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April 20, 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, Loan Repayment and Early Repayment

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

1. Debt Financing (drawdown date: April 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	Sumitomo Mitsui Banking Corporation	April 30, 2026	1,550	Base rate ^(Note1) +0.16000%	April 28, 2033	7.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	SBI Shinsei Bank, Limited		1,500	Unfixed ^(Note2)	October 31, 2034	8.5 year		
	Total or weighted average		3,050			7.7 year		

(Note1) • Interest payment dates are the last business day of each month, starting May 29, 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.

(Note2) • Interest payment dates are the last business day of January, April, July, October, starting July 31, 2026 and ending on the principal repayment date.
• The interest rate for the loans will be announced separately.

(2) Purpose of the Debt Financing

To be applied to the repayment of loans maturing on April 30, 2026 and to fund the repayments in Section 2.

“Details of Early Repayment of Loans” below.

(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
Sumitomo Mitsui Banking Corporation	November 15, 2022	1,550	0.39499%	April 30, 2026	3.5year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Contract Date of the Debt Financing

April 27, 2026

2. Details of Early Repayment of Loans

The loan described below under the "Commitment Line Agreement" dated May 1, 2015 (scheduled early repayment date: April 30, 2026)

(million yen)

No.	Drawdown Date	Repayment due date	Lender	Outstanding borrowings prior to early repayment [A]	Dated April 30, 2026 Early repayment amount [B]	Outstanding borrowings after early repayment [A] - [B]
1	September 30, 2025	September 30, 2026	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	800	800	0
2	December 10, 2025	December 10, 2026		700	700	0
Total				1,500	1,500	0

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

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	1,500	0	(1,500)
Long-term Loans	225,109	226,609	1,500
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 negative goodwill 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/>