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March 17, 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 Determination of Acquisition and Cancellation of Own Investment Units

Advance Residence Investment Corporation (ADR) hereby announced that it has decided at the Board of Directors meeting held today to acquire its own investment units pursuant to Article 80-2 of the Act on Investment Trusts and Investment Corporations, as applied by reading it in accordance with the provisions of Article 80-5, Paragraph 2 of the same Act, and to cancel all of the investment units acquired pursuant to the provisions of Article 80, Paragraphs 2 and 4 of the same Act

1. Reason for Acquisition of Own Investment Units

ADR decided to acquire its own investment units based on the judgment that the improvement of capital efficiency and return to unitholders through acquisition and cancellation of its own investment units will lead to the enhancement of unitholders' value in the med-to long-term, while comprehensively taking into consideration its investment unit price level, cash on hand, financial condition, market environment and other factors.

2. Details of Matters Relating to the Acquisition

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|---|---|
| Total number of investment units that can be acquired | 18,000 units (maximum)<br>(0.6% of the total number of investment units issued and outstanding (excluding the number of investment units owned by ADR)) |
| Total acquisition amount of investment units | 2,000 million yen (maximum) |
| Acquisition method | Market purchase on the Tokyo Stock Exchange pursuant to a discretionary trading contract with a securities company for the acquisition of its own investment units |
| Acquisition period | March 18, 2025 to April 30, 2025 |

ADR will terminate the acquisition of its own investment units when the total number of investment units to be acquired or the total amount of investment units to be acquired, as described above, reaches the maximum limit, or when the acquisition period above expires.

ADR has determined the total acquisition amount of investment units based on the status of cash on hand and the LTV ratio after acquiring its own investment units, among other factors.

(Note) Depending on ADR's investment unit price level, liquidity, market trends, etc., the total number of investment units to be acquired and total amount of acquisition price may not reach the maximums mentioned above, or there may be no acquisition at all.

3. Cancellation of Own Investment Units

At the Board of Directors meeting of ADR held today, it was decided that all the investment units acquired will be canceled during the fiscal period ending July 2025 after the acquisition of the investment units is completed. The number of investment units to be canceled will be announced again after the acquisition of the investment units is completed.

Reference : Status of Holding of Own Investment Units as of March 17, 2025

| | |
|---|---|
| Total number of investment units outstanding (excluding own investment units) | 2,866,000 units |
| Number of own investment units | 0 units |

**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/