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January 26, 2026

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 in respect of 1,000 million yen (floating-rate) long-term loan ^(Note 1) borrowed on September 30, 2025 and 1,000 million yen (floating-rate) long-term loan ^(Note 2) borrowed on November 13, 2025 .

(Note1) Please refer to the “Notice Concerning Debt Financing and Repayment of Loan” dated September 12, 2025 for details.

(Note2) Please refer to the “Notice Concerning Debt Financing , Repayment of Loan and Redemption of Bond” dated November 4, 2025 for details.

2. Details of interest rate swap agreements

Loan to be hedged: Long-term loans (total:2,000 million yen)

No.	Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
						Pay (Fixed rate)	Receive (Floating-rate)
1	Sumitomo Mitsui Trust Bank, Limited	1,000	January 28, 2026	September 30, 2030	4.7 year	1.90500% ^(Note3)	1 month yen TIBOR ^(Note3)
2	Sumitomo Mitsui Trust Bank, Limited	1,000		November 28, 2031	5.8 year	2.03000% ^(Note3)	
Total or weighted average		2,000			5.3 year	1.96750%	

(Note3) Interest payment dates are January 30, 2026 as the first payment date and thereafter the month-end of each month and the principal repayment date (if such date is not a business day, the next business day; provided that if such day falls in the following month, the immediately preceding business day). By entering into this interest rate swap agreement, the interest rate on the long-term loan (tenor: 4.7 years; 1,000 million yen) will be fixed in substance at 2.06000%, and the interest rate on the long-term loan (tenor: 5.8 years; 1,000 million yen) will be fixed in substance at 2.18750%.

3. Contract date of interest rate swap agreements

January 26, 2026



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/>