



September 29, 2021

For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Debt Financing

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds.

1. Debt Financing (drawdown date: October 7, 2021)

(1) Details of the Debt Financing ^(Note1)

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	October 7, 2021	2,700	Base rate ^(Note2) +0.30%	October 7, 2022	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) This is a loan based on the loan commitment agreement concluded on May 1, 2015.

(Note2) • Interest payment dates are the last business day of every month starting October 29, 2021 and ending on the principal repayment date.

• The JBA 1 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 1 month, 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 JBA website for the 1month yen TIBOR.

(<http://www.jbatibor.or.jp/english/>)



(2) Purpose of the Debt Financing

To partially fund the acquisition of the actual property (RESIDIA Nishitenma) and payment of related expenses.

(3) Submission date of loan application based on the Loan Commitment Agreement

September 30, 2021

Reference Material: Debt Financing Balance (As of October 7, 2021)

(JPY:million)

	Before Refinancing ^(Note3)	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note4)	0	2,700	2,700
Long-term Loans ^(Note4)	186,009	186,009	-
Total Loans	186,009	188,709	2,700
Corporate Investment Bonds	34,000	34,000	-
Total interest-bearing debt	220,009	222,709	2,700

(Note3) As of October 6, 2021

(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/>