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February 26, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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Notice Concerning Signing of Interest Rate Swap Agreement

Advance Residence Investment Corporation (ADR) announced today its decision to enter into interest rate swap agreements as detailed below.

1. Purpose for entering into interest rate swap agreements

To hedge the risk of interest rate fluctuations of 500 million yen loan ^(Note1) to be made on February 28, 2025.

(Note1) Please refer to the "Notice Concerning Debt Financing and Repayment of Loan" dated February 7, 2025 for details.

2. Details of interest rate swap agreements

Loan to be hedged: Long-term loan (500 million yen)

Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
					Pay (Fixed rate)	Receive (Floating-rate)
Mizuho Bank, Ltd.	500	February 28, 2025	January 31, 2034	8.9 year	1.24600% ^(Note2)	1 month yen TIBOR ^(Note2)

(Note2) Interest payment dates are last business day of each month starting March 31, 2025 and ending on the principal repayment date.

The interest rate for the loan above is to be basically fixed at 1.426% for long-term loan by entering the interest rate swap agreement.

3. Contract date of interest rate swap agreements

February 26, 2025

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/>