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For Immediate Release

Real Estate Investment Trust Securities Issuer:
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(Securities Code : 3269)
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Notice Concerning Completion of Delivery Related to Partial Disposition of Real Estate in Japan Pertaining to Land Expropriation (RESIDIA Azabujuban II)

Advance Residence Investment Corporation (ADR) hereby announces that, as previously disclosed in the press release titled “Notice Concerning Partial Disposition of Real Estate in Japan Pertaining to Land Expropriation (RESIDIA Azabujuban II)” dated February 26, 2025, the delivery related to the disposition of the asset listed below (hereinafter referred to as the “Disposition”) has been completed as of today.

1. Summary of the Disposition

Property Name	RESIDIA Azabujuban II
Type of Asset	Real Estate (part of the land)
Disposition Price	155 million yen
Counterparty	Minato-ku, Tokyo

2. Reference

For details regarding the Disposition, please refer to the press release titled “Notice Concerning Partial Disposition of Real Estate in Japan Pertaining to Land Expropriation (RESIDIA Azabujuban II)” dated February 26, 2025.

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/>