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November 26, 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  
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## Notice Concerning Debt Financing Interest Rate

Advance Residence Investment Corporation (ADR) announced that it has decided on the interest rate for the 1,500 million yen of long-term loans <sup>(Note 1)</sup> that it plans to borrow on November 28, 2025.

(Note1) Please refer to the "Notice Concerning Debt Financing, Repayment of Loan and Redemption of Bond" dated November 4, 2025 for details.

### 1. Interest rate determination for fixed rate borrowing

| Lender               | Planned Drawdown Date | Loan Amount (million yen) | Interest Rate | Principal Repayment date | Repayment Period | Principal Repayment              | Collateral/ Guarantee    |
|----------------------|-----------------------|---------------------------|---------------|--------------------------|------------------|----------------------------------|--------------------------|
| The Norinchukin Bank | November 28, 2025     | 1,500                     | 1.67750%      | November 30, 2032        | 7.0year          | Pay in full on the maturity date | Unsecured Non-guaranteed |

### 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/>