

April 3, 2024

**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.  
Representative: Junichi Shoji, Representative Director,  
President & CEO  
Inquiries: Isao Kudo, Executive Officer  
(TEL. +81-3-6821-5483)

**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: April 12, 2024)

(1) Details of the Debt Financing

(JPY:million)

No.	Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Mizuho Trust & Banking Co., Ltd.	April 12, 2024	1,400	Base rate <sup>(Note1)</sup> +0.21000%	April 12, 2034	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 April, 30, 2024 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 repay existing Loan due on April 12, 2024.

(3) Scheduled Contract Date of the Debt Financing

April 10, 2024

## 2. Details of the Loan to be Repaid

(JPY:million)

Lender	Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Mizuho Trust & Banking Co., Ltd.	April 14, 2015	1,400	0.87600% <sup>(Note2)</sup>	April 12, 2024	9.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note2) The interest rate is fixed through interest rate swap.

### Reference Material: Debt Financing Balance (As of April 12, 2024)

(JPY:million)

	Before Refinancing <sup>(Note3)</sup>	After Refinancing	Increase (Decrease)
Short-term Loans	2,000	2,000	-
Long-term Loans	193,909	193,909	-
Total Loans	195,909	195,909	-
Corporate Investment Bonds	31,600	31,600	-
Total interest-bearing debt	227,509	227,509	-

(Note3) As of April 11, 2024

- There will be no increase or decrease in loans and investment corporation bonds by April 11, 2024.

#### **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 280 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 470 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/>