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November 25, 2025

## 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, Managing Executive Officer  
(TEL. +81-3-6821-5483)

### Notice Concerning Debt Financing

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds.

#### 1. Debt Financing (drawdown date: December 10, 2025)

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

Lender <sup>(Note1)</sup>	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	December 10, 2025	700	Base rate <sup>(Note2)</sup> +0.30000%	December 10, 2026	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

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

(Note2) • Interest payment dates are the last business day of each month, starting December 30, 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

To partially fund the acquisition of the real estate related to "RESIDIA Sakaisuji-Hommachi," as announced in the "Notice Concerning Acquisition of Real Estate in Japan (RESIDIA Sakaisuji-Hommachi)" dated November 25, 2025, and to cover related expenses.

##### (3) Scheduled Date of Submission of Loan Application under the Commitment Line Agreement

November 25, 2025

Reference Material: Debt Financing Balance (As of December 10, 2025)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	4,300	5,000	700
Long-term Loans	221,609	221,609	-
Total Loans	225,909	226,609	700
Corporate Investment Bonds	18,600	18,600	-
Total interest-bearing debt	244,509	245,209	700

**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/>