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For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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**Notice Concerning the Pipeline Support Structure Following the Merger of ITOCHU
Property Development, Ltd. and JREAST Real Estate Co., LTD.**

Advance Residence Investment Corporation (ADR) and ITOCHU REIT Management Co., Ltd. (IRM), the asset management company to which ADR entrusts the management of its assets, have entered into a “Memorandum of Understanding on Preferential Negotiation Rights, etc.” (hereinafter referred to as the “ADR Preferential Negotiation MOU”) with ITOCHU Property Development, Ltd.^(Note 1) (“IPD”). IPD, as of today, has completed an absorption-type merger (hereinafter referred to as “the Merger”) in which IPD is the surviving company and JREAST Real Estate Co., LTD. is the absorbed company, and has simultaneously changed its trade name to “JREAST & ITOCHU REAL ESTATE DEVELOPMENT Co., Ltd.”^(Note 2) (IPD after such change of trade name is hereinafter referred to as “JI”). We hereby announce the pipeline support structure between JI and ADR following the Merger, as set forth below.

1. Overview of the pipeline support structure after the Merger

There will be no changes to the information provision and priority negotiation opportunities that ADR and IRM have received from IPD based on the ADR Preferential Negotiation MOU, even after the merger.

Furthermore, following the Merger, with respect to the properties held by JI that were contributed by its parent company, East Japan Railway Company (hereinafter referred to as “JR East”) , information and negotiation opportunities will also be provided to IRM after consideration for preferential acquisition by JR East Real Estate Asset Management Co., Ltd., a subsidiary of JR East, and prior to sale to third parties. For rental housing, etc.^(Note 3) among the properties provided to IRM that fall under the investment targets of ADR, ADR will consider acquisition in preference to other investment corporations, funds, etc. managed by IRM, based on the order of priority for consideration of asset acquisitions among managed funds stipulated in the internal regulations of IRM.

(Note 1) IPD no longer qualified as a major shareholder of IRM as of April 1, 2026.

Please refer to the “Notice Concerning Changes in Major Shareholders of the Asset Management Company” dated March 31, 2026 for details.

(Note 2) Please refer to the “Announcement Regarding the Integration Agreement between JR East Group and ITOCHU Group in the Real Estate Sector,” announced by JR East and ITOCHU Corporation on April 15, 2026, for details regarding the Merger.

(Note 3) Refers to rental housing, student apartments, student dormitories, senior housing (healthcare facilities), etc., which are investment targets of ADR.

2. Outlook

The Merger will have no impact on investment operations or distribution forecasts of ADR.

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 negative goodwill 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/>