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April 10, 2025

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.
Representative: Junichi Shoji, Representative Director,
President & CEO
Inquiries: Isao Kudo, Executive Officer
(TEL. +81-3-6821-5483)

Notice Concerning Debt Financing and Signing of Interest Rate Swap Agreement

Advance Residence Investment Corporation (ADR) announced that out of the 1,500 million long-term loans ^(note 1) to be drawn down on April 14, 2025, interest rates for the 500 million yen fixed rate of the loan has been set as follows.

Additionally, ADR announced that an interest rate swap agreement has been entered to hedge against the risk of interest rate fluctuation for the 1,000 million yen floating rate of the loan as detailed below.

(Note1) Please refer to the “Notice Concerning Debt Financing (Including Green Loan) , Repayment of Loan and Redemption of Bond” dated April 9, 2025 for details.

1. Interest rate determination for fixed rate borrowing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Yamaguchi Bank, Ltd.	April 14, 2025	500	1.10625%	April 14, 2031	6.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

2. Details of Interest Rate Swap Agreement

- Loan to be hedged: Long-term loan (1,000 million yen)
- Contract date of interest rate swap agreement: April 10, 2025

Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
					Pay (Fixed rate)	Receive (Floating-rate)
Sumitomo Mitsui Trust Bank, Limited	1,000	April 14, 2025	October 14, 2032	7.5year	1.20900% ^(note 2)	1 month yen TIBOR ^(note 2)

(Note2) Interest payment dates are last business day of each month starting April 30, 2025 and ending on the principal repayment date. The interest rate for the loan above is to be basically fixed at 1.37400% for long-term loan by entering the interest rate swap agreement.

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 290 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/>