

June 27, 2022

**For Immediate Release**

Advance Residence Investment Corporation  
Securities Code : 3269  
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Wataru Higuchi, Executive Director

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ITOCHU REIT Management Co., Ltd.  
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**Notice Concerning Debt Financing**

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds.

1. Debt Financing (drawdown date: July 6, 2022)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Bank of Fukuoka, Ltd.	July 6, 2022	900	Base rate <sup>(Note1)</sup> +0.21000%	July 6, 2032	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

- (Note1) • Interest payment dates are the last business day of every month starting July 29, 2022 and ending on the principal repayment date.  
• The JBA 3 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 3 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.  
• The floating interest rate for the loan will not be announced in the future. Please refer to JBA website for the 3 month yen TIBOR.  
(<http://www.jbatibor.or.jp/english/> )

(2) Purpose of the Debt Financing

To partially fund the acquisition of the actual property (RESIDIA Hakata-Higashi) and payment of related expenses.

(3) Submission date of loan application based on the Loan Commitment Agreement

July 4, 2022

Reference Material: Debt Financing Balance (As of June 6, 2022)

(JPY:million)

	Before Refinancing <sup>(Note2)</sup>	After Refinancing	Increase (Decrease)
Short-term Loans <sup>(Note3)</sup>	1,000	1,000	-
Long-term Loans <sup>(Note3)</sup>	189,309	190,209	900
Total Loans	190,309	191,209	900
Corporate Investment Bonds	36,600	36,600	-
Total interest-bearing debt	226,909	227,809	900

(Note2) As of June 5, 2022

(Note3) Short-term loans are loans with maturity dates within one year from drawdown date and long-term loans are loans with maturity dates that are more than one year away.

**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 270 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 460 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/>