Advance Residence Investment Corporation

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June 29, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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Notice Concerning the Execution of Interest Rate Swap Agreement

Advance Residence Investment Corporation (ADR) announced today its decision to enter into interest rate swap agreement as detailed below.

1. Purpose for entering into interest rate swap agreement

To hedge the risk of interest rate fluctuations in respect of 2,300 million yen (floating-rate) long-term loan (Note 1) scheduled to be borrowed on July 1, 2026.

(Note1) Please refer to the "Notice Concerning Debt Financing, Loan Repayment and Early Repayment" dated June 18, 2026 for details.

2. Details of interest rate swap agreements

Loan to be hedged: Long-term loan (2,300 million yen)

Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
					Pay (Fixed rate)	Receive (Floating-rate)
Mizuho Bank, Ltd.	2,300	July 1, 2026	June 29, 2029	3.0 year	1.90650% (Note2)	1 month yen TIBOR (Note2)

(Note2) Interest payment dates are July 31, 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: 3.0 years; 2,300 million yen) will be fixed in substance at 2.05650%.

3. Contract date of interest rate swap agreements

June 29, 2026

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/