

January 27, 2022

For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Debt Financing

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

1. Debt Financing (draw-down date: February 1, 2022)

(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
The Iyo Bank, Ltd.	February 1, 2022	700	Base rate ^{note 1} +0.21000%	January 30, 2032	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

Note 1 Interest payment dates are the last business day of January, April, July, October, starting April 28, 2022 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 JBA website for the 3 month yen TIBOR. (<http://www.jbatibor.or.jp/english/>)

(2) Purpose of the Debt Financing

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

(3) Scheduled Contract Date of the Debt Financing

January 28, 2022

Reference Material: Debt Financing Balance (As of February 1, 2022)

(JPY: million)

	Before Refinancing ^{note 2}	After Refinancing	Increase (Decrease)
Short-term Loans ^{note 3}	100	100	-
Long-term Loans ^{note 3}	186,009	186,709	700
Total Loans	186,109	186,809	700
Corporate Investment Bonds	36,600	36,600	-
Total interest-bearing debt	222,709	223,409	700

Note 2 ・ As of January 31, 2022

- It is assumed that the interest-bearing liabilities will change as follows by January 31, 2022.
 - The 500 million yen in loan that will become due for repayment on January 31, 2022 will be refinanced with long-term loan of the same amount as of the repayment date, as announced in the press release "Notice Concerning Debt Financing and Repayment of Loans" dated January 25, 2022. In addition, as per the "Notice Concerning Early Repayment of Loan" announced on January 13, 2022 and "Notice Concerning Debt Financing and Repayment of Loans" announced on January 25, 2022, the existing loans of 2,600 million yen will be repaid on January 31, 2022 with the same amount of long-term loan.
 - There will be no increase or decrease in loans and investment corporation bonds other than the above.
- 3 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/>