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February 28, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code：3269)
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Representative: Wataru Higuchi, Executive Director

Asset Management Company:
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Notice Concerning Change of Scheduled Acquisition Date, etc. of Real Estate Trust Beneficiary Interest in Japan (RESIDIA Itabashi)

ITOCHU REIT Management Co., Ltd. (IRM), the asset management company to which Advance Residence Investment Corporation (ADR) entrusts the management of its assets, announced its decision today to change the scheduled acquisition date, etc. of the Acquisition (hereafter, the "Acquisition") ,which was announced in the "Notice Concerning Acquisition of Real Estate Trust Beneficiary Interest in Japan (RESIDIA Itabashi)" dated September 26, 2024, as described below. In addition, the seller of the Acquisition falls under the category of an interested party, etc. as defined in the Investment Trust and Investment Corporations Act (Act No.198 of 1951; as amended,), and also falls under the category of an interested party under the internal rules of IRM, and therefore, IRM has obtained the prior consent of ADR based on the approval of its board of directors.

1. Description of Change

	Before Change	After Change
Scheduled Acquisition Date	April 17, 2025 or a date to be separately agreed upon with the seller	March 28, 2025
Trust Contract Period	From April 17, 2025 to April 30, 2035 (planned)	From March 28, 2025 to March 31, 2035 (planned)

(Note 1) For details of the acquisition of the asset, please refer to the press release entitled "Notice Concerning Acquisition of Real Estate Trust Beneficiary Interest in Japan (RESIDIA Itabashi)", dated September 26, 2024.

2. Reason for Change

The scheduled acquisition date of the asset is stipulated as April 17, 2025, or another date separately agreed upon by ITOCHU Corporation, the seller and ADR, in the purchase and sale agreement signed between the Seller and ADR on September 26, 2024. As of today, the Seller and ADR have agreed to change the acquisition date to March 28, 2025. Additionally, due to the change in the scheduled acquisition date, the trust contract period to be executed

with Sumitomo Mitsui Trust Bank, Limited will also be changed.

3. Outlook

The impact of this Acquisition on the earnings forecasts for the 30th fiscal period (from February 1, 2025 to July 31, 2025), published in the Brief Summary of Financial Results dated September 17, 2024, will be negligible, and no change will be made to the forecast.

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 280 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 490 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/