



September 23, 2020

For Immediate Release

Advance Residence Investment Corporation
 Securities Code : 3269
 1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
 Wataru Higuchi, Executive Director

Asset Management Company:
 AD Investment Management Co., Ltd.
 Takeshi Takano, President

Inquiries:
 Hiroshi Kawakami, Managing Director, CFO
 TEL. +81-3-3518-0480

Notice Concerning Debt Financing and Repayment of Loans

Advance Residence Investment Corporation (ADR) announced today its decisions to borrow funds to repay loans coming due.

1. Debt Financing (drawdown date: September 30, 2020)

(1) Details of the Debt Financing

(JPY:million)

No.	Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Mizuho Trust & Banking	September 30, 2020	1,000	Unfixed ^(Note1)	September 30, 2030	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Norinchukin Bank		1,000	Unfixed ^(Note1)	September 29, 2028	8.0 year		
	Total or Weighted Average		2,000			9.0 year		

(Note1) Interest payment dates are the last business day of every January, April, July, October starting October 31, 2020 and ending on the principal repayment date. The interest rate for the loan will be announced separately.

(2) Purpose of the Debt Financing

To repay existing loans due on September 30, 2020.



(3) Scheduled Contract Date of the Debt Financing

September 28, 2020

2. Details of the Loans to be Repaid

(JPY:million)

No.	Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Mizuho Trust & Banking	September 13, 2013	1,000	1.06800% (Note2)	September 30, 2020	7.1 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Norinchukin Bank		1,000					
	Total or Weighted Average		2,000	1.06800% (Note2)		7.1 year		

(Note2) The interest rate is fixed through interest rate swap.

Reference Material: Debt Financing Balance (As of September 30, 2020)

(JPY:million)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans (Note3)	1,500	1,500	-
Long-term Loans (Note3)	185,088	185,088	-
Total Loans	186,588	186,588	-
Corporate Investment Bonds	33,000	33,000	-
Total interest-bearing debt	219,588	219,588	-

(Note3) Short-term loans are loans with maturity dates within one year from drawdown date and long-term loans are loans with maturity dates that are more than one year away.

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest residential J-REIT, investing in over 270 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 450 billion yen). ADR can be expected have a stable dividend in the long-term and can be considered as a defensive J-REIT, on back of the stable income from residential assets and with the largest dividend reserve among J-REITs.

ADR's website: <https://www.adr-reit.com/en/>