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## 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 Investment Unit Split

#### and Revision of Forecast Dividend per Unit for the Fiscal Period Ending July 2025

Advance Residence Investment Corporation (ADR) announced that it has resolved to split its investment units (“the Unit Split”) at its board of directors' meeting held today. In addition, ADR also announced that it has revised the forecast Dividend per unit for the fiscal period ending July 2025 (February 1, 2025, to July 31, 2025) announced in the “Summary of Financial Results (REIT) for the Fiscal Period Ended July 31, 2024” dated September 17, 2024 (“the Financial Results”) in relation to the implementation of the Unit Split.

#### 1. Purpose of the Unit Split

Based on the introduction of the “New NISA”, Nippon (Japan) Individual Savings Account, a new type of tax exemption program for small investments, in January 2024, the Unit Split aims to create an environment that is easier for investors to invest in by reducing the amount per investment unit, and to further expand the investor base and improve the liquidity of investment units.

#### 2. Details of the Unit Split

##### (1) Method of the Unit Split

The investment units of ADR held by unitholders listed or recorded in the final register of unitholders as of January 31, 2025, will be split at a ratio of 2 units per unit.

##### (2) Number of investment units to be increased by the Unit Split

- (i) Total number of investment units issued before the Unit Split: 1,433,000 units
- (ii) Total number of investment units to be increased by the Unit Split: 1,433,000 units
- (iii) Total number of investment units issued after the Unit Split: 2,866,000 units
- (iv) Total number of issuable investment units after the Unit Split: 6,000,000 units

##### (3) Schedule of the Unit Split

- (i) Date of public notice of record date: January 16, 2025 (scheduled)
- (ii) Record date: January 31, 2025 <sup>(Note 1)</sup>
- (iii) Effective date: February 1, 2025

(Note 1) The final trading day with rights on the Tokyo Stock Exchange is scheduled for January 29, 2025.

### 3. Revision of forecast dividend per unit

#### (1) Reason for the revision

In relation to the Unit Split of investment units at a ratio of 2 units per unit, the forecast dividend per unit for the fiscal period ending July 2025 announced in the Financial Results will be revised as follows. As a result of this revision, the forecast dividend per unit for the fiscal period ending July 2025 will effectively be an increase in the dividend.

In addition, there will be no revision to the forecast dividend per unit for the fiscal period ending January 2025 (August 1, 2024, to January 31, 2025), which was announced at the same time as the Financial Results because the effective date of the Unit Split will be February 1, 2025.

#### (2) Revision of the forecast dividend per unit for the fiscal period ending July 2025

	Dividend per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit	Total number of outstanding investment units at end of period
Previous forecast (announced on September 17, 2024)	5,935yen	—	1,433,000 units
Revised forecast (converted to pre-unit split)	2,968 yen (5,936 yen)	—	2,866,000 units
(Reference) Forecast for the fiscal period ending January 2025	5,930 yen	—	1,433,000 units

(Note 2) This revision is current as of the date of this announcement, and the actual dividend per unit might change due to additional acquisition or disposition of real estate, etc. in the future, changes in the market environment, etc. These figures do not guarantee actual performance or the amount of dividends.

#### 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/>