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December 9, 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: December 18, 2025)

(1) Details of the Debt Financing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd.	December 18, 2025	1,000	Unfixed (Note1)	December 18, 2034	9.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) • Interest payment dates are the last business day of January, April, July, October, starting January 30, 2026 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 December 18, 2025.

(3) Details of the Loan to be Repaid

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd.	December 18, 2015	1,000	0.84000% (Note2)	December 18, 2025	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

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

(4) Scheduled Contract Date of the Debt Financing

December 16, 2025

Reference Material: Debt Financing Balance (As of December 18, 2025)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	5,000	5,000	-
Long-term Loans	221,609	221,609	-
Total Loans	226,609	226,609	-
Corporate Investment Bonds	18,600	18,600	-
Total interest-bearing debt	245,209	245,209	-

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/>