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September 12, 2025

## For Immediate Release

Real Estate Investment Trust Securities Issuer:  
Advance Residence Investment Corporation  
(Securities Code : 3269)  
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo  
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Asset Management Company:  
ITOCHU REIT Management Co., Ltd.  
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## Notice Concerning Debt Financing and Repayment of Loan

Advance Residence Investment Corporation (ADR) announced today its decision to undertake debt financing and to repay existing loans, as outlined below.

### 1. Debt Financing (drawdown date: September 30, 2025)

#### (1) Details of the Debt Financing

No.	Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Norinchukin Bank	September 30, 2025	1,500	Unfixed (Note2)	September 30, 2033	8.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	SBI Shinsei Bank, Limited		1,000	Unfixed (Note2)	September 30, 2031	6.0 year		
3	The Chiba Bank, Ltd.		1,000	Base rate (Note3) +0.15500%	September 30, 2030	5.0 year		
4 (Note1)	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.		800	Base rate (Note3) +0.30000%	September 30, 2026	1.0 year		
	Total or weighted average		4,300			5.5 year		

(Note1) • This borrowing is pursuant to the commitment line agreement dated May 1, 2015.

(Note2) • Interest payment dates are the last business day of January, April, July, October, starting October 31, 2025 and ending on the principal repayment date.

• The interest rate for the loans will be announced separately.

(Note3) • Interest payment dates are the last business day of each month, starting October 31, 2025 and ending on the principal repayment date.

• The JBA 1 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 1 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.

(2) Purpose of the Debt Financing

No.1 To repay existing Loan due on September 30, 2025.

No.2~No.4 To partially fund the acquisition of domestic real estate trust beneficiary interests (RESIDIA Nishi-Funabashi) and the payment of related expenses, as announced in the "Notice Concerning Acquisition and Disposition of Domestic Real Estate Trust Beneficiary Interests (Acquisition: RESIDIA Nishi-Funabashi / Disposition: RESIDIA Yokohama-Kannai and RESIDIA Utsubokoen)" dated July 30, 2025.

(3) Details of the Loan to be Repaid

Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
TAIYO LIFE INSURANCE COMPANY.	September 29, 2017	1,500	0.41630%	September 30, 2025	8.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Date of Contract Signing and Date of Submission of Loan Application under the Commitment Line Agreement

No.1~No.3 September 26, 2025

No.4 September 12, 2025

Reference Material: Debt Financing Balance (As of September 30, 2025)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	2,000	2,800	800
Long-term Loans	217,609	219,609	2,000
Total Loans	219,609	222,409	2,800
Corporate Investment Bonds	22,100	22,100	-
Total interest-bearing debt	241,709	244,509	2,800

**About Advance Residence Investment Corporation**

Advance Residence Investment Corporation is one of the largest J-REITs specializing in residential properties, managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group. It owns rental properties nationwide, primarily in the 23 wards of Tokyo. By leveraging the stability of residential assets and the largest reserve among J-REITs, ADR is expected to provide long-term, stable dividends, making it a highly defensive J-REIT.

**"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/>