

September 20, 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:
ITOCHU REIT Management Co., Ltd.
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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: September 30, 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
Development Bank of Japan Inc.	September 30, 2024	1,850	Unfixed ^(Note1)	September 28, 2029	5.0year	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 October 31, 2024 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 September 30, 2024.

(4) Scheduled Contract Date of the Debt Financing

September 26, 2024

2. Details of the debt financing

(JPY:million)

Lender	Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Development Bank of Japan Inc.	September 30, 2014	1,850	1.17800%	September 30, 2024	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

Reference Material: Debt Financing Balance (As of September 30, 2024)

(JPY:million)

	Before Refinancing ^(Note2)	After Refinancing	Increase (Decrease)
Short-term Loans	2,000	2,000	—
Long-term Loans	211,809	211,809	—
Total Loans	213,809	213,809	—
Corporate Investment Bonds	24,100	24,100	—
Total interest-bearing debt	237,909	237,909	—

(Note2) As of September 29, 2024

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

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 490 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/>