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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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Notice Concerning Building-Housing Energy-efficiency Labelling System (BELS) Certification

Advance Residence Investment Corporation (ADR) announced it has acquired Building-Housing Energy-efficiency Labeling System (BELS) Certifications for RESIDIA Sasazuka III and Cocofump Hiyoshi on November 15, 2024. The total number of properties owned by ADR that environmental and energy-saving certifications has become 31, and the ratio of such properties (based on the total floor space in the properties owned) stands at 33.1%.

1. Overview of BELS Certification

BELS is a third-party certification system that indicates the energy conservation performance of buildings. Under the Law Concerning the Improvement of Energy Consumption Performance of Buildings (Building Energy Saving Law), real estate companies and others are required to make efforts to indicate the energy conservation performance of buildings. BELS is evaluated based on the guidelines for energy conservation performance indication of buildings established by the Ministry of Land, Infrastructure, Transport and Tourism, and from April 1, 2024, the evaluation is displayed in seven levels (no stars to ★★★★★★) for non-residential buildings and houses with renewable energy equipment, and in five levels (no stars to ★★★★★) for residential buildings and houses without renewable energy equipment. About BELS (in Japanese): <https://www.hyoukakyoukai.or.jp/bels/bels.html>

2. Certified Property and Ranking

Name of Property	Exterior	Certification Rank
RESIDIA Sasazuka III (Honan, Suginami-ku, Tokyo)		 <p>エネルギー消費性能 ★ ★ ★ 削減率 15% BEI値 0.85</p> <p>断熱性能 1 2 3 4 5 6 7 UA値 0.93 nAC値 2.0</p> <p>レジディアササヅカIII 住宅 (住棟) 2024年11月15日交付 第三者評価 (一般財団法人ベターリビング)</p> <p>BELS Rank: ★★</p>

Name of Property	Exterior	Certification Rank
<p>Cocofump Hiyoshi (Hiyoshi-Honcho, Kohoku-ku, Yokohama City, Kanagawa)</p>		 <p>BELS Rank: ★★ (Note)</p>

(Note) Evaluation acquired for non-residential areas.

3. Initiatives for ADR and IRM

ADR and ITOCHU REIT Management Co., Ltd, (IRM) the asset management company to which ADR entrusts the management of its assets recognizes the importance of sustainability through environmental consideration, social contributions and improving its tenants' satisfaction to maintain and add value to ADR's assets in the medium to long term. We will continue to promote these activities to further raise our unitholder's value going forward.

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest J-REIT specializing in residential properties and is managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group, investing in over 280 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 490 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.

"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/>