

March 15, 2023

For Immediate Release

Advance Residence Investment Corporation
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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: March 24, 2023)

(1) Details of the Debt Financing

(JPY:million)

No.	Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Kansai Mirai Bank, Limited	March 24, 2023	920	Unfixed ^(Note1)	September 24, 2030	7.5 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 April, 28, 2023 and ending on the principal repayment date.

• The interest rate for the loans will be announced separately.

(2) Purpose of the Debt Financing

To repay existing Loan due on March 24, 2023.

(3) Scheduled Contract Date of the Debt Financing

March 22, 2023

2. Details of the Loan to be Repaid

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Sumitomo Mitsui Trust Bank, Limited	March 24, 2020	920	Base rate ^(Note2) +0.14500%	March 24, 2023	3.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) The interest rate is the The JBA 1 month yen TIBOR.

Reference Material: Debt Financing Balance (As of March 24, 2023)

(JPY:million)

	Before Refinancing ^(Note3)	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note4)	0	0	-
Long-term Loans ^(Note4)	198,709	198,709	-
Total Loans	198,709	198,709	-
Corporate Investment Bonds	34,600	34,600	-
Total interest-bearing debt	233,309	233,309	-

(Note3) As of March 23, 2023

(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 470 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/>