

July 19, 2024

For Immediate Release

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

Advance Residence Investment Corporation (ADR) announced that out of the 5,000 million long-term loans ^(note 1) to be drawn down on July 23, 2024, interest rates for the 3,000 million yen fixed rate of the loan has been set as follows.

Additionally, ADR announced that an interest rate swap agreement has been entered to hedge against the risk of interest rate fluctuation for the 2,000 million yen floating rate of the loan as detailed below.

(Note1) Please refer to the “Notice Concerning Debt Financing (Including Green Loan) and Redemption of Bond, Repayment of Loan and Early Repayment of Loan” dated July 11, 2024 for details.

1. Interest rate determination for fixed rate borrowing

(JPY:million)

No.	Lender	Planned Drawdown Date	Loan Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	SBI Shinsei Bank, Limited (Green Loan ^(Note2))	July 23, 2024	1,500	1.20969%	January 24, 2033	8.5year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Yamaguchi Bank, Ltd. (Green Loan ^(Note2))		1,500					
	Total or Weighted Average		3,000	1.20969%		8.5year		

(Note2) • For more information on the Green Finance Framework, please refer to the “Green Finance” page of ADR’s website (<https://www.adr-reit.com/en/sustain/07>).

2. Details of Interest Rate Swap Agreement

- Loan to be hedged: Long-term loan (2,000 million yen)
- Contract date of interest rate swap agreement: July 19, 2024

No.	Counterparty	Notional principal (mil yen)	Contract start date	Contract end date	Repayment period	Interest rate	
						Pay (Fixed rate)	Receive (Floating-rate)
1	Mizuho Bank, Ltd.	1,000	July 23, 2024	January 24, 2033	8.5year	1.1072% ^(note 3)	3 month yen TIBOR ^(note 3)
2		1,000					
	Total or Weighted Average	2,000			8.5year	1.1072%	

(Note3) • Interest payment dates are last business day of January, April, July, October starting October 31, 2024 and ending on the principal repayment date. The interest rate for the loan above is to be basically fixed at 1.2822% for long-term loan by entering the interest rate swap agreement.

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/>