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

Notice Concerning GRESB Real Estate Assessment Results

Advance Residence Investment Corporation (“ADR”) announced that it received a “3 Stars” rating in the 2025 GRESB Real Estate Assessment. Furthermore, in the newly introduced Residential Assessment for 2025, ADR achieved the highest ranking among the participating entities in Asia.

1. FY2025 Evaluation Results

In the FY2025 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 10th consecutive year.

Furthermore, ADR received the highest rating of “A” in the ESG disclosure component (“GRESB Public Disclosure”) for the 8th consecutive years for its efforts in ESG information disclosure.



2. Regarding the Residential Assessment

In the newly introduced Residential Assessment for 2025, ADR achieved the highest ranking among the participating entities in Asia. In the 2025 assessment, GRESB has introduced a Residential Component as a benchmarking tool for residential assets. The Residential Component consists of new questions tailored to the characteristics of residential assets. Real estate participants whose portfolios consist of more than 75% residential assets by Gross Asset Value (GAV) may submit responses.

Participants receive a standalone Sector Insight: Residential report alongside the GRESB Benchmark Report. The residential score is derived by removing and restructuring indicators with limited relevance to residential assets and adjusting scoring weights. Please note that the Residential Assessment is not intended to replace the main Real Estate Assessment but is positioned as a supplementary evaluation.

3. 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/>

4. 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 one of the largest J-REITs specializing in residential properties, managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group. It owns rental properties nationwide, primarily in the 23 wards of Tokyo. By leveraging the stability of residential assets and the largest reserve among J-REITs, ADR is expected to provide long-term, stable dividends, making it a highly defensive J-REIT.

"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/>