

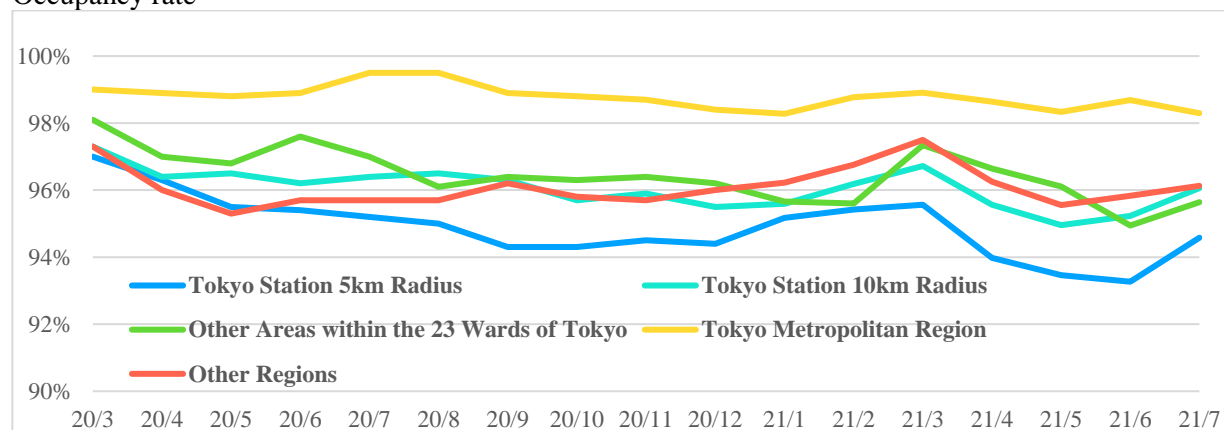
Current Effects of COVID19 on Profit Outlook as of July 2021

The occupancy rate for July was 95.9%, up 0.6pt from the previous month. The cancellation rate from April to June was higher than that of the previous year, but because of the cancellation rate in July was lower than that of the previous year and adjusting the rental terms, the contract rate increased by 0.5pt compared to the previous year and we were able to increase the occupancy rate.

In August, 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.

Occupancy rate



1. Occupancy

	21 th FP						22 nd FP							
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Period Average	Earning Guideline Assumption
Occupancy Rate	96.2%	96.1%	95.8%	95.8%	95.8%	96.0%	96.4%	97.0%	95.8%	95.2%	95.3%	95.9%	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%	-0.3%	-0.7%	-

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

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	Jun	Jul
Contract Rate	1.3%	1.4%	1.4%	1.4%	1.5%	1.6%	1.7%	2.5%	1.4%	1.2%	1.5%	2.1%
YoY Change	+0.2%	-0.1%	-0.0%	+0.2%	+0.2%	+0.3%	+0.1%	+0.2%	-0.1%	+0.2%	+0.1%	+0.5%

Contracts	262	300	286	332	334	375	403	601	327	271	340	471
YoY Rate of Change	+6.5%	-8.5%	-3.1%	+27.2%	+17.6%	+29.8%	+16.8%	+20.7%	-3.3%	+18.9%	+9.3%	+40.2%

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

5. Changes in the number of monthly cancellations rate and cancellations												
	21 th FP						22 nd FP					
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Cancellation Rate	1.4%	1.5%	1.7%	1.4%	1.6%	1.4%	1.2%	1.9%	2.6%	1.8%	1.5%	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%	-0.1%

Cancellations	329	320	377	311	347	325	283	454	567	414	333	333
YoY Rate of Change	+14.6%	+18.1%	+5.9%	+22.4%	+16.1%	+30.0%	+9.3%	+6.8%	+4.0%	+28.2%	+12.5%	+1.2%

* 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/>