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June 18, 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: June 30, 2026)

(1) Details of the Debt Financing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Yamagata Bank, Ltd.	June 30, 2026	1,000	Base rate ^(Note1) +0.15750%	June 30, 2032	6.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・ Interest payment dates are the last business day of each month, starting July 31, 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 partially fund the acquisition of real estate (RESIDIA Musashi-koyama) and the payment of related expenses, as announced in the " Notice Concerning Acquisition of Real Estate in Japan (RESIDIA Musashi-koyama) " dated May 28, 2026 and to fund the repayments in Section 2. "Details of Early Repayment of Loans" below.

(3) Scheduled Contract Date of the Debt Financing

June 26, 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: June 30, 2026

(million yen)

Drawdown Date	Repayment due date	Lender	Outstanding borrowings prior to early repayment [A]	Dated June 30, 2026 Early repayment amount [B]	Outstanding borrowings after early repayment [A] - [B]
May 28, 2026	May 28, 2027	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	300	300	0

3. Debt Financing (drawdown date: July 1, 2026)

(1) Details of the Debt Financing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd.	July 1, 2026	2,300	Base rate (Note1) +0.15000%	June 29, 2029	3.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(2) Purpose of the Debt Financing

To partially fund the acquisition of real estate (RESIDIA Yokohama Tobe) and the payment of related expenses, as announced in the " Notice Concerning Acquisition of Real Estate in Japan (RESIDIA Yokohama Tobe) " dated May 29, 2026.

(3) Scheduled Contract Date of the Debt Financing

June 29, 2026

Reference Material: Debt Financing Balance (As of July 1, 2026)

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	3,200	2,900	(300)
Long-term Loans	227,609	230,909	3,300
Total Loans	230,809	233,809	3,000
Corporate Investment Bonds	18,600	18,600	—
Total interest-bearing debt	249,409	252,409	3,000

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/>