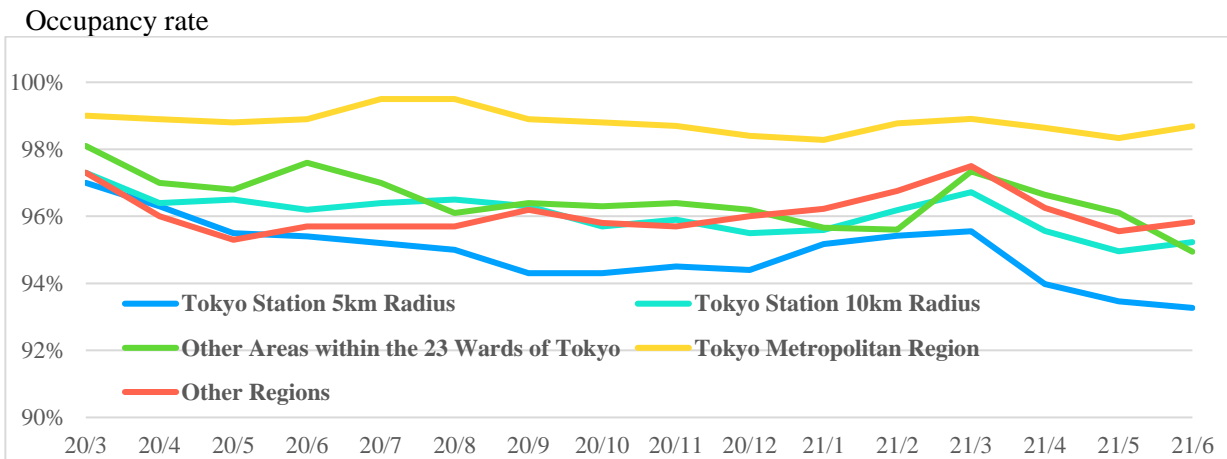


Current Effects of COVID19 on Profit Outlook as of June 2021

The occupancy rate for June was 95.3%, up 0.1% from the previous month. As a result of adjusting the rental terms, the number of move-ins signed exceeded the number of move-outs for the first time since the busy season in March this year.

In July, the number of move-outs is expected to decrease compared to the previous year, and we will continue to take various measures to maintain and improve the occupancy rate.

We will continue to disclose the effects of COVID19 till we see some end to the pandemic.



1. Occupancy

	21 th FP						22 nd FP						Period Average	Earning Guideline Assumption
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
Occupancy Rat	96.2%	96.1%	95.8%	95.8%	95.8%	96.0%	96.4%	97.0%	95.8%	95.2%	95.3%	95.9%	96.4%	
YoY Change	-0.6%	-0.9%	-0.9%	-1.0%	-1.0%	-1.0%	-0.9%	-0.5%	-0.7%	-0.9%	-0.9%	-0.7%	-	

2. Changes in the number of monthly new contract rate* and new contracts**

	21 th FP						22 nd FP					
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	
Contract Rate	1.3%	1.4%	1.4%	1.4%	1.5%	1.6%	1.7%	2.5%	1.4%	1.2%	1.5%	
YoY Change	+0.2%	-0.1%	-0.0%	+0.2%	+0.2%	+0.3%	+0.1%	+0.2%	-0.1%	+0.2%	+0.1%	

Contracts	262	300	286	332	334	375	403	601	327	271	340
YoY Rate of	+6.5%	-8.5%	-3.1%	+27.2%	+17.6%	+29.8%	+16.8%	+20.7%	-3.3%	+18.9%	+9.3%

3. Changes in the number of monthly cancellation rate* and cancellations**

	21 th FP						22 nd FP					
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	
Cancellation	1.4%	1.5%	1.7%	1.4%	1.6%	1.4%	1.2%	1.9%	2.6%	1.8%	1.5%	
YoY Change	+0.1%	+0.3%	+0.0%	+0.3%	+0.2%	+0.3%	+0.1%	-0.1%	+0.1%	+0.4%	+0.2%	

Cancellations	329	320	377	311	347	325	283	454	567	414	333
YoY Rate of	+14.6%	+18.1%	+5.9%	+22.4%	+16.1%	+30.0%	+9.3%	+6.8%	+4.0%	+28.2%	+12.5%

* The contract (cancellation) rate is calculated by dividing the contracted (canceled) area by the leasable area.

** Only applicable to pass-through contract units.

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/>