



October 21, 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:  
 Isao Kudo, Director  
 TEL. +81-3-3518-0480

**Notice Concerning Debt Financing and Repayment of Loans**

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

1. Debt Financing (draw-down date: October 29, 2021)

(1) Details of the Debt Financing

(JPY:million)

No.	Lender	Planned Draw-down Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Sumitomo Mitsui Banking Corporation	October 29, 2021	1,000	Unfixed <sup>note 1</sup>	October 31, 2025	4.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2			500	Unfixed <sup>note 1</sup>	October 31, 2024	3.0 year		
	Total or Weighted Average		1,500			3.7 year		

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 January 31, 2022 and ending on the principal repayment date.

(2) Purpose of the Debt Financing

To repay existing loan due on October 29, 2021.

(3) Scheduled Contract Date of the Debt Financing

October 27, 2021



## 2. Details of the Loan to be Repaid

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate <sup>note 2</sup>	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Sumitomo Mitsui Banking Corporation	April 30, 2013	1,500	1.25425%	October 29, 2021	8.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed

Note 2 The interest rate is fixed through interest rate swap.

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

(JPY: million)

	Before Refinancing <sup>note 3</sup>	After Refinancing <sup>note 4</sup>	Increase (Decrease)
Short-term Loans <sup>note 5</sup>	2,700	2,700	-
Long-term Loans <sup>note 5</sup>	186,009	183,409	(2,600)
Total Loans	188,709	186,109	(2,600)
Corporate Investment Bonds	34,000	36,600	2,600
Total interest-bearing debt	222,709	222,709	-

Note 3 As of October 24, 2021

4 The balance assumes that the following actions will be made by October 29, 2021

Of the 6,100 million yen in loan that will become due for repayment on October 29, 2021, 1,500 million yen will be refinanced with the long-term loan on the repayment date, and 2,000 million yen will be refinanced with the same amount of long-term loan on the repayment date, as announced in the "Notice Concerning Debt Financing and Repayment of Loans" dated March 25, 2021. In addition, the remaining 2,600 million yen will be repaid with the proceeds from the issuance of investment corporation bonds and cash on hand as of the repayment date, as announced in the " Notice Concerning Issuance of Investment Corporation Bonds (Green Bond)" dated October 19, 2021.

5 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 460 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/>