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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 GRESB Real Estate Assessment Results

Advance Residence Investment Corporation (“ADR”) announced that it received a “2 Stars” rating and a “Green Star” designation in the 2026 GRESB Real Estate Assessment, as well as the highest “A” rating in the GRESB Public Disclosure Assessment, as described below.

1. FY2026 Evaluation Results

In the FY2026 GRESB Real Estate Assessment, ADR received a “2 Stars” rating in the GRESB Rating, which is based on GRESB Overall Score and its global ranking among participants, and also achieved a “Green Star” designation for the 11th consecutive year by obtaining a score at least 50% of the points allocated to both the “Management Component” which evaluates policies and organizational structure for sustainability promotion, and “Performance Component” which assesses sustainability-related performance and tenant engagement of properties owned.

Furthermore, ADR received the highest rating of “A” for the 9th consecutive year in the GRESB Public Disclosure, which assesses the extent of sustainability disclosure, in recognition of its efforts in sustainability information disclosure.



G R E S B
R E A L E S T A T E
★ ★ ☆ ☆ ☆ 2026



G R E S B
Public Disclosure 2026

2. Outline of GRESB

GRESB is the name of the annual benchmark assessment that measures the sustainability 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.

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 entity level.

Please refer to the website below for an overview of GRESB.

<https://gresb.com/nl-en/>

3. 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, recognize the importance of sustainability through environmental consideration, social contributions and improving its tenants’ satisfaction to maintain and add value to ADR’s assets over the medium to long term. We will continue to promote these activities to further raise unitholder 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 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/>