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November 9, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code：3269)
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Asset Management Company:
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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: November 13, 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
Sumitomo Mitsui Banking Corporation	November 13, 2026	2,000	Base rate (Note1) +0.21000%	October 31, 2036	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) ・Interest payment dates are the last business day of each month, starting November 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. Please refer to the JBA TIBOR Administration's website (http://www.jbatibor.or.jp/english/) for the JBA Japanese Yen TIBOR.

(2) Purpose of the Debt Financing

To repay existing Loan due on November 13, 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
Sumitomo Mitsui Banking Corporation	November 15, 2022	2,000	0.41750%	November 13, 2026	4.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

Advance Residence Investment Corporation

Reference Material: Debt Financing Balance (As of November 13, 2026)

(million yen)

		Before Refinancing	After Refinancing	Increase (Decrease)
	Short-term Loans	5,500	5,500	-
	Long-term Loans	230,309	230,309	-
Total Loans		235,809	235,809	-
Corporate Investment Bonds		18,600	18,600	-
Total interest-bearing debt		254,409	254,409	-

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/