Advance Residence Investment Corporation

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July 29, 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 the Execution of Interest Rate Swap Agreement

Advance Residence Investment Corporation (ADR) announced that out of the 1,500 million long-term loans (Note1) to be drawn down on July 31, 2026, interest rates for the 1,000 million yen 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 500 million yen floating rate of the loan as detailed below.

(Note1) Please refer to the "Notice Concerning Debt Financing and Repayment of Loan" dated July 17, 2026 for details.

1. Interest rate determination for fixed rate borrowing

Lender	Planned Drawdown Date	Loan Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
SBI Shinsei Bank, Limited.	July 31, 2026	1,000	2.97500%	July 31, 2035	9.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

2. Details of Interest Rate Swap Agreement

Loan to be hedged: Long-term loan (500 million yen)

Contract date of interest rate swap agreement: July 29, 2026

Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
					Pay (Fixed rate)	Receive (Floating-rate)
Mizuho Bank, Ltd.	500	July 31, 2026	September 30, 2033	7.2 year	2.67410%(Note2)	1 month yen TIBOR(Note2)

(Note2) Interest payment dates are August 31, 2026 as the first payment date and thereafter the month-end of each month and the principal repayment date (if such date is not a business day, the next business day; provided that if such day falls in the following month, the immediately preceding business day). By entering into this interest rate swap agreement, the interest rate on the long-term loan (tenor: 7.2 years; 500 million yen) will be fixed in substance at 2.83410%.

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/