Advance Residence Investment Corporation

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August 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 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: August 28, 2026)

(1) Details of the Debt Financing

Lender (Note1)	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd.	August 28, 2026	2,000	Base rate (Note2) +0.30000%	August 27, 2027	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・This borrowing is pursuant to the commitment line agreement dated May 1, 2015.

(Note2) ・Interest payment dates are the last business day of each month, starting September 30, 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 Higashinippori and RESIDIA Kameido II) and the payment of related expenses, as announced in the " Notice Concerning Acquisition of Real Estate in Japan (RESIDIA Higashinippori and RESIDIA Kameido II)" dated August 20, 2026.

(3) Scheduled Date of Submission of Loan Application under the Commitment Line Agreement

August 20, 2026

2. Debt Financing (drawdown date: August 31, 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.	August 31, 2026	1,000	Base rate (Note2) +0.12000%	August 31, 2027	1.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(2) Purpose of the Debt Financing

To repay existing Loan due on August 31, 2026.

(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
MUFG Bank, Ltd.	April 28, 2017	1,000	0.47000%	August 31, 2026	9.3year	Pay in full on the maturity date	Unsecured Non-guaranteed

(4) Scheduled Contract Date of the Debt Financing

August 27, 2026

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

(million yen)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	2,900	5,900	3,000
Long-term Loans	230,909	229,909	(1,000)
Total Loans	233,809	235,809	2,000
Corporate Investment Bonds	18,600	18,600	-
Total interest-bearing debt	252,409	254,409	2,000

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/