

October 27, 2022

For Immediate Release

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

Asset Management Company:
ITOCHU REIT Management Co., Ltd.
Junichi Shoji, Representative Director, President
& CEO

Inquiries:
Isao Kudo, Executive Officer
TEL. +81-3-6821-5483

Notice Concerning Debt Financing and Signing of Interest Rate Swap Agreement

Advance Residence Investment Corporation (ADR) announced that out of the 2,000 million long-term loans to be drawn down on October 31, 2022, interest rates for the 1,000 million yen ^{note 1} fixed rate of the loan has been set as follows.

Additionally, ADR announced that an interest rate swap agreement has been entered to hedge against the risk of interest rate fluctuation for the 1,000 million yen ^{note 2} floating rate of the loan as detailed below.

1. Interest rate determination for fixed rate borrowing

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
Aozora Bank, Ltd..	October 31, 2022	1,000	0.82250%	October 31, 2031	9.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

Note 1 Please refer to the “Notice Concerning Debt Financing and Repayment of Loan” dated October 20, 2022 for details.

2. Details of Interest Rate Swap Agreement

- Loan to be hedged: Long-term loan (1,000 million yen)
- Contract date of interest rate swap agreement: October 27, 2022

Counterparty	Notional principal (mil yen)	Contract start date	Contract end date	Repayment period	Interest rate	
					Pay (Fixed rate)	Receive (Floating-rate)
Mizuho Bank, Ltd.	1,000	October 31, 2022	October 31, 2029	7.0 year	0.52150% ^{note3}	3 month yen TIBOR ^{note3}

Note 2 Please refer to the "Notice Concerning Debt Financing and Early Repayment of Loan" dated October 17, 2022 for details.

Note 3 Interest payment dates are last business day of January, April, July, October starting January 31, 2023 and ending on the principal repayment date.

The interest rate for the loan above is to be basically fixed at 0.68150% by entering the interest rate swap agreement.

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest J-REIT specializing in residential properties and is managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group, investing in over 270 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 460 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.

"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/>