

October 18, 2022

For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning ADR's GRESB Real Estate Assessment Designation

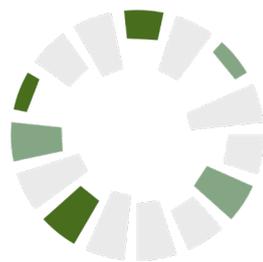
(As "Sector Leader" for the Third Consecutive Year, First Residential J-REIT to obtain "4 Star")

Advance Residence Investment Corporation ("ADR") announced that it has been selected as a "Sector Leader" in the Listed Residential sector in Asia in the FY2022 GRESB Real Estate Assessment for the third consecutive year, following fiscal FY2020 and FY2021, and is the first residential J-REIT ^{Note 1} to receive a "4 Star" rating.

1. FY2022 Evaluation Results

ADR is selected as a "Sector Leader" in the Listed Residential sector in Asia in the FY2022 GRESB Real Estate Assessment for the third consecutive year, following FY2020 and FY2021. In addition, in the GRESB rating, which indicates a relative evaluation based on the global ranking of the overall score, ADR received a "4 Star" rating, the higher rank out of five levels. ADR is the first residential J-REIT to receive a "4 Star" rating.

In addition, ADR has been awarded the "Green Star" rating, which is given to operators that are evaluated as excellent in both the "Management Component," which evaluates ESG promotion policies and organizational structure, and the "Performance Component," which evaluates the environmental performance of properties owned and initiatives for tenants, for the seventh consecutive year, and the highest rating of "A" in the ESG disclosure component ("GRESB Disclosure Assessment") for five consecutive years.



G R E S B
R E A L E S T A T E
sector leader 2022



G R E S B
★ ★ ★ ★ ☆ 2022

In this evaluation, ADR received a relatively high rating among Listed Residential sector in Asia, especially in the “Performance Component”. ADR believes that this is due to the evaluation of our new initiatives, such as the conversion to 100% renewable energy for electricity in common areas of the properties and acquisition of third-party assurance reports on environmental performance data.

Note1 “Residential J-REIT” means an investment corporation listed on the Real Estate Investment Trust Securities Market of the Tokyo Stock Exchange whose principal investment is in residential properties and whose portfolio investment ratio in residential properties is 50% or more.

2. Outline of GRESB

GRESB is the name of the annual benchmark assessment that measures the environmental, social and governance (ESG) 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.

The 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 individual level.

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 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.

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/>

* For further information on the “GRESB”, please refer to their website. <https://gresb.com/>

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/>