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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Debt Financing and Repayment of Loans

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

1. Debt Financing (drawdown date: April 14, 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	Mizuho Trust & Banking Co., Ltd.	April 14, 2023	1,200	Base rate ^(Note1) +0.21000%	April 14, 2033	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Norinchukin Bank		1,500	Unfixed ^(Note2)	October 14, 2031	8.5 year		
3	The Yamaguchi Bank, Ltd.		500	Unfixed ^(Note2)	October 11, 2030	7.5 year		
Total or Weighted Average			3,200			8.9 year		

(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 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/>)

(Note2) • 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 April 14, 2023.

(3) Scheduled Contract Date of the Debt Financing

April 12, 2023

2. Details of the Loans to be Repaid

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Mizuho Trust & Banking Co., Ltd. The Norinchukin Bank	April 14, 2015	2,700	+0.74725% (Note3)	April 14, 2023	8.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
The Yamaguchi Bank, Ltd.		500	+0.72725% (Note3)				
Total or Weighted Average		3,200	+0.74413% (Note3)		8.0 year		

(Note3) The interest rate is fixed through interest rate swap.

Reference Material: Debt Financing Balance (As of April 14, 2023)

(JPY:million)

	Before Refinancing (Note4)	After Refinancing	Increase (Decrease)
Short-term Loans (Note5)	0	0	-
Long-term Loans (Note5)	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	-

(Note4) As of April 13, 2023

(Note5) 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/>