

October 4, 2022

For Immediate Release

Advance Residence Investment Corporation
Securities Code : 3269
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
Wataru Higuchi, Executive Director

Asset Management Company:
ITOCHU REIT Management Co., Ltd.
Junichi Shoji, Representative Director, President
& CEO

Inquiries:
Isao Kudo, Executive Officer
TEL. +81-3-6821-5483

Notice Concerning Debt Financing and Repayment of Loan

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

1. Debt Financing (drawdown date: October 14, 2022)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Mizuho Trust & Banking	October 14, 2022	1,200	Base rate ^(Note1) +0.21000%	October 14, 2032	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) • Interest payment dates are the last business day of January, April, July, October, starting October 31, 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 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 3 month yen TIBOR.

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

(2) Purpose of the Debt Financing

To repay existing Loan due on October 14, 2022

(3) Submission date

October 12, 2022

2. Details of the Loan to be Repaid

(JPY:million)

Lender ^(Note2)	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Mizuho Trust & Banking	April 14, 2015	1,200	0.68675% ^(Note2)	October 14, 2022	7.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) The interest rate is fixed through interest rate swap.

Reference Material: Debt Financing Balance (As of October 14, 2022)

(JPY:million)

	Before Refinancing ^(Note3)	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note4)	1,000	1,000	-
Long-term Loans ^(Note4)	192,709	192,709	-
Total Loans	193,709	193,709	-
Corporate Investment Bonds	34,600	34,600	-
Total interest-bearing debt	228,309	228,309	-

(Note3) As of October 13, 2022

(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 J-REIT specializing in residential properties and is managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group, 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.

"Advance" is the common brand name of the real estate investment corporation managed by ITOCHU REIT Management Co., Ltd.

ADR's website: <https://www.adr-reit.com/en/>

IRM's website: <https://www.itc-rm.co.jp/en/>