



December 9, 2019

**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 Loan**

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

1. Debt Financing (drawdown date: December 18, 2019)

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate (fixed rate)	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Yamaguchi Bank, Ltd.	December 18, 2019	500	0.320% <sup>(Note1)</sup>	December 18, 2029	10.0 year	Pay in full on maturity	Unsecured Non-guaranteed

(Note1) Interest payment dates are the last business day of every January, April, July, October starting January 31, 2020 and ending on the principal repayment date.

(2) Purpose of the Debt Financing

To repay existing loan due on December 18, 2019.

(3) Scheduled Contract Date of the Debt Financing

December 16, 2019

2. Details of the Loan to be Repaid

(JPY:million)

Lender	Drawdown Date	Scheduled Amount	Interest Rate (fixed rate)	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Yamaguchi Bank, Ltd.	December 19, 2013	500	0.845% <sup>(Note2)</sup>	December 18, 2019	6.0 year	Pay in full on maturity	Unsecured Non-guaranteed

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



Reference Material: Debt Financing Balance (As of December 18, 2019)

(JPY:million)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans <sup>(Note3)</sup>	1,000	1,000	-
Long-term Loans <sup>(Note3)</sup>	185,418	185,418	-
<b>Total Loans</b>	<b>186,418</b>	<b>186,418</b>	<b>-</b>
<b>Corporate Investment Bonds</b>	<b>33,000</b>	<b>33,000</b>	<b>-</b>
<b>Total interest-bearing debt</b>	<b>219,418</b>	<b>219,418</b>	<b>-</b>

(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 260 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/>