



January 25, 2021

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: January 29, 2021)

(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	MUFG Bank, Ltd.	January 29, 2021	600	Unfixed ^{note 1}	January 31, 2031	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Bank of Fukuoka, Ltd. The Nishi-Nippon City Bank, Ltd.		900	Unfixed ^{note 1}				
3	Resona Bank, Limited		500	Base rate ^{note 2} +0.200%				
	Total or Weighted Average		2,000			10.0 year		

Note 1 Interest payment dates are last business day of January, April, July, October starting April 30, 2021 and ending on the principal repayment date. The interest rate for the loan will be announced separately.

- 2
- Interest payment dates are last business day of January, April, July, October starting April 30, 2021 and ending on the principal repayment date.
 - The JBA 3 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 3 months, 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 the 3 month yen TIBOR on JBA website (<http://www.jbatibor.or.jp/english/>) for the corresponding base rate.



(2) Purpose of the Debt Financing

To repay existing loans due on January 29, 2021.

(3) Scheduled Contract Date of the Debt Financing

January 27, 2021

2. 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	Aozora Bank, Ltd. The Nishi-Nippon City Bank, Ltd.	August 1, 2014	1,300	0.58100% ^{note 4}	January 29, 2021	6.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Bank of Fukuoka, Ltd. Resona Bank, Limited	January 30, 2015	1,000	0.56650% ^{note 4}		6.0 year		
	Total or Weighted Average		2,300 ^{note 3}	0.57470%		6.3 year		

Note 3 The difference of 300 million yen from the loan of 2,000 million yen will be repaid with cash on hand.

4 The interest rate is fixed through interest rate swap.

Reference Material: Debt Financing Balance (As of January 29, 2021)

(JPY:million)

	Before Refinancing ^{note 5}	After Refinancing	Increase (Decrease)
Short-term Loans ^{note 6}	500	500	-
Long-term Loans ^{note 6}	186,588	186,288	(300)
Total Loans	187,088	186,788	(300)
Corporate Investment Bonds	34,000	34,000	-
Total interest-bearing debt	221,088	220,788	(300)

Note 5 As of January 28, 2021

6 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/>