

Summary of Financial Results (REIT) for the Fiscal Period Ended January 31, 2025

March 17, 2025

Real Estate Investment Trust Securities Issuer: Advance Residence Investment Corporation

Listing: Tokyo Stock Exchange

Securities code: 3269

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

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Scheduled date of securities report submission: April 25, 2025

Scheduled date to commence dividend payments: April 15, 2025

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 January 31, 2025 (from August 1, 2024 to January 31, 2025)

(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 | % |
| January 31, 2025 | 18,364 | (1.8) | 8,249 | (5.5) | 7,315 | (6.6) | 7,315 | (6.6) |
| July 31, 2024 | 18,694 | 0.0 | 8,729 | (2.2) | 7,831 | (2.5) | 7,830 | (2.5) |

| | 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 | % | % | % |
| January 31, 2025 | 2,552 | 3.0 | 1.5 | 39.8 |
| July 31, 2024 | 2,732 | 3.2 | 1.6 | 41.9 |

(Note) As of January 31, 2025, the record date for the split, and with an effective date of February 1, 2025, the investment units were split at a ratio of 1 unit to 2 units. The net income per unit for this period is calculated as if the split of the investment units had occurred at the beginning of the fiscal year in July 2024.

(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 | % | % |
| January 31, 2025 | 5,975 | 8,562 | - | - | 117.0 | 3.5 |
| July 31, 2024 | 5,925 | 8,490 | - | - | 108.4 | 3.5 |

(Note) The source of cash distributions for the periods ended July 31, 2024 and January 31, 2025 include reversal of the reserves for temporary difference adjustments of 875 million yen and 949 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 |
| January 31, 2025 | 491,306 | 245,060 | 49.9 | 85,505 |
| July 31, 2024 | 490,961 | 245,841 | 50.1 | 85,778 |

(Note) As of January 31, 2025, the record date for the split, and with an effective date of February 1, 2025, the investment units were split at a ratio of 1 unit to 2 units. The net asset value per unit is calculated as if the split of the investment units had occurred at the beginning of the fiscal year in July 2024.

(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 |
| January 31, 2025 | 11,194 | (8,712) | (7,388) | 14,995 |
| July 31, 2024 | 13,455 | (15,314) | 1,947 | 19,901 |

2. Forecasts for the period ending July 31, 2025 (February 1, 2025 to July 31, 2025) and the period ending January 31, 2026 (August 1, 2025 to January 31, 2026)

(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 |
| July 31, 2025 | 18,711 | 1.9 | 8,343 | 1.1 | 7,332 | 0.2 | 7,331 | 0.2 | 3,005 | — |
| January 31, 2026 | 18,943 | 1.2 | 8,444 | 1.2 | 7,331 | (0.0) | 7,330 | (0.0) | 3,005 | — |

(Reference) Forecasted net income per unit for the fiscal period ending July 31, 2025: 2,570 yen

Forecasted net income per unit for the fiscal period ending January 31, 2026: 2,570 yen

(Note 1) The source of funds for the payment of distributions for the period ending July 31, 2025 and the period ending January 31, 2026 includes reversal of reserve for temporary difference adjustments (940 million yen, 329 yen per unit for the period ending July 31, 2025 983 million yen, 344 yen per unit for the period ending January 31, 2026), The above forecasts are based on the assumption that distributions will be made by reversing retained earnings (298 million yen for the period ending July 31, 2025, and 335 million yen for the period ending January 31, 2026).

(Note 2) As of January 31, 2025, the record date for the split, and with an effective date of February 1, 2025, the investment units were split at a ratio of 1 unit to 2 units.

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 January 31, 2025 | 1,433,000 units |
| As of July 31, 2024 | 1,433,000 units |

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

| | |
|------------------------|---------|
| As of January 31, 2025 | 0 units |
| As of July 31, 2024 | 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.