

Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

January 21, 2026

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 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: January 30, 2026)

(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	MUFG Bank, Ltd.	January 30, 2026	2,500	Unfixed (Note1)	January 31, 2028	2.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Resona Bank, Limited.		1,900	Base rate (Note2) +0.18000%	January 31, 2035	9.0 year		
	Total or weighted average		4,400			5.0 year		

(Note1) • Interest payment dates are the last business day of January, April, July, October, starting April 30, 2026 and ending on the principal repayment date.

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

(Note2) • Interest payment dates are the last business day of each month, starting February 27, 2026 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 repay existing Loan due on January 30, 2026.

(3) Details of the Loan to be Repaid

No.	Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate (fixed)	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	MUFG Bank, Ltd.	February 29, 2016	2,500	0.57380%	January 30, 2026	9.9 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Resona Bank, Limited.	March 24, 2016	900	0.52380%		9.9 year		
3		January 31, 2017	1,000	0.50380%		9.0 year		
	Total or weighted average		4,400	0.54766%		9.7 year		

(4) Scheduled Contract Date of the Debt Financing Agreement

January 28, 2026

Reference Material: Debt Financing Balance (As of January 30, 2026)

(million yen)

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

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/>