

## Supplementary materials for the press release announced on July 30, 2025

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「Notice Concerning Acquisition and Disposition of Domestic Real Estate Trust Beneficiary Interests (Acquisition: RESIDIA Nishi-Funabashi / Disposition: RESIDIA Yokohama-Kannai and RESIDIA Utsubokoen)」

「Notice Concerning Revision of Management Performance Forecast for the Fiscal Period Ending January 2026 (31st Fiscal Period)」

July 30, 2025



Advance  
Residence  
Investment Corporation

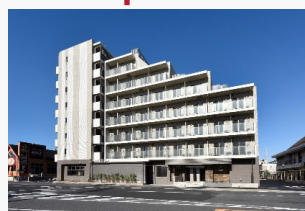
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## Summary

- 1 We secured a gain on sale of **1.31 billion yen**, equivalent to **53.7%** of their book value (An amount equivalent to 17 years of the property's annual profit\*1)
- 2 Increased distribution by **+5.0%** from the previous forecast for a second consecutive period (following the July 2025 period), reflecting the return of an amount equivalent to **32.7%** of gains from asset sale
- 3 Utilizing a portion of the sale proceeds, acquired a stable-income for single residents property at a price below its appraised value

## Asset replacement

### Acquisition



**RESIDIA**  
Nishi-Funabashi

Address	Funabashi City, Chiba
Scheduled Acquisition/Sale Date	September 30, 2025
Scheduled Acquisition/Sale Price	<b>4,980M yen</b>
Appraisal Value or survey price*2	<b>5,290M yen</b>
NOI*3	<b>212M yen</b>
NOI Yield/ Gain on Sale*4	<b>4.3%</b>
Age of Building*5	<b>7.6years</b>

### Sales



**RESIDIA**  
Yokohama-Kannai

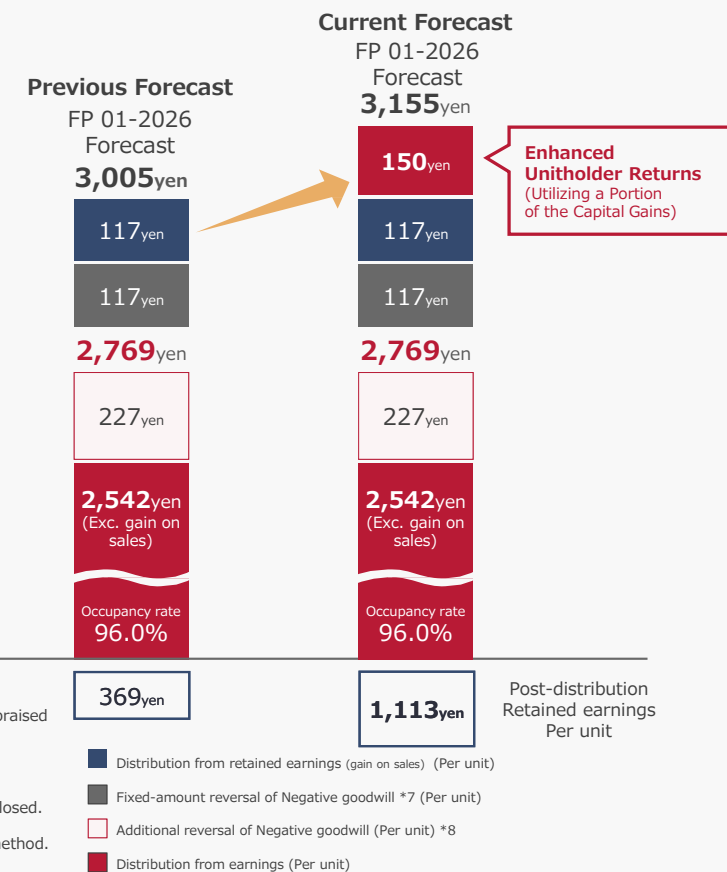


**RESIDIA**  
Utsuboko-en

Yokohama City, Kanagawa	Osaka City, Osaka
September 30, 2025	
<b>3,780M yen*6</b>	
<b>2,030M yen</b>	<b>1,750M yen</b>
<b>80M yen</b>	<b>68M yen</b>
<b>1,310M yen</b>	
<b>21.1years</b>	<b>19.7years</b>

## Revised Forecast of Distribution Per unit

Compared to the Previous  
Forecast **+5.0%**



\*1 Calculated by deducting related expenses, including asset management fees, from the rental business income for the fiscal periods ending July 2024 and January 2025.

\*2 The figures for RESIDIA Yokohama-Kannai represent survey prices as of January 31, 2025, while those for RESIDIA Nishi-Funabashi and RESIDIA Utsuboko-en represent appraised values as of June 1, 2025.

\*3 The NOI indicated is based on the direct capitalization approach stated in the appraisal report.

\*4 The NOI yield is calculated by dividing the NOI by the acquisition price, rounded to the second decimal place. Net sales proceeds after deducting expenses are also disclosed.

\*5 The age of the building as of the scheduled acquisition or disposition date is presented, rounded to the nearest second decimal place.

\*6 As a condition of this transfer, the transferee has requested that the planned sale prices of the individual properties not be disclosed. Accordingly, the sale prices are not disclosed.

\*7 "Negative goodwill" refers to the Reserve for temporary difference adjustments.

\*8 Refers to additional reversal from the Reserve for temporary difference adjustments for negative operating income due to remodeling project and revising the depreciation method.

## Sales Status

### Announcements after the Fiscal Year Ending January 2025

**Total Gain on Sales**  
**3.05**billion yen

Total Scheduled Sale Price  
**9.37**billion yen

#### Criteria for selecting property sales

- Properties with low sensitivity to economic fluctuations. (Properties with no expected increase in revenue)
- The expected capital gain from the sale of the property is equivalent to **10** years' worth of annual profit.

etc.

### FP 07-2025

**Gain on Sales**  
**1.66**billion yen

- KC21 Building
- RESIDIA Hirose-dori
- RESIDIA Shirakabe-Higashi
- RESIDIA Marunouchi
- RESIDIA Shirakabe

Total Sales Price  
**5.44**billion yen

### FP 01-2026

**Gain on Sales**  
**1.38**billion yen

Announced Today

- RESIDIA Yokohama-Kannai
- RESIDIA Utsubokoen

Total Scheduled Sales Price  
**3.78**billion yen

- part of the land of RESIDIA Azabujuban II

Scheduled Sale Price  
**0.15**billion yen

## Revised Forecast of Distribution Per unit

### FP 01-2025 (Actual)

2,988yen<sup>\*1</sup>

561yen

### FP 07-2025 (Forecast)

Compared to the Previous Forecast **+5.0%**

Announced on July 1, 2025

Announced on March 17, 2025

3,005yen

459yen

3,155yen

893yen

### FP 01-2026 (Forecast)

Compared to the Previous Forecast **+5.0%**

Announced Today

Announced on March 17, 2025

3,005yen

369yen

3,155yen

1,113yen

Post-distribution  
Retained earnings  
Per unit

\*1 For comparison with other periods, the figures assume a 2-for-1 split of the investment units in the fiscal period ended January 2025.

# Advance Residence Investment Corporation

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