

April 9, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
Representative: Wataru Higuchi, Executive Director

Asset Management Company:
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Notice Concerning Debt Financing

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

1. Debt Financing (drawdown date: April 18, 2024)

(1) Details of the Debt Financing

(JPY:million)

No.	Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Norinchukin Bank	April 18, 2024	1,500	Base rate ^(Note1) +0.11000%	January 31, 2025	0.8year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Mizuho Bank, Ltd.		2,000	Base rate ^(Note1) +0.11000%	April 18, 2025	1.0year		
3	Shinkin Central Bank The 77 Bank, Ltd.		2,300	Base rate ^(Note2) +0.18000%	April 18, 2033	9.0year		
4 ^(Note3)	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.		3,000	Base rate ^(Note1) +0.30000%	January 31, 2025	0.8year		
5 ^(Note3)	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.		1,600					
Total or Weighted Average			10,400			2.6year		

- (Note1) • Interest payment dates are the last business day of every month starting April 30, 2024 and ending on the principal repayment date.
• The JBA 1 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 1 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 (<https://www.jbatibor.or.jp/english/>) for the 1 month yen TIBOR.
- (Note2) • Interest payment dates are the last business day of January, April, July, October, starting April 30, 2024 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/>)
- (Note3) • This is a loan based on the loan commitment agreement concluded on May 1, 2015.

(2) Purpose of the Debt Financing

No. 1, 2, and 5 listed in the details of the Debt Financing

to partially fund the acquisition of the beneficiary interest in trust (Tokyo Student-House Musashi-Kosugi).

No. 3 listed in the details of the Debt Financing

to partially fund the acquisition of the beneficiary interest in trust (RESIDIA Bunkyo-HongoIV) and payment of related expenses.

No. 4 listed in the details of the Debt Financing

to partially fund the acquisition of the beneficiary interest in trust (RESIDIA Sendagi) and payment of related expenses.

(3) Scheduled Contract Date of the Debt Financing

No. 1, 2, and 3 listed in the details of the Debt Financing April 16, 2024

(4) Scheduled date of submission of loan application based on the Commitment Line Agreement

No. 4, 5 listed in the details of the Debt Financing April 9, 2024

Reference Material: Debt Financing Balance (As of April 18, 2024)

(JPY:million)

	Before Refinancing ^(Note4)	After Refinancing	Increase (Decrease)
Short-term Loans	2,000	10,100	8,100
Long-term Loans	193,909	196,209	2,300
Total Loans	195,909	206,309	10,400
Corporate Investment Bonds	31,600	31,600	-
Total interest-bearing debt	227,509	237,909	10,400

(Note4) As of April 17, 2024

- There will be no increase or decrease in loans and investment corporation bonds by April 17, 2024.

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 280 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/>