Advance Residence Investment Corporation

Note:	This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

July 17, 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 Repayment of Loan

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

1. Debt Financing (drawdown date: July 29, 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	The Yamaguchi Bank, Ltd.	July 29, 2026	500	Base rate (Note1) +0.21000%	July 31, 2036	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Bank of Fukuoka, Ltd.		1,000	Base rate (Note1) +0.15250%	January 31, 2031	4.5 year		
	Total or weighted average		1,500			6.3 year		

(Note1) ・Interest payment dates are the last business day of each month, starting August 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 repay existing Loan due on July 29, 2026.

(3) Details of the Loan to be Repaid

No.	Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Yamaguchi Bank, Ltd.	July 29, 2016	500	0.36000%	July 29, 2026	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Bank of Fukuoka, Ltd.		1,000					
	Total or weighted average		1,500	0.36000%		10.0 year		

(4) Scheduled Contract Date of the Debt Financing

July 27, 2026

2. Debt Financing (drawdown date: July 31, 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	Mizuho Bank, Ltd.	July 31, 2026	500	Base rate (Note1) +0.16000%	September 30, 2033	7.2 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	SBI Shinsei Bank, Limited.		1,000	Unfixed (Note2)	July 31, 2035	9.0 year		
	Total or weighted average		1,500			8.4 year		

(Note2) ・Interest payment dates are the last business day of January, April, July, October, starting October 30, 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 repay existing Loan due on July 31, 2026.

(3) Details of the Loan to be Repaid

No.	Lender	Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Mizuho Bank, Ltd	July 31, 2018	500	0.46750%	July 31, 2026	8.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	SBI Shinsei Bank, Limited.		1,000	0.47150%(Note3)				
	Total or weighted average		1,500	0.47017%		8.0 year		

(Note3) The interest rate is fixed through interest rate swap.

(4) Scheduled Contract Date of the Debt Financing

July 29, 2026

Advance Residence Investment Corporation

Reference Material: Debt Financing Balance (As of July 31, 2026)

(million yen)

		Before Refinancing	After Refinancing	Increase (Decrease)
	Short-term Loans	2,900	2,900	-
	Long-term Loans	230,909	230,909	-
Total Loans		233,809	233,809	-
Corporate Investment Bonds		18,600	18,600	-
Total interest-bearing debt		252,409	252,409	-

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/