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**For Immediate Release**

Real Estate Investment Trust Securities Issuer:  
Advance Residence Investment Corporation  
(Securities Code : 3269)  
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**Notice Concerning Revision of Management Performance Forecast  
for the Fiscal Period Ending January 2026 (31st Fiscal Period)**

Advance Residence Investment Corporation (ADR) announced its decision to revise its management performance forecast for FP January 2026 (FP31: from August 1, 2025 to January 31, 2026), which was originally announced on March 17, 2025 as follows.

1. The Revision of Management Performance Forecast for FP January 2026  
(FP31: from August 1, 2025 to January 31, 2026)

	Operating Revenue (million yen)	Operating Income (million yen)	Ordinary Income (million yen)	Net Income (million yen)	Earnings per Unit <sup>(Note 1)</sup> (yen)	Dividend per Unit <sup>(Note 2)</sup> (yen)	Dividend per Unit in Excess of Earnings (yen)
Previous Forecast (A)	18,943	8,444	7,331	7,330	2,570	3,005	-
<b>Revised Forecast (B)</b>	<b>20,253</b>	<b>9,754</b>	<b>8,641</b>	<b>8,640</b>	<b>3,029</b>	<b>3,155</b>	<b>-</b>
Difference (B) - (A)	+1,310	+1,310	+1,310	+1,310	+459	+150	-
Percentage Change	+6.9%	+15.5%	+17.9%	+17.9%	+17.9%	+5.0%	-

(Note 1) Earnings per unit is calculated by dividing the forecasted net income by the number of investment units expected to be outstanding at the end of the fiscal period (previous forecast: 2,852,004 units; revised forecast: 2,852,302 units).

(Note 2) The payment source for the distribution for the fiscal period ending January 2026 includes the drawdown of 983 million yen from the Deferred Tax Adjustment Reserve (equivalent to 344 yen per unit). Additionally, it assumes a portion of the net income for the fiscal period attributable to gain on sales (961 million yen) will be retained and not distributed, and a drawdown of retained earnings (335 million yen for the fiscal period ending January 2026, 117 yen per unit) to fund the distribution.

[Notes]

- Figures less than the stated units are rounded down and percentages are rounded to one decimal place (the same hereafter).
- As dividend per unit includes drawdown of retained earnings, it is different from forecasted earnings per unit.

- The above figures of revised forecasts and forecasts are the current forecasts calculated based on “3. Assumptions Underlying Revision of Management Performance Forecasts for 31st Fiscal Ending January 2026 Period” below. Accordingly, the actual operating revenue, operating income, ordinary income, net income, earnings per unit and dividend per unit may vary due to future acquisition or sale of real estate, etc., developments in the real estate market, etc., changes in other circumstances surrounding ADR and other factors. Moreover, the above forecasts are not a guarantee of the dividend amount.
- ADR may revise the forecasts if a disparity of more than a certain level from the above forecasts is anticipated.

## 2. Reasons for the Revision

In connection with the decision regarding the acquisition and disposition(the “Disposition”) of the properties described in the notice titled "Notice Concerning Acquisition and Disposition of Domestic Real Estate Trust Beneficiary Interests (Acquisition: RESIDIA Nishi-Funabashi / Disposition: RESIDIA Yokohama-Kannai and RESIDIA UtsuboKoen)" announced today, we hereby revise the forecast for the operational status for the fiscal period ending January 2026.

As a result of the Disposition, we expect to record a gain on sale of approximately 1.3 billion yen in net income for the current period. A portion of this gain is planned to be allocated to distributions for the purpose of returning profits to unitholders, and the distribution per unit is expected to increase by approximately 5.0% compared to the previous forecast. The remaining portion of the gain is planned to be retained as internal reserves to support stable distributions in the future.

## 3. Assumptions Underlying Revision of Management Performance Forecasts for 31st Fiscal Ending January 2026 Period

Items	Assumptions
Calculation Period	<ul style="list-style-type: none"> <li>• FP January 2026: from August 1, 2025 to January 31, 2026 (184 days)</li> </ul>
Assets Under Management	<ul style="list-style-type: none"> <li>• In addition to the 286 properties currently held by ADR, ADR assumes the completion of the acquisition of one property described as (1) under [Property Scheduled for Acquisition] (hereinafter, the "Scheduled Acquisition Property"), as well as the disposition of a portion of land of one property described under [Properties Scheduled for Disposition] and three properties described as (2) through (3) below (hereinafter collectively, the "Scheduled Disposition Properties").</li> </ul> <p>[Scheduled Acquisition Property]  (1) S-039 RESIDIA Nishi-Funabashi <sup>(Note1)</sup> : acquisition date, September 30, 2025</p> <p>[Scheduled Disposition Properties]  (1) T-014 RESIDIA Azabujuban II (a portion of the land) : disposition date, <sup>(Note2)</sup> between August 1, 2025 and September 30, 2025  (2) S-014 RESIDIA Yokohama-Kannai : disposition date, September 30, 2025  (3) R-014 RESIDIA Utsubokoen : disposition date, September 30, 2025</p> <p>(Note 1) The property name indicated in this document is its post-change name, as the property is scheduled to be renamed after its acquisition by the Investment Corporation. The same convention applies hereinafter.  (Note 2) Although this property is currently held as a beneficial interest in trust with Mitsubishi UFJ Trust and Banking Corporation as the trustee, it is scheduled that the trust agreement for the portion of the property scheduled for disposition will be terminated concurrently with its disposition date, and the property will be transferred as direct real estate.</p> <ul style="list-style-type: none"> <li>• This is premised on the understanding that, other than the acquisition of the one aforementioned Scheduled Acquisition Property and the disposition of the three Scheduled Disposition Properties (including the partial disposition of land), no other changes in operating assets (such as the acquisition of new properties or the disposition of existing properties) will occur until the end of FP January 2026.</li> </ul>

Items	Assumptions						
	<ul style="list-style-type: none"><li>• The period average of month end occupancy rates is expected to be, 96.0% for FP January 2026.</li></ul>						
Operating Income	<ul style="list-style-type: none"><li>• Rent revenues for the properties currently held by ADR are estimated based on historical data and by taking into account the current leasing conditions. Rent revenues for the assets-to-be-acquired are estimated by taking into account of the current market environment and the properties’ competitiveness and other factors.</li><li>• No delinquencies or non-payment by tenants are assumed in the forecasts of operating revenue.</li><li>• The gain on sales associated with the planned disposition of the asset is expected to be 1,389 million yen.</li></ul>						
Operating Expenses	<ul style="list-style-type: none"><li>• Within the rent business expenses, which is a major component of operating expenses, except for depreciation, expense items, such as property management fees are forecasted based on historical data adjusted for variables.</li><li>• Depreciation expenses, including incidental costs, are calculated using the straight-line method and are estimated as follows: Fiscal period ending January 2026: 3,764 million yen</li><li>• Property taxes and urban planning taxes to be recorded as expenses are estimated as follows: Fiscal period ending January 2026: 994 million yen.</li></ul> <p>Furthermore, please note that fixed asset and city planning taxes, etc., related to properties acquired in the year of acquisition will not be recognized as expenses during that period. This is because the pro-rata amount corresponding to the number of days of ownership is capitalized into the acquisition cost.</p> <p>Accordingly, the timing for the commencement of expense recognition of fixed asset and city planning taxes, etc., for the one Scheduled Acquisition Property is scheduled as follows.</p> <table><tr><td></td><td>Commencement of Expense Recognition <sup>(Note 1)</sup></td><td>Reference: Estimated Annual Amount</td></tr><tr><td>One property scheduled for acquisition in 2025 <sup>(Note 2)</sup></td><td>FP July 2026.</td><td>12 million yen</td></tr></table> <p>(Note 1) In the period in which expense recognition commences, an amount equivalent to three months will be recognized as an expense. For subsequent periods, an amount equivalent to six months will be recognized as an expense.</p> <p>(Note 2) Refers to "RESIDIA Nishi-Funabashi."</p> <ul style="list-style-type: none"><li>• Building repair expenses are estimated for the amount necessary for the respective fiscal periods. However, actual repair expenses for the fiscal period may differ significantly from the forecasted amounts due to the possibility of urgent need of repairs for unexpected building damages.</li></ul>		Commencement of Expense Recognition <sup>(Note 1)</sup>	Reference: Estimated Annual Amount	One property scheduled for acquisition in 2025 <sup>(Note 2)</sup>	FP July 2026.	12 million yen
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One property scheduled for acquisition in 2025 <sup>(Note 2)</sup>	FP July 2026.	12 million yen					
Non-operating Expenses	<ul style="list-style-type: none"><li>• The interest and other borrowing related expenses are estimated to be 1,087 million</li></ul>						

Items	Assumptions												
	yen for the FP January 2026.												
Interest Bearing Debts	<ul style="list-style-type: none"><li>As of today, the total interest-bearing debt amounts to 241,709 million yen.</li><li>We plan to borrow a total of 3,700 million yen as part of the funds for the acquisition of the property scheduled for September 2025.</li><li>As a result, the outstanding amount of interest bearing debts and the loan-to-value (LTV) at the end of the following fiscal periods will be respectively. End of FP January 2026: 245,409 million yen, around 49.5%</li><li>The LTVs are calculated as follows. <math display="block">\text{LTV} = (\text{interest bearing debts} \div \text{total assets}) \times 100</math></li></ul>												
Number of Investment Units Issued and Outstanding	<ul style="list-style-type: none"><li>ADR assumes that the total number of issued investment units as of the date of this publication is 2,852,302 units and that no new units will be issued through the end of the fiscal period ending January 2026.</li></ul>												
Dividend per Unit	<ul style="list-style-type: none"><li>The dividend per unit is expected to be as follows: Fiscal period ending January 2026: 3,155yen</li><li>Dividend (dividend per unit) are calculated according to ADR’s cash dividend policy set forth in <i>the Articles of Incorporation</i>. In the calculation, ADR assumes it will, in principle, distribute the entire amount of its net income for the respective fiscal period. It should be noted that a portion of the net income for the fiscal period ending January 2026 attributable to gain on sales (961 million yen) will be retained and not distributed. The calculation also assumes that retained earnings of 335 million yen will be reversed and distributed in the fiscal period ending January 2026.</li><li>For the fiscal period ending January 2026, it is assumed that 983 million yen will be appropriated from the Reserve for Temporary Difference Adjustments (with a balance of 25.7 billion yen as of the date of this document) for distribution purposes.</li><li>The breakdown of the total amount of dividends is expected to be as follows:<table><tr><th></th><th>Net Income (million yen)</th><th>Portion of Net Income Retained as Earnings (million yen)</th><th>Reversal of Retained Earnings (million yen)</th><th>Reversal of Reserve for Temporary Difference Adjustments (million yen)</th><th>Total Distribution Amount (million yen)</th></tr><tr><td>Fiscal period ending January 2026</td><td>8,640</td><td>961</td><td>335</td><td>983</td><td>8,999</td></tr></table></li><li>The dividend per unit may vary due to various factors, including changes in assets under management, fluctuations in rent income associated with tenant replacement, and unexpected repairs.</li></ul>		Net Income (million yen)	Portion of Net Income Retained as Earnings (million yen)	Reversal of Retained Earnings (million yen)	Reversal of Reserve for Temporary Difference Adjustments (million yen)	Total Distribution Amount (million yen)	Fiscal period ending January 2026	8,640	961	335	983	8,999
	Net Income (million yen)	Portion of Net Income Retained as Earnings (million yen)	Reversal of Retained Earnings (million yen)	Reversal of Reserve for Temporary Difference Adjustments (million yen)	Total Distribution Amount (million yen)								
Fiscal period ending January 2026	8,640	961	335	983	8,999								
Dividend in Excess of Earnings per Unit	<ul style="list-style-type: none"><li>ADR is currently not scheduled to pay out dividends in excess of earnings (dividends in excess of earnings per unit).</li></ul>												

Items	Assumptions
Other	<ul style="list-style-type: none"> <li>• It is assumed that there will be no other amendments in legislation, taxation, Japanese GAAP, listing requirements and the Investment Trusts Association regulations that might affect the above forecasts.</li> <li>• It is assumed that there will be no unforeseen critical changes in the general economic conditions and in the real estate markets.</li> </ul>

#### 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 reserve 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/>