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March 12, 2026

## 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.  
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### Notice Concerning Debt Financing and Repayment of Loan

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds to repay Loan coming due.

#### 1. Debt Financing (drawdown date: March 24, 2026)

##### (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
Mizuho Bank, Ltd.	March 24, 2026	500	Base rate <sup>(Note1)</sup> +0.15000%	September 30, 2033	7.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) • Interest payment dates are the last business day of each month, starting April 30, 2026 and ending on the principal repayment date.  
• The JBA 1 month yen TIBOR rate of two business days prior to the latest interest payment date will be used as the base rate to calculate the applicable interest rate for the current calculation period. If the calculation period is less than 1 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.

##### (2) Purpose of the Debt Financing

To repay existing Loan due on March 24, 2026.

##### (3) Details of the Loan to be Repaid

Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd.	April 14, 2016	500	0.51000%	March 24, 2026	9.9year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Contract Date of the Debt Financing

March 19, 2026

2. Debt Financing (drawdown date: March 27, 2026)

(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
Shinkin Central Bank	March 27, 2026	2,000	Unfixed (Note2)	March 27, 2035	9.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) • Interest payment dates are the last business day of January, April, July, October, starting April 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 the borrowing under the commitment line agreement maturing on March 27, 2026.

(3) Details of the Loan to be Repaid

The following borrowing under the “Commitment Line Agreement” dated May 1, 2015

Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	March 28, 2025	2,000	Base rate (Note3) +0.30000%	March 27, 2026	1.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note3) • The base interest rate shall be the JBA 1-month Japanese yen TIBOR.

(4) Scheduled Contract Date of the Debt Financing

March 25, 2026

Reference Material: Debt Financing Balance (As of March 27, 2026)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	3,500	1,500	▲2,000
Long-term Loans	223,109	225,109	2,000
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/>