

## Summary of Financial Results (REIT) for the Fiscal Period Ended January 31, 2026

March 17, 2026

Real Estate Investment Trust Securities Issuer: Advance Residence Investment Corporation  
 Listing: Tokyo Stock Exchange  
 Securities code: 3269  
 URL: <https://www.adr-reit.com/en/>  
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Asset Management Company: ITOCHU REIT Management Co., Ltd.  
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Scheduled date of securities report submission: April 24, 2026  
 Scheduled date to commence dividend payments: April 16, 2026  
 Preparation of supplementary material on financial results: Yes  
 Holding of financial results briefing: Yes (for institutional investors and analysts)

(Yen amounts are rounded down to millions, unless otherwise noted.)

### 1. Results of Operating and Assets for the Fiscal Period Ended January 31, 2026 (from August 1, 2025 to January 31, 2026)

#### (1) Operating results

(Percentages indicates percentage change from the previous period)

Period ended	Operating revenues		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
January 31, 2026	20,653	0.6	10,256	1.1	9,219	0.9	9,219	0.9
July 31, 2025	20,539	11.8	10,140	22.9	9,137	24.9	9,136	24.9

Period ended	Net income per unit	Return on equity (ROE)	Ratio of ordinary income to total assets (ROA)	Ordinary profit to operating revenue ratio
	Yen	%	%	%
January 31, 2026	3,232	3.8	1.9	44.6
July 31, 2025	3,197	3.7	1.9	44.5

#### (2) Distributions

Period ended	Dividend per unit (excluding Dividend in excess of earnings)	Total dividends (excluding Dividend in excess of earnings)	Dividend in excess of earnings per unit	Dividend in excess of earnings	Payout ratio	Ratio of distributions to net assets
	Yen	Millions of yen	Yen	Millions of Yen	%	%
January 31, 2026	3,220	9,184	—	—	99.6	3.7
July 31, 2025	3,192	9,104	—	—	99.8	3.7

(Note) The source of cash distributions for the periods ended July 31, 2025 and January 31, 2026 include reversal of the reserves for temporary difference adjustments of 906 million yen and 913 million yen, respectively, which are different from the amount of "Net income".

### (3) Financial position

	Total assets	Net assets	Equity ratio	Net assets per unit
As of	Millions of yen	Millions of yen	%	Yen
January 31, 2026	498,839	246,171	49.3	86,306
July 31, 2025	493,899	244,213	49.4	85,619

### (4) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
Period ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
January 31, 2026	16,901	-13,302	-6,508	21,702
July 31, 2025	17,050	425	-7,861	24,611

## 2. Forecasts for the period ending July 31, 2026 (February 1, 2026 to July 31, 2026) and the period ending January 31, 2027 (August 1, 2026 to January 31, 2027)

(Percentages indicates percentage change from the previous period)

Period ending	Operating revenues		Operating income		Ordinary income		Net income		Dividend per unit (excluding Dividend in excess of earnings)	Dividend in excess of earnings per unit
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen
July 31, 2026	20,262	-1.9	9,568	-6.7	8,410	-8.8	8,409	-8.8	3,162	—
January 31, 2027	19,686	-2.8	8,959	-6.4	7,674	-8.8	7,673	-8.8	3,090	—

(Reference) Forecasted net income per unit for the fiscal period ending July 31, 2026: 2,948 yen

Forecasted net income per unit for the fiscal period ending January 31, 2027: 2,690 yen

(Note) The source of funds for the payment of distributions for the period ending July 31, 2026 and the period ending January 31, 2027 includes reversal of reserve for temporary difference adjustments (863 million yen, 302 yen per unit for the period ending July 31, 2026, and 843 million yen, 295 yen per unit for the period ending January 31, 2027). The above forecasts are based on the assumption that distributions will be made by reversing retained earnings (298 million yen for the period ending July 31, 2026, and 296 million yen for the period ending January 31, 2027).

### 3. Others

#### (1) Changes in accounting policies, changes in accounting estimates, and restatement

- (i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
- (ii) Changes in accounting policies due to other reasons: None
- (iii) Changes in accounting estimates: None
- (iv) Restatement: None

#### (2) Number of Investment Units Issued and Outstanding

- (i) Total number of investment units issued and outstanding at the end of the period (including treasury units)

As of January 31, 2026	2,852,302 units
As of July 31, 2025	2,852,302 units

- (ii) Number of treasury units at the end of the period

As of January 31, 2026	0 units
As of July 31, 2025	0 units

\* Financial results reports are exempt from audit conducted by certified public accountants or an audit firm.

\* Special note

(Cautionary Statement Concerning Forward-Looking Statements, etc.)

Forward-looking statements in this material, including forecasts of business results, are based on information currently available to Advance Residence Investment Corporation (“ADR”) and certain assumptions that are judged to be reasonable, and are subject to various factors that may affect actual business results. Actual operating conditions may differ significantly due to various factors. In addition, this forecast is not a guarantee of the amount of distributions.