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**For Immediate Release**

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**Notice Concerning Acquisition of DBJ Green Building and CASBEE Certification for Real Estate**

Advance Residence Investment Corporation (ADR) announced it has acquired DBJ Green Building and CASBEE Certification for Real Estate for the following properties on July 26, 2024, with the following properties receiving high evaluations.

The total number of properties owned by ADR that environmental and energy-saving certifications has become 29, and the ratio of such properties (based on the total floor space in the properties owned) stands at around 32.8%.

1. DBJ Green Building Certified Properties and Rankings

Name of Property	Exterior	Certification Rank
<p>Tokyo Student-House Musashi-Kosugi (Nakahara-ku, Kawasaki City, Kanagawa Prefecture)</p>		 <p>DBJ Green Building 2024</p> <p>Properties with the best class environmental &amp; social awareness</p>

2. Overview of Certification for DBJ Green Building for Real Estate

DBJ Green Building Certification Program was launched by Development Bank of Japan Inc. (DBJ) in April, 2011 for the purpose of supporting the properties which give proper care to environment and society (Green Building).

The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties' environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities.

### 3. Key Points Evaluated for DBJ Green Building Certification

- **Energy and Resource Conservation:**

Implementation of double-glazed windows for residential units, an atrium at the entrance to ensure natural lighting, conversion of all facility lighting to LEDs, and installation of water-saving faucets and devices in unit bathrooms.

- **Enhanced Convenience and Comfort for Tenants:**

Provision of multi-purpose rooms and fitness rooms, concierge services, and bilingual signage (Japanese and English) to improve convenience and comfort for tenants. Additionally, promoting community relations by holding events to which neighborhood residents are invited.

- **Improved Disaster Preparedness and Security:**

Stocking emergency supplies for all tenants, installation of disaster prevention equipment such as manhole toilets and bench stoves, and enhancing security by installing IC card readers throughout the facility.

### 4. CASBEE Certified Properties and Rankings

Name of Property	Exterior	Certification Rank
RESIDIA Sendagi (Yanaka, Taito-ku, Tokyo)		 A Rank: ★★★★★

### 5. Overview of Certification for CASBEE for Real Estate

Comprehensive Assessment System for Built Environment Efficiency (CASBEE) is a method for evaluating and rating the environmental performance of buildings. It is a comprehensive assessment regarding the reduction of environmental loads such as conservation of energy and resources as well as the quality of a building including interior comfort and scenic aesthetics. The CASBEE rankings include “S”, “A”, “B+”, and “B,” in descending order.

### 6. 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 unitholder’s value going forward.

#### About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest J-REIT specializing in residential properties and is managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group, investing in over 280 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 490 billion yen). ADR can be expected have a stable dividend in the long-term and can be considered as a defensive J-REIT, on back of the stable income from residential assets and with the largest dividend reserve among J-REITs.

**"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/>