

September 8, 2022

**For Immediate Release**

Advance Residence Investment Corporation  
Securities Code : 3269  
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**Notice Concerning Early Repayment of Loan**

Advance Residence Investment Corporation (ADR) today announced its decision regarding an early repayment of loan (1,000 million yen) as detailed below.

1. Details of the early repayment of loan

Loan based on the loan commitment agreement concluded on May 1, 2015

Early Repayment Date : September 30, 2022

(JPY million)

Drawdown Date	Maturity Date	Lender	Loan Outstanding before Early Repayment [A]	Early Repayment Amount [B]	Loan Outstanding after Early Repayment [A]-[B]
May 27, 2022	May 26, 2023	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd	1,000	1,000	0

2. Repayment money

Long-term loan scheduled to be borrowed on September 30, 2022 will be used to fund the repayment.

[Provisional Translation Only]

English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

## Reference

### Status of Interest-Bearing Debts after the Early Repayment of Loan

(As of September 30, 2022)

(JPY million)

	Before the Repayment <sup>(Note1)</sup>	After the Repayment <sup>(Note2)</sup>	Difference
Short-term Loans <sup>(Note3)</sup>	2,000	1,000	(1,000)
Long-term Loans <sup>(Note3)</sup>	191,209	192,209	1,000
Total Loans	193,209	193,209	-
Corporate Investment Bonds	34,600	34,600	-
Total interest-bearing debt	227,809	227,809	-

(Note1) • As of September 29, 2022.

- There will be no increase or decrease in loans and investment corporation bonds by September 29, 2022.

(Note2) It is assumed that the interest-bearing debts will change as follows by September 30, 2022.

- The 1,000 million yen of this prepayment will be refinanced with long-term debt of the same amount on September 30, 2022.
- There will be no increase or decrease in loans and investment corporation bonds other than the above.

(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/>