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For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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Notice Concerning GRESB Real Estate Assessment Results

Advance Residence Investment Corporation (“ADR”) announced that it received a “3 Stars” rating in the 2024 GRESB Real Estate Assessment.

1. FY2024 Evaluation Results

In the FY2024 GRESB Real Estate Assessment, ADR received a “3 Stars” rating, the third-highest rank out of five levels in the GRESB rating which indicates a relative evaluation based on the global ranking of the overall score, and has been awarded the “Green Star” rating, which is given to operators that are evaluated as excellent in both the “Management Component,” which evaluates ESG promotion policies and organizational structure, and the “Performance Component,” which evaluates the environmental performance of properties owned and initiatives for tenants, for the 9th consecutive year.



G R E S B

★ ★ ★ ☆ ☆ 2024

2. Outline of GRESB

GRESB is the name of the annual benchmark assessment that measures the environmental, social and governance (ESG) considerations of real estate companies and funds and the organization that administers them. It was established in 2009, primarily by a group of major European pension funds.

The GRESB is unique in that it does not focus on individual properties, but rather evaluates the sustainability efforts of real estate companies, REITs, and funds at the individual level.

Please refer to the website below for outline of GRESB.

<https://gresb.com/nl-en/>

3. Future Initiatives of the Investment Corporation and Asset Management Company

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.

Please refer to the website below for details on the sustainability initiatives.

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 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/>