Summary of Financial Results (REIT) for the Fiscal Period Ended July 31, 2024

September 17, 2024

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: October 22, 2024
Scheduled date to commence dividend payments: October 17, 2024
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, 2024 (from August 1, 2023 to January 31, 2024)

(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, 2024	18,694	0.0	8,729	(2.2)	7,831	(2.5)	7,830	(2.5)
January 31, 2024	18,689	0.9	8,925	1.4	8,029	1.1	8,029	1.1

	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	Yen	%	%
July 31, 2024	5,464	3.2	1.6	41.9
January 31, 2024	5,662	3.4	1.7	43.0

(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	Yen	%	%
July 31, 2024	5,925	8,490	-	-	108.4	3.5
January 31, 2024	5,900	8,454	-	-	105.3	3.5

(Note 1) The dividend payout ratio for the fiscal period ended January 31, 2024, is calculated based on the following formula since new investment units are issued.
Payout ratio = Total dividends (excluding distributions in excess of earnings) ÷ Net income × 100

(Note 2) The source of cash distributions for the periods ended January 31, 2024 and July 31, 2024 include reversal of the reserves for temporary difference adjustments of 834 million yen and 875 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, 2024	490,961	245,841	50.1	171,557
January 31, 2024	480,599	246,110	51.2	171,744

(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, 2024	13,455	(15,314)	1,947	19,901
January 31, 2024	12,419	(13,616)	1,329	19,813

2. Forecasts for the period ending January 31, 2025 (August 1, 2024 to January 31, 2025) and the period ending July 31, 2025 (February 1, 2025 to July 31, 2025)

(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 ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	Yen
July 31, 2024	18,279	(2.2)	8,187	(6.2)	7,231	(7.7)	7,231	(7.7)	5,930	—
January 31, 2024	18,573	1.6	8,335	1.8	7,305	1.0	7,304	1.0	5,935	—

(Reference) Forecasted net income per unit for the fiscal period ending January 31, 2025: 5,046 yen
Forecasted net income per unit for the fiscal period ending July 31, 2025: 5,097 yen

(Note) The source of funds for the payment of distributions for the period ending January 31, 2025 and the period ending July 31, 2025 includes reversal of reserve for temporary difference adjustments (968 million yen, 675 yen per unit for the period ending January 31, 2025 947 million yen, 661 yen per unit for the period ending July 31, 2025), and also includes reversal of retained earnings (297 million yen, 297 yen for the period ending January 31, 2025). The above forecasts are based on the assumption that distributions will be made by reversing retained earnings (297 million yen for the period ending January 31, 2025, and 252 million yen for the period ending July 31, 2025).

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, 2024	143,300 units
As of January 31, 2024	143,300 units

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

As of July 31, 2024	0 units
As of January 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.