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April 27, 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 Agreement

Advance Residence Investment Corporation (ADR) hereby announces that the interest rate has been determined for the 1,500 million yen fixed-rate portion of the 3,050 million yen long-term loan^(Note 1) scheduled to be borrowed on April 30, 2026. Additionally, ADR announced that an interest rate swap agreement has been entered to hedge against the risk of interest rate fluctuation for the 1,550 million yen floating rate of the loan as detailed below.

(Note1) Please refer to the "Notice Concerning Debt Financing, Loan Repayment and Early Repayment" dated April 20, 2026 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
SBI Shinsei Bank, Limited	April 30, 2026	1,500	2.45536%	October 31, 2034	8.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed

2. Details of Interest Rate Swap Agreement

Loan to be hedged: Long-term loan (1,550 million yen)

Contract date of interest rate swap agreement: April 27, 2026

Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
					Pay (Fixed rate)	Receive (Floating-rate)
Mizuho Bank, Ltd.	1,550	April 30, 2026	April 28, 2033	7.0year	2.51300% ^(Note 2)	1 month yen TIBOR ^(Note 2)

(Note2) Interest payment dates are May 29, 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: 7.0 years; 1,550 million yen) will be fixed in substance at 2.67300%.

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/>