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January 28, 2026

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 the Execution of Interest Rate Swap Agreements

Advance Residence Investment Corporation (ADR) hereby announces that the interest rate has been determined for the 2,500 million yen fixed-rate portion of the 4,400 million yen long-term loan ^(Note 1) scheduled to be borrowed on January 30, 2026. The Investment Corporation also announces that it has decided to enter into interest rate swap agreements, as detailed below, in respect of the aggregate 2,100 million yen long-term loans ^(Note 2) borrowed on April 30, 2025.

(Note1) Please refer to the "Notice Concerning Debt Financing and Repayment of Loan" dated January 21, 2026 for details.

(Note2) Please refer to the "Notice Concerning Debt Financing (Including Green Loan), Repayment of Loan and Redemption of Bond" dated April 9, 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
MUFG Bank, Ltd.	January 30, 2026	2,500	1.49380%	January 31, 2028	2.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

2. Interest rate swap agreements

(1) Reason for Entering into Interest Rate Swap Agreements

To hedge the risk of interest rate fluctuations with respect to the total amount of 2,100 million yen (floating-rate) in long-term borrowings ^(Note 2) made on April 30, 2025.

(2) Details of the Interest Rate Swap Agreements

Loan to be hedged: Long-term loans (total: 2,100 million yen)

Contract Date: January 28, 2026

No.	Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
						Pay (Fixed rate)	Receive (Floating-rate)
1	Sumitomo Mitsui Trust Bank, Limited	1,000	January 30, 2026	April 30, 2031	5.3 year	2.03700% <small>(Note3)</small>	1 month yen TIBOR <small>(Note3)</small>
2	Sumitomo Mitsui Trust Bank, Limited	1,100		April 30, 2030	4.3 year	1.91900% <small>(Note3)</small>	
Total or weighted average		2,100			4.7 year	1.97519%	

(Note3) Interest payment dates are February 27, 2026 as the first payment date and thereafter the month-end of each month and the principal repayment date (if such date is not a business day, the next business day; provided that if such day falls in the following month, the immediately preceding business day). By entering into this interest rate swap agreement, the interest rate on the long-term loan (tenor: 5.3 years; 1,000 million yen) will be fixed in substance at 2.19450%, and the interest rate on the long-term loan (tenor: 4.3 years; 1,100 million yen) will be fixed in substance at 2.07400%.

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/>