

September 16, 2022

For Immediate Release

Advance Residence Investment Corporation
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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: September 28, 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 Kyoto, Ltd.	September 28, 2022	500	+0.600% ^(Note1)	September 28, 2032	10.0 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 October 31, 2022 and ending on the principal repayment date.

(2) Purpose of the Debt Financing

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

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

September 26, 2022

Reference Material: Debt Financing Balance (As of September 28, 2022)

(JPY:million)

	Before Refinancing ^(Note2)	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note3)	2,000	2,000	-
Long-term Loans ^(Note3)	191,209	191,709	500
Total Loans	193,209	193,709	500
Corporate Investment Bonds	34,600	34,600	-
Total interest-bearing debt	227,809	228,309	500

(Note2) As of September 27, 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/>