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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Acquisition of BELS Certification

Advance Residence Investment Corporation (ADR) announced it has acquired BELS (Building-Housing Energy-efficiency Labeling System) Certification and received two stars for RESIDIA TOWER Kami-Ikebukuro Annex Building on November 16, 2023.

1. Overview of BELS Certification

BELS is a third-party certification system that indicates the energy conservation performance of buildings. Under the Law Concerning the Improvement of Energy Consumption Performance of Buildings (Building Energy Saving Law), real estate companies and others are required to make efforts to indicate the energy conservation performance of buildings. BELS is evaluated based on the guidelines for energy conservation performance indication of buildings established by the Ministry of Land, Infrastructure, Transport and Tourism, and the rating is indicated at five levels (★ to ★★★★★). For details of BELS, please refer to the following.

About BELS (Japanese): <https://www.hyoukakyokai.or.jp/bels/bels.html>

2. Certified Property and Ranking

Name of Property	Exterior	Certification Rank
<p>RESIDIA TOWER Kami-Ikebukuro Annex Building (Kami-Ikebukuro, Toshima-ku, Tokyo)</p>		 <p>この建物のエネルギー消費量 8%削減 2023年11月16日交付 国土交通省告示に基づく第三者認証</p> <p>BELS Rank: ★★</p>

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 280 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 480 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/>