

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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Notice Concerning Signing of Interest Rate Swap Agreement

Advance Residence Investment Corporation announced today its decision to enter into interest rate swap agreements as detailed below.

1. Purpose for entering into interest rate swap agreements

To hedge the risk of interest rate fluctuations of 1,000 million yen loan ^(Note1) borrowed on February 16, 2024, 1,500 million yen loan ^(Note1) borrowed on March 29, 2024, 2,300 million yen loan ^(Note1) borrowed on April 18, 2024, and 1,500 million yen loan ^(Note1) borrowed on April 25, 2024.

(Note1) Please refer to the “Notice Concerning Debt Financing and Repayment of Loan” dated February 6, 2024, “Notice Concerning Debt Financing (Green Loan) and Repayment of Loan” dated March 19, 2024, “Notice Concerning Debt Financing” dated April 9, 2024 and “Notice Concerning Debt Financing (Including Green Loan), Repayment of Loan and Redemption of Bond” dated April 15, 2024.

2. Details of interest rate swap agreements

Loan to be hedged: Long-term loan (6,300 million yen)

No	Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
						Pay (Fixed rate)	Receive (Floating-rate)
1	Sumitomo Mitsui Trust Bank, Limited	1,000	June 14, 2024	February 16, 2032	7.7 year	1.0996% ^(Note2)	3 month yen TIBOR ^(Note3)
2		1,500		March 30, 2029	4.8 year	0.8856% ^(Note2)	
3		2,300		April 18, 2033	8.8 year	1.1820% ^(Note2)	
4		500		April 23, 2032	7.9 year	1.1121% ^(Note2)	
5		1,000		April 25, 2029	4.9 year	0.8906% ^(Note2)	
	Total or Weighted Average	6,300			7.0 year	1.0465%	

(Note2) Interest payment dates are the last business day of January, April, July, October, starting July 31, 2024 and contract end date.

(Note3) By entering the interest rate swap agreement, the interest rate for the loan above is to be basically fixed at 1.2696% for long-term loan (7.7 year 1,000 million yen), 1.0406% for long-term loan (4.8 year 1,500 million yen), 1.3620% for long-term loan (8.8 year 2,300 million yen), 1.2821% for long-term loan (7.9 year 500 million yen), 1.0456% for long-term loan (4.9 year 1,000 million yen).

[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.

3. Contract date of interest rate swap agreements

June 12, 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 490 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/>