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August 21, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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Notice Concerning Debt Financing and Repayment of Loan

Advance Residence Investment Corporation (ADR) announced today its decision to undertake debt financing and to repay existing loans, as outlined below.

1. Debt Financing (drawdown date: August 29, 2025)

(1) Details of the Debt Financing

No.	Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Sumitomo Mitsui Banking Corporation	August 29, 2025	1,200	Unfixed (Note1)	August 31, 2033	8.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	MUFG Bank, Ltd.	August 29, 2025	800	Unfixed (Note1)	August 31, 2029	4.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
	Total or Weighted Average		2,000			6.4year		

(Note1) • Interest payment dates are the last business day of January, April, July, October, starting October 31, 2025 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 August 29, 2025.

(3) Details of the Loan to be Repaid

No.	Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Sumitomo Mitsui Banking Corporation	August 31, 2021	1,200	0.17630%	August 29, 2025	4.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	MUFG Bank, Ltd.	September 14, 2015	400	0.92100%	August 29, 2025	10.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
3	Sumitomo Mitsui Trust Bank, Limited	September 14, 2015	400	0.84900% (Note2)	August 29, 2025	10.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
	Total or Weighted Average		2,000	0.45978%		6.4year		

(Note2) The interest rate is fixed through interest rate swap.

(4) Scheduled Contract Date of the Debt Financing

August 27, 2025

Reference Material: Debt Financing Balance (As of August 29, 2025)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	2,000	2,000	-
Long-term Loans	217,609	217,609	-
Total Loans	219,609	219,609	-
Corporate Investment Bonds	22,100	22,100	-
Total interest-bearing debt	241,709	241,709	-

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is one of the largest J-REITs specializing in residential properties, managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group. It owns rental properties nationwide, primarily in the 23 wards of Tokyo. By leveraging the stability of residential assets and the largest reserve among J-REITs, ADR is expected to provide long-term, stable dividends, making it a highly defensive J-REIT.

"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/>