

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.

November 22, 2024

## 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, Executive Officer  
(TEL. +81-3-6821-5483)

### Notice Concerning Introduction of Renewable Diesel, a Next-Generation Biofuel

Advance Residence Investment Corporation (ADR) announced that it has introduced Neste's next-generation biofuel "Renewable Diesel (RD)" at its property. This RD is procured by ITOCHU Corporation, the sponsor group of ADR, and supplied by ITOCHU ENEX CO., LTD. This introduction is the first in Japan <sup>(Note1)</sup> and the first by a J-REIT to be used in emergency generators at condominiums.

#### 1. About this introduction

To contribute to the realization of a decarbonized society, ADR is promoting initiatives to reduce GHG emissions through energy-saving measures and the efficient use of energy at its properties. As part of these initiatives, ADR has introduced the next-generation biofuel RD, which is attracting attention as an alternative to diesel oil, as the fuel for the emergency generator at our property "RESIDIA Otemachi-Kita", the first time in Japan and the first time for a J-REIT. RD can reduce GHG emissions by up to approximately 90% (compared to diesel oil; in terms of Japanese law, this is effectively a 100% reduction) based on life cycle assessment <sup>(Note2)</sup>.

Furthermore, this RD is procured by ITOCHU Corporation, which is the sponsor group of ADR and aims to expand the distribution of RD in Japan, from Neste, the world's largest renewable fuel manufacturer. And this RD is supplied by ITOCHU ENEX CO., LTD. and this introduction was realized as a collaborative measure of the ITOCHU Group.



RESIDIA Otemachi-Kita  
(Uchikanda, Chiyoda-ku, Tokyo)



Emergency generator



Neste's RD

(Note 1) This is the first time in Japan that ITOCHU ENEX CO., LTD, the only distributor of Neste's RD in Japan, has supplied RD for emergency generators in all condominiums, including those for sale.

(Note 2) Life cycle assessment refers to the environmental impact of the entire supply chain process, from the procurement of raw materials necessary for the product, to manufacturing and use.

## 2. Outline of RD

Neste MY Renewable Diesel and Neste's Renewable Diesel are next-generation biofuels produced from renewable raw materials such as waste cooking oil and waste animal fat that do not compete with food production, through a hydrogenation refining process by Neste, a world-leading RD and sustainable aviation fuel (SAF) manufacturer (headquarters: Finland). It is possible to reduce GHG (greenhouse gas) emissions by up to 90% compared to petroleum-derived diesel oil based on life cycle assessment, and because it is not subject to energy consumption calculations under Japan's Act on the Rational Use of Energy and the Act on Promotion of Global Warming Countermeasure, it is possible to achieve a 100% reduction in GHG emissions compared to petroleum-derived diesel oil. It also has excellent storage stability and is suitable for long-term storage and can be used as is in vehicles and heavy machinery that use diesel oil.

“Renewable Diesel” is an Eco Mark<sup>(Note3)</sup> certified product.



エコマーク商品  
伊藤忠エネクス株式会社  
24165001

(Note 3) Eco Mark is a mark of products and services that have been recognized by the Japan Environment Association as having a low environmental impact throughout their lifecycle.

For more information about RD, please refer to the following website (In Japanese).

[https://service.itcenex.com/lp/renewable\\_diesel/](https://service.itcenex.com/lp/renewable_diesel/)

## 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 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/>