

Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

December 15, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo
Representative: Wataru Higuchi, Executive Director

Asset Management Company:
ITOCHU REIT Management Co., Ltd.
Representative: Junichi Shoji, Representative Director,
President & CEO
Inquiries: Isao Kudo, Managing Executive Officer
(TEL. +81-3-6821-5483)

ADR Selected for the CDP Climate Change “A List” (the Highest Evaluation)

Advance Residence Investment Corporation (ADR) announced today that it has been selected for the second consecutive year as an "A List" company, the highest evaluation, in the field of climate change, in response to the 2025 CDP questionnaire.



1. About CDP

CDP is a global non-profit that runs the world's only independent environmental disclosure system. Aligned with the ISSB's climate standard, IFRS S2, as its foundational baseline, CDP integrates best-practice reporting standards and frameworks in one place. In 2025, more than 22,100 companies states and regions disclosed environmental information through CDP. In addition, financial institutions with more than a quarter of the world's institutional assets use CDP data to help inform investment and lending decisions.

For more information about CDP, please refer to the following website.

<https://www.cdp.net/en>

2. CDP Evaluation Results

CDP scores are evaluated on 8 levels: Leadership level (A, A-), Management level (B, B-), Awareness level (C, C-), and Disclosure level (D, D-).

ADR, which began its participation in 2023, has been recognized for its high standard of response to climate change issues and information disclosure, which meets CDP's requirements, in response to the 2025 CDP questionnaire on climate change. As a result, ADR obtained an "A" score for the Leadership level, the highest evaluation, for the second consecutive year and has been selected for the "A List" of companies.

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 unitholders' value going forward.

For more details on the sustainability initiatives, please refer to the following website.

ADR : <https://www.adr-reit.com/en/sustain/>

IRM : <https://www.itc-rm.co.jp/en/sustain/>

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/>