



Supplementary materials for the press release announced on June 25 and July 1, 2025

「Notice Concerning Disposition of Domestic Real Estate Trust Beneficiary Interests and Domestic Real Estate « KC21 Building and 2 other properties »」

「Notice Concerning Disposition of Domestic Real Estate Trust Beneficiary Interests « RESIDIA Marunouchi and RESIDIA Shirakabe »」

「Notice Concerning Revision of Management Performance Forecast for the Fiscal Period Ending July 2025 (30th Fiscal Period)」

July 1, 2025



Advance
Residence
Investment Corporation

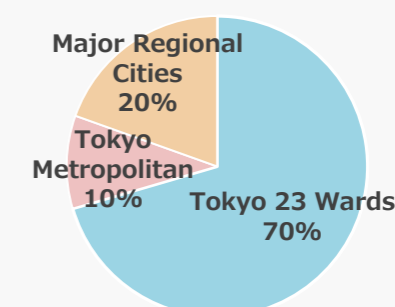
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Enhancement of Unitholder Returns through Asset Disposition

Summary

- 1 Strategically disposed of an asset located in a major regional city with **low economic sensitivity** (0.8% of total assets)
- 2 Sold the asset at **or above its appraisal value or survey price**, securing a capital gain
(An amount equivalent to 15 years of the property's annual earnings*1)
- 3 Increased distribution by +5.0% from previous forecast, **reflecting partial return of gains from asset sale**
- 4 The remaining gain will be retained internally to support **stable future distributions**
- 5 Sale proceeds will be utilized for initiatives aimed at **enhancing unitholder value**

**Investment Area After Disposition
(by acquisition price)**

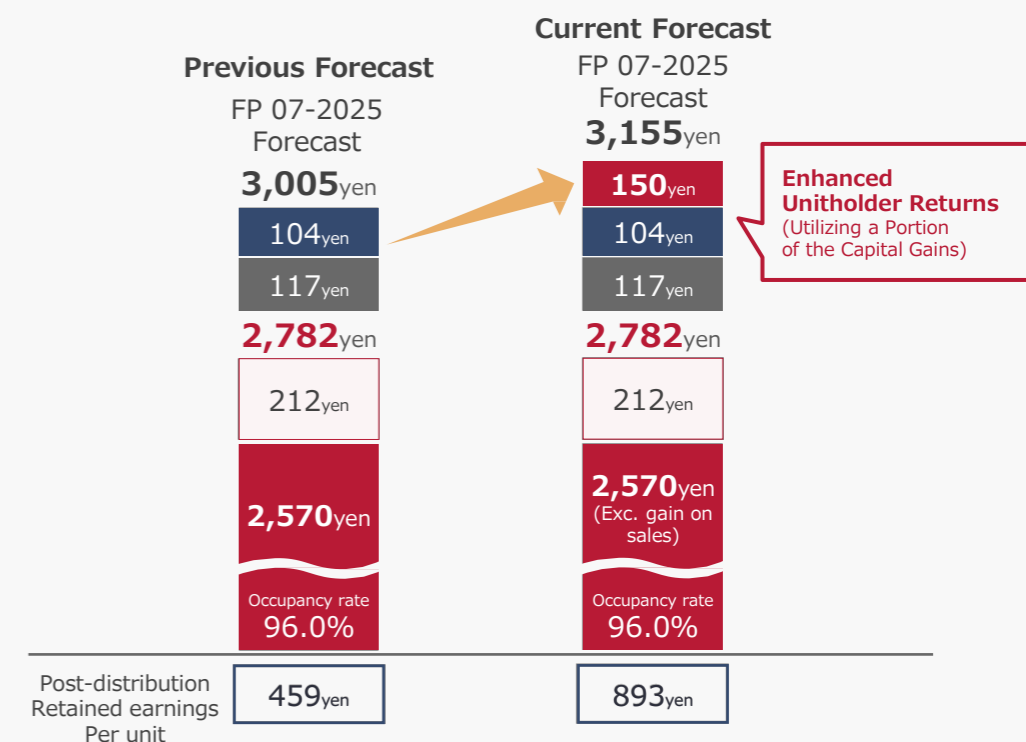


Sales

	Property Name	Scheduled Sale Price	Appraisal Value or survey price*2	Gain on Sale*3	Scheduled Disposition Date
Major Regional Cities	KC21 Building (Sendai City, Miyagi)	1,352M yen	1,020M yen	514M yen	July 4, 2025
	Rent Guarantee RESIDIA Hirose-dori (Sendai City, Miyagi)	782M yen	781M yen	339M yen	July 8, 2025
	RESIDIA Shirakabe West (Nagoya City, Aichi)	1,020M yen	1,020M yen	301M yen	July 10, 2025
	RESIDIA Marunouchi (Nagoya City, Aichi)	1,190M yen	1,190M yen	314M yen	
	RESIDIA Shirakabe (Nagoya City, Aichi)	1,100M yen	1,100M yen	198M yen	
	Total (5 properties)	5,444M yen	5,111M yen	1,668M yen	-
				An amount equivalent to 15 years of annual earnings	

Revised Forecast of Distribution Per unit

Compared to the Previous Forecast **+5.0%**



*1 Calculated by deducting related expenses, including asset management fees, from the rental business income for the fiscal periods ending July 2024 and January 2025.
 *2 The appraisal value or survey price as of January 31, 2025 is stated.
 *3 Gain on sales is stated after deduction of various expenses.
 *4 " Negative goodwill " refers to the Reserve for temporary difference adjustments.
 *5 Refers to additional reversal from the Reserve for temporary difference adjustments for negative operating income due to remodeling project and revising the depreciation method.

■ Distribution from retained earnings (gain on sales) (Per unit)
 ■ Fixed-amount reversal of Negative goodwill *4 (Per unit)
 ■ Additional reversal of Negative goodwill (Per unit) *5
 ■ Distribution from earnings (Per unit)

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