

October 17, 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 Early Repayment of Loan

Advance Residence Investment Corporation (ADR) announced today its decisions regarding debt financing and early repayment of loans (1,000 million yen) as detailed below.

1. Debt Financing (drawdown date: October 31, 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
The Chiba Bank, Ltd.	October 31, 2022	1,000	Base rate ^(Note1) +0.16000%	October 31, 2029	7.0 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 January 31, 2023 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 fund the following prepayment.

(3) Submission date

October 27, 2022

2. Details of the early repayment of loan

Loan based on the monetary loan agreement concluded on August 12, 2022

Early Repayment Date : October 31, 2022

(JPY:million)

Drawdown Date	Maturity Date	Lender	Loan Outstanding before Early Repayment [A]	Early Repayment Amount [B]	Loan Outstanding after Early Repayment [A]-[B]
August 16, 2022	August 16, 2023	The Norinchukin Bank	1,000	1,000	0

Reference Material: Debt Financing Balance (As of October 31, 2022)

(JPY:million)

	Before Refinancing ^(Note2)	After Refinancing ^(Note3)	Increase (Decrease)
Short-term Loans ^(Note4)	1,000	0	(1,000)
Long-term Loans ^(Note4)	192,709	193,709	1,000
Total Loans	193,709	193,709	-
Corporate Investment Bonds	34,600	34,600	-
Total interest-bearing debt	228,309	228,309	-

(Note2) • As of October 30, 2022

• There will be no increase or decrease in loans and investment corporation bonds by October 30, 2022.

(Note3) It is assumed that the interest-bearing debts will change as follows by October 31, 2022.

• The 1,000 million yen of this prepayment will be refinanced with long-term debt of the same amount on October 31, 2022.

• There will be no increase or decrease in loans and investment corporation bonds other than the above.

(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/>

[Provisional Translation]

This English translation of the original Japanese document is provided solely for informational purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.