



August 20, 2021

For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Debt Financing and Repayment of Loan

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

1. Debt Financing (draw-down date: August 31, 2021)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Draw-down Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Sumitomo Mitsui Banking Corporation	August 31, 2021	1,200	Unfixed ^{note 1}	August 29, 2025	4.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

Note 1 The interest rate for the loan will be announced separately. Interest payment dates are the last business day of January, April, July, October, starting October 29, 2021 and ending on the principal repayment date.

(2) Purpose of the Debt Financing

To repay existing loan due on August 31, 2021.

(3) Scheduled Contract Date of the Debt Financing

August 27, 2021

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	November 29, 2019	1,200	Base rate ^{note 2} +0.140%	August 31, 2021	1.8 year	Pay in full on the maturity date	Unsecured Non-guaranteed

Note 2 The base interest rate is JBA 1 month yen TIBOR rate.

Reference Material: Debt Financing Balance (As of August 31, 2021)

(JPY: million)

	Before Refinancing ^{note 3}	After Refinancing	Increase (Decrease)
Short-term Loans ^{note 4}	500	500	-
Long-term Loans ^{note 4}	186,009	186,009	-
Total Loans	186,509	186,509	-
Corporate Investment Bonds	34,000	34,000	-
Total interest-bearing debt	220,509	220,509	-

Note 3 As of August 30, 2021

4 Short-term loans are loans with maturity dates within one year from draw-down 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/>