

April 15, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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**Notice Concerning Debt Financing (Including Green Loan), Repayment of Loan,
and Redemption of Bond**

Advance Residence Investment Corporation (ADR) announced today its decisions regarding debt financing and redemption of bond as detailed below.

A portion of this loan is a green loan to be executed in accordance with the Green Finance Framework (hereinafter referred to as the "Framework") developed by ADR. Going forward, ADR will continue to promote ESG considerations in its asset management and enhance our financing base by procuring funds through green finance.

1. Debt Financing (drawdown date: April 24, 2024)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Mitsubishi UFJ Trust and Banking Corporation (Green Loan ^(Note1))	April 24, 2024	2,000	Base rate ^(Note2) +0.37000%	April 24, 2036	12.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) • For more information on the Green Finance Framework, please refer to the "Green Finance" page of ADR's website (<https://www.adr-reit.com/en/sustain/07>).

(Note2) • Interest payment dates are the last business day of January, April, July, October, starting July 31, 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/>)

(2) Scheduled Contract Date of the Green Loan

April 22, 2024

2. Amount and Purpose of the Debt Financing

(1) Amount of the Debt Financing

2,000 million yen

(2) Purpose of the Debt Financing

The fund procured from the debt financing will be used to repay existing Loan as described in "3. Details of the Loan to be Repaid". The existing borrowings were procured to repay a loan originally used in the acquisition of Pacific Royal Court Minato Mirai Ocean Tower and Park Tower Shibaura Bayward Urban Wing. As of March 3, 2022, both properties have acquired A-rank in the CASBEE certification for real estate and are Eligible Green Assets that meet the eligibility criteria under the Framework.

3. Details of the Loan to be Repaid

(JPY:million)

Lender	Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Mizuho Bank, Ltd. (Green Loan)	April 24, 2023	2,000	Base rate ^(Note3) +0.11000%	April 24, 2024	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note3) • The base rate is JBA 1 month yen TIBOR.

4. Debt Financing (drawdown date: April 25, 2024)

(1) Details of the Debt Financing

No.	Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Yamagata Bank, Ltd.	April 25, 2024	1,000	Base rate ^(Note4) +0.21000%	April 25, 2034	10.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Kansai Mirai Bank, Limited		500	Base rate ^(Note4) +0.17000%	April 23, 2032	8.0year		
3	The Joyo Bank, Ltd.		1,000	Base rate ^(Note4) +0.15500%	April 25, 2029	5.0year		
	Total or Weighted Average		2,500			7.6year		

(Note4) • Interest payment dates are the last business day of January, April, July, October, starting July 31, 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/>)

(2) Purpose of the Debt Financing

The fund procured from the debt financing will be used to redeem the existing bond (ADR Unsecured Bond #21) due on April 26, 2024

(3) Scheduled Contract Date of Debt Financing

April 23, 2024

5. Details of the Existing Bond to be Redeemed

(JPY:million)

Name of Investment Corporation Bond	Drawdown Date	Amount	Interest Rate (fixed rate)	Principal Repayment Date	Repayment Period	Principal Repayment	Collateral/ Guarantee
ADR Unsecured Bond #21 (with <i>Pari Passu</i> clause among specified investment corporation bonds)	April 28, 2014	2,500	1.04000%	April 26, 2024	10.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

Reference Material: Debt Financing Balance (As of April 26, 2024)

(JPY:million)

	Before Refinancing ^(Note5)	After Refinancing ^(Note6)	Increase (Decrease)
Short-term Loans	10,100	8,100	▲2,000
Long-term Loans	196,209	200,709	4,500
Total Loans	206,309	208,809	2,500
Corporate Investment Bonds	31,600	29,100	▲2,500
Total interest-bearing debt	227,509	237,909	—

(Note5) As of April 24, 2024

- It is assumed that the interest-bearing debts will change as follows by April 24, 2024.
- As announced in the "Notice Concerning Debt Financing " dated April 9, 2024, 2,300 million yen in long-term debt and 8,100 million yen in short-term debt will be repaid.
- There will be no increase or decrease in loans and investment corporation bonds other than the above.

(Note6) As of April 26, 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/>