

Summary of Financial Results (REIT) for the Fiscal Period Ended July 31, 2026

September 17, 2026

Real Estate Investment Trust Securities Issuer: Advance Residence Investment Corporation

Listing: Tokyo Stock Exchange

Securities code: 3269

URL: <https://www.adr-reit.com/en/>

Representative: Wataru Higuchi, Executive Director

Asset Management Company: ITOCHU REIT Management Co., Ltd.

Representative: Atsushi Sekiguchi, Representative Director, President & CEO

Inquiries: Isao Kudo, Managing Executive Officer

Telephone: +81-3-6821-5483

Scheduled date of securities report submission: October 28, 2026

Scheduled date to commence dividend payments: October 19, 2026

Preparation of supplementary material on financial results: Yes

Holding of financial results briefing: Yes (for institutional investors and analysts)

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Results of Operating and Assets for the Fiscal Period Ended July 31, 2026 (from February 1, 2026 to July 31, 2026)

(1) Operating results

(Percentages indicates percentage change from the previous period)

	Operating revenues		Operating income		Ordinary income		Net income	
Period ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
July 31, 2026	20,560	-0.5	9,892	-3.5	8,715	-5.5	8,714	-5.5
January 31, 2026	20,653	0.6	10,256	1.1	9,219	0.9	9,219	0.9

	Net income per unit	Return on equity (ROE)	Ratio of ordinary income to total assets (ROA)	Ordinary profit to operating revenue ratio
Period ended	Yen	%	%	%
July 31, 2026	3,055	3.5	1.7	42.4
January 31, 2026	3,232	3.8	1.9	44.6

(2) Distributions

	Dividend per unit (excluding Dividend in excess of earnings)	Total dividends (excluding Dividend in excess of earnings)	Dividend in excess of earnings per unit	Dividend in excess of earnings	Payout ratio	Ratio of distributions to net assets
Period ended	Yen	Millions of yen	Yen	Millions of Yen	%	%
July 31, 2026	3,225	9,198	—	—	105.6	3.7
January 31, 2026	3,220	9,184	—	—	99.6	3.7

(Note) The source of cash distributions for the periods ended January 31, 2026 and July 31, 2026 include reversal of the reserves for temporary difference adjustments of 913 million yen and 861 million yen, respectively, which are different from the amount of "Net income".

(3) Financial position

	Total assets	Net assets	Equity ratio	Net assets per unit
As of	Millions of yen	Millions of yen	%	Yen
July 31, 2026	506,983	246,475	48.6	86,412
January 31, 2026	498,839	246,171	49.3	86,306

(4) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
Period ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
July 31, 2026	15,150	-17,995	-2,895	15,961
January 31, 2026	16,901	-13,302	-6,508	21,702

2. Forecasts for the period ending January 31, 2027 (August 1, 2026 to January 31, 2027) and the period ending July 31, 2027 (February 1, 2027 to July 31, 2027)

(Percentages indicates percentage change from the previous period)

	Operating revenues		Operating income		Ordinary income		Net income		Dividend per unit (excluding Dividend in excess of earnings)	Dividend in excess of earnings per unit
Period ending	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen
January 31, 2027	20,385	-0.9	9,552	-3.4	8,195	-6.0	8,195	-6.0	3,253	—
July 31, 2027	20,521	0.7	9,453	-1.0	7,839	-4.3	7,838	-4.3	3,258	—

(Reference) Forecasted net income per unit for the fiscal period ending January 31, 2027: 2,873 yen

Forecasted net income per unit for the fiscal period ending July 31, 2027: 2,748 yen

(Note) The source of funds for the payment of distributions for the period ending January 31, 2027 and the period ending July 31, 2027 includes reversal of reserve for temporary difference adjustments (865 million yen, 303 yen per unit for the period ending January 31, 2027, and 753 million yen, 264 yen per unit for the period ending July 31, 2027). The above forecasts are based on the assumption that distributions will be made by reversing retained earnings (708 million yen for the period ending January 31, 2027, and 700 million yen for the period ending July 31, 2027).

3. Others

(1) Changes in accounting policies, changes in accounting estimates, and restatement

- (i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
- (ii) Changes in accounting policies due to other reasons: None
- (iii) Changes in accounting estimates: None
- (iv) Restatement: None

(2) Number of Investment Units Issued and Outstanding

- (i) Total number of investment units issued and outstanding at the end of the period (including treasury units)

As of July 31, 2026	2,852,302 units
As of January 31, 2026	2,852,302 units

- (ii) Number of treasury units at the end of the period

As of July 31, 2026	0 units
As of January 31, 2026	0 units

* Financial results reports are exempt from audit conducted by certified public accountants or an audit firm.

* Special note

(Cautionary Statement Concerning Forward-Looking Statements, etc.)

Forward-looking statements in this material, including forecasts of business results, are based on information currently available to Advance Residence Investment Corporation (“ADR”) and certain assumptions that are judged to be reasonable, and are subject to various factors that may affect actual business results. Actual operating conditions may differ significantly due to various factors. In addition, this forecast is not a guarantee of the amount of distributions.