <sup>(Note4)</sup>	Increase (Decrease)
Short-term Loans <sup>(Note5)</sup>	1,500	500	(1,000)
Long-term Loans <sup>(Note5)</sup>	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	221,008	221,088	-

(Note3) As of December 24, 2020

(Note4) The balance is assumed that long-term loan will be repaid on December 25, 2020, which was announced in the press release, “*Notice Concerning Financing of Loan and Repayment of Loan*” 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/>