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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Acquisition of CASBEE Certification for Real Estate

Advance Residence Investment Corporation (ADR) announced it has acquired CASBEE Certification for Real Estate for 4 properties on July 29, 2022, with 1 property receiving the highest "S" rank, and 3 properties receiving a high "A" rank.

1. Overview of Certification for CASBEE for Real Estate

Comprehensive Assessment System for Built Environment Efficiency (CASBEE) is a method for evaluating and rating the environmental performance of buildings. It is a comprehensive assessment regarding the reduction of environmental loads such as conservation of energy and resources as well as the quality of a building including interior comfort and scenic aesthetics. The CASBEE rankings include "S", "A", "B+", and "B," in descending order.

2. Certified Properties and Rankings

Name of Property	Exterior	Certification Rank
RESIDIA Minami-senjyu (Minami-senjyu, Arakawa-ku, Tokyo)		S Rank: ★★★★★

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Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

Name of Property	Exterior	Certification Rank
RESIDIA Shibaura (Shibaura, Minato-ku, Tokyo)		 A Rank: ★★★★
RESIDIA Mejiro (Takada, Toshima-ku, Tokyo)		
RESIDIA Higashizakura II (Higashizakura, Higashi-ku, Nagoya-shi, Aichi)		

3. Initiatives for ADR and IRM

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.

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest J-REIT specializing in residential properties and is managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group, investing in over 270 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 460 billion yen). ADR can be expected have a stable dividend in the long-term and can be considered as a defensive J-REIT, on back of the stable income from residential assets and with the largest dividend reserve among J-REITs.

"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/

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