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April 16, 2025

## For Immediate Release

Real Estate Investment Trust Securities Issuer:  
Advance Residence Investment Corporation  
(Securities Code : 3269)  
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Asset Management Company:  
ITOCHU REIT Management Co., Ltd.  
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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 1,000 million yen loan <sup>(Note1)</sup> to be made on April 18, 2025.

(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.

#### 2. Details of interest rate swap agreements

Loan to be hedged: Long-term loan (1,000 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.	1,000	April 18, 2025	October 20, 2031	6.5 year	1.13560% <sup>(Note2)</sup>	1 month yen TIBOR <sup>(Note2)</sup>

(Note2) The interest rate for the loan above is to be basically fixed at 1.29435% for long-term loan by entering the interest rate swap agreement. Interest payment dates are last business day of each month starting April 30, 2025 and ending on the principal repayment date.

#### 3. Contract date of interest rate swap agreements

April 16, 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 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/>