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November 21, 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) and Repayment of Loan

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

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") ^(Note1) 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: November 29, 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	November 29, 2024	1,000	Unfixed ^(Note2)	November 30, 2032	8.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Bank of Fukuoka, Ltd. (Green Loan)		1,500	Base rate ^(Note3) +0.21000%	November 30, 2034	10.0 year		
	Total or Weighted Average		2,500			9.2 year		

(Note1) • For more information on the Green Finance Framework, please refer to the 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 January 31, 2025 and ending on the principal repayment date.

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

(Note3) • Interest payment dates are the last business day of each month, starting December 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 for the 1 month yen TIBOR. (<http://www.jbatibor.or.jp/english/>)

(2) Purpose of the Debt Financing

To fund the repayment of loans maturing on 29 November 2024. Part of these loans were procured to fund the repayment of the borrowings at the time of acquisition of the RESIDIA TOWER Azabujuban. This property has obtained an A-rank in the CASBEE Certification as of 25 August 2023 and qualifies as an eligible green asset that meets the eligibility criteria under the Framework.

(3) Details of the Loan to be Repaid

(JPY:million)

No.	Lender	Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Norinchukin Bank	November 30, 2016	1,000	0.38250%	November 29, 2024	8.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	TAIYO LIFE INSURANCE COMPANY.		1,500	0.24000%				
	Total or Weighted Average		2,500	0.29700%				

(4) Scheduled Contract Date of the Debt Financing

November 27, 2024

2. Debt Financing (drawdown date: December 4, 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
Resona Bank, Limited.	December 4, 2024	1,100	Base rate ^(Note3) +0.21000%	November 30, 2034	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(2) Purpose of the Debt Financing

To partially fund the acquisition of property beneficiary Interests in Trust (RESIDIA Kunitachi) and the payment of related expenses.

(3) Scheduled Contract Date of the Debt Financing

December 2, 2024

Reference Material: Debt Financing Balance (As of December 4, 2024)

(JPY:million)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	2,000	2,000	-
Long-term Loans	211,809	212,909	1,100
Total Loans	213,809	214,909	1,100
Corporate Investment Bonds	24,100	24,100	-
Total interest-bearing debt	237,909	239,009	1,100

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 480 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/>