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## For Immediate Release

Real Estate Investment Trust Securities Issuer:  
Advance Residence Investment Corporation  
(Securities Code : 3269)  
1-105 Kanda-Jinbocho, Chiyoda-ku, Tokyo  
Representative: Wataru Higuchi, Executive Director

Asset Management Company:  
ITOCHU REIT Management Co., Ltd.  
Representative: Junichi Shoji, Representative Director,  
President & CEO  
Inquiries: Isao Kudo, Managing Executive Officer  
(TEL. +81-3-6821-5483)

### **Notice Concerning Acquisition of Real Estate in Japan (RESIDIA Yokohama Tobe)**

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 have ADR acquire an asset located in Japan (hereafter, the “Acquisition”) as detailed below as part of ADR’s growth strategy.

#### 1. Summary of the Acquisition

Property Name <sup>(Note 1)</sup> (Type of asset)	RESIDIA Yokohama Tobe (Real estate)
Acquisition Price <sup>(Note 2)</sup> (Price / Appraisal ratio)	2,215 million yen (92.3%)
Appraisal Value <sup>(Note 3)</sup>	2,400 million yen
NOI Yield <sup>(Note 4)</sup>	4.1%
Yield after Depreciation <sup>(Note 5)</sup>	3.3%
Building Age <sup>(Note 6)</sup>	18.4 years
Seller	Marble Corp.
Broker Availability	Yes
Scheduled Contract Date	May 29, 2026
Scheduled Acquisition Date	July 1, 2026 or a date to be separately agreed upon with the seller
Acquisition Financing (Payment Method)	Borrowings and cash on hand (Lump-sum payment on delivery)

(Note 1) The name of the asset-to-be-acquired is scheduled to be changed after acquisition by ADR, and the names after the change are stated. The name of the property as of today is “Porto Partire Yokohama”.

(Note 2) “Acquisition Price” is the amount stated in the real estate transaction contract for the acquired asset (excluding various expenses required for acquisition (brokerage fees, taxes and public dues, etc.)).

(Note 3) “Appraisal Value” of the asset-to-be-acquired is as of March 1, 2026.

(Note 4) “NOI Yield” is calculated as follows: annualized NOI written in the appraisal document at the time of the acquisition of the asset-to-be acquired and calculated using direct capitalization method / acquisition price x 100. The calculated yield is rounded at the second decimal point.

(Note 5) “Yield after Depreciation” is calculated as follows: (annualized NOI written in the appraisal document at the time of the acquisition of the asset-to-be-acquired and calculated using direct capitalization method – annual depreciation cost) / acquisition price x 100. The calculated yield is rounded at the second decimal point. As in the case with the existing portfolio of ADR, the depreciation cost of the assets-to-be-acquired is calculated by ADR, using the straight-line method under certain assumptions and estimated at 17,180 thousand yen a year.

(Note 6) “Building Age” represents the age of the building as of the acquisition date and is rounded at the second decimal point.

## 2. Reason for the Acquisition

IRM decided on the following acquisition pursuant to the target and policy of asset management as stipulated in the Articles of Incorporation of ADR, for steady increase in asset size and diversification and enhancement of the portfolio. The decision to acquire this property was based on an evaluation of Features of the Property, etc., as stated in “3. Summary of the Asset-To-Be-Acquired”.

## 3. Summary of the Asset-To-Be-Acquired

Property Name		RESIDIA Yokohama Tobe	Property Number	S-040	
Type of asset		Real estate			
Address		25-12 Tobe-honcho, Nishi-ku, Yokohama City Kanagawa			
Land	Type of Ownership	Ownership	Zoning	commercial districts	
	Land Area	587.39 m <sup>2</sup> (Note 7)	FAR / Building Coverage Ratio	400%/80%	
Building	Structure / Floors	Reinforced concrete structure with a flat roof, 8 stories			
	Type of Ownership	Ownership	Use	Apartment, Garage, Bicycle parking	
	Total Floor Space	2,714.92 m <sup>2</sup>	Construction Completion Date	January 2008	
	Building Designer	Sumitomo Mitsui Construction Co., Ltd. Architects & Engineers Office			
	Structural Engineer	Sumitomo Mitsui Construction Co., Ltd. Architects & Engineers Office			
	Construction Contractor	Sumitomo Mitsui Construction Co., Ltd. Tokyo Architectural Branch			
	Building Certification Agency	HOUSEPLUS CORPORATION			
	Building Inspection Agency	HOUSEPLUS CORPORATION			
Collateral	None				
Appraisal value	2,400,000 thousand yen	Appraisal date	as of March 1, 2026		
Appraiser	Japan Real Estate Institute				
Property Management Company	ITOCHU Urban Community Co., Ltd. (planned)				
Master Lessee	ITOCHU Urban Community Co., Ltd. (planned)	Master Lease type	Pass-through		
Lease Conditions					
Total Tenants	1	Point in Time	As of April 30, 2026		
Leasable Units	70				
Leased Units	70				
Leasable Floor Area	2,003.12 m <sup>2</sup>	Occupancy Rate (based on floor area)	100%		
Leased Area	2,003.12 m <sup>2</sup>				
Total Monthly Rent	7,324 thousand yen				
Deposits, Guarantees, etc.	7,521 thousand yen				
Number of Units by Type (Excluding Operated Rental Residence)	Single	Compact	Family	Large	Other
	42	28	0	0	0

Number of Operated Rental Residence	0		
Features of the Property			
<ul style="list-style-type: none"> <li>• This property is located a 2-minute walk from Tobe Station on the Keikyu Main Line, and a 15-minute walk from Yokohama Station on the JR Tokaido Line and other lines, offering excellent transportation convenience to commercial centers and major business areas.</li> <li>• The surrounding area of this property is equipped with various daily convenience facilities such as supermarkets, convenience stores, and post offices, providing an excellent living environment with outstanding lifestyle convenience.</li> </ul>			
Special affairs			
None			
Summary of Building Conditions Investigation Report			
Investigator	Tokio Marine dR Co., Ltd.	Investigation Report Date	April 7, 2026
Emergency Repair Costs	-		
Short-term Repair Costs (within 1 year)	-		
Long-term Repair Costs (within 12 years)	94,605 thousand yen		
Building Replacement Price	881,000 thousand yen		
Summary of Earthquake Risk Analysis			
Investigator	Tokio Marine dR Co., Ltd.	Investigation Report Date	April 7, 2026
Probable Maximum Loss Ratio (PML)	4.3%		
Matters concerning Earthquake Resistance, etc.			
The results of a third-party investigation into the validity of the structural calculation documents confirmed that no intentional alteration, forgery, or other fraudulent activities were found, and that the structural calculations were performed in compliance with relevant laws.			

(Note 7) Setback area (approx. 13.87㎡) is included.

Please refer to “Notes and definitions on items on the tables in the press releases for asset acquisition” on ADR’s website for details on items on the above table. (<https://www.adr-reit.com/en/ir/news/>)

#### 4. Financial Impact on ADR in the Event of Failure to Fulfill Forward Commitment, etc.

The Real Estate Sales and Purchase Agreement pertaining to this transaction (hereafter, the “Agreement”) constitutes a forward commitment, etc. (Note 8) by an investment corporation defined in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. published by the Financial Services Agency.

The Agreement provides that if ADR or the counterparty violates a provision of the Agreement, the non-breaching party has the right to terminate the Agreement and claim an amount equivalent to 20% of the transaction price of the asset-to-be-acquired for which the agreement was terminated as a penalty. Furthermore, even if damages exceeding such penalty arise due to the termination of the Agreement, neither party can claim any amount beyond the penalty from the other. Likewise, if the damages are less than the penalty amount, neither party can claim a reduction of the penalty.

However, ADR is not obliged to pay penalties to the counterparty for the expiration or cancellation of the Agreement except where ADR is at fault.

(Note 8) Agreement refers to a postdated sales agreement under which payment and property delivery shall be made at least one month after the conclusion of such agreement, or any other agreement similar thereto.

## 5. Summary of the Seller

Name	Marble Corp.
Address	4-8-14 Nihonbachi-honcho, Chuo-ku, Tokyo
Representative	Koichi Tamura, President and Representative Director
Principal business	Development, analysis, processing, sales, maintenance, leasing, and rental of information processing systems
Capital	100 million yen (as of May 12, 2026)
Data of establishment	September 9, 1974
Total assets	Non-disclosure
Total capital	Non-disclosure
Major shareholders and Shareholding ratio	TCS HOLDINGS CO.,LTD. (100%)
Relationship with ADR and IRM	
Capital relations	There are no noteworthy capital relations.
Personnel relations	There are no noteworthy personnel relations.
Business relations	There are no noteworthy business relations.
Related parties' status	This does not fall under the category of related parties of ADR or IRM.

## 6. Status of seller

Omitted since the acquisition is not from a specially interested party.

## 7. Transactions with Interested Parties, etc.

ITOCHU Urban Community Co., Ltd., which is scheduled to be the master lease and property management company for the asset-to-be-acquired, falls under the category of an interested party under the IRM's internal rules. Therefore, IRM has gone through the necessary deliberation, resolution and other procedures as stipulated in the internal rules.

## 8. Summary of the brokerage

The brokerage is not considered a party with a special interest in ADR or IRM; therefore, the disclosure is omitted.

## 9. Outlook

The impact of this Acquisition on the earnings forecasts for the 32nd fiscal period (from February 1, 2026 to July 31, 2026) and the 33rd fiscal period (from August 1, 2026 to January 31, 2027), published in the Brief Summary of Financial Results dated March 17, 2026, will be negligible, and no change will be made to the forecast.

## 10. Summary of the Appraisal Report

Property name	RESIDIA Yokohama Tobe
Appraisal Value	2,400,000 thousand yen
Appraiser	Japan Real Estate Institute
Appraisal date	as of March 1, 2026

(thousand yen)

Items	Value	Summary
Income Capitalization Approach Value	2,400,000	The income capitalization approach based on the direct capitalization method and the income capitalization approach based on the DCF method are correlated to estimate the income approach value of the subject property.
Direct Capitalization Price ((6)/(7))	2,420,000	
(1) Total Potential Income	112,404	
Total Potential Income	118,825	
Rental income	113,325	The unit rent level sustainably collectible over the medium to long term was assessed and accounted for, based on the average rent under existing lease agreements, the prospective new rent levels assuming the subject property were newly leased, and the attributes of the current tenants.
Other income	5,500	Recorded income from renewal fees and antenna revenue, etc..
Losses from Vacancies, etc.	6,421	Recorded after assessing a stable mid- to long-term Occupancy rate level based on the occupancy status and supply-demand trends of similar properties, as well as the occupancy status and future trends for the subject property.
Losses from Delinquencies	0	The Company determined that no recording is required, taking into account the situation of the lessee and other factors.
(2) Expenses from rental business	22,144	
Maintenance and Management Fees	4,700	The amount is recorded in consideration of the individual characteristics of the subject property, with reference to the level of similar properties.
Utilities Costs	1,250	The amount is recorded in consideration of the individual characteristics of the subject property, with reference to the level of similar properties.
Repair Costs	3,885	Restoration costs were accounted for based on the typical level of reinstatement expenses and the landlord's share of responsibility. Additionally, repair costs were calculated considering historical data, typical levels for comparable properties, and the annual average of repair and renewal expenses as per the building condition survey report.
Property Manager Fees	2,677	Recorded with reference to the remuneration rate based on the terms of the scheduled contract, etc., and taking into consideration the remuneration rate for similar properties and the individual characteristics of the subject property.
Leasing Expenses	4,745	Administrative fees required when recruiting new tenants (with reference to contract terms and lease terms of similar properties), advertising expenses, etc., and renewal fees considering average annual turnover rates and occupancy rates, were accounted for.
Taxes and Public Dues	4,356	Recorded based on tax and public dues related documents, etc.
Insurance Premium	181	Insurance premiums were accounted for, taking into consideration both the premiums stipulated by existing insurance contracts and the premium rates for comparable buildings.
Other Expenses	350	Recorded the neighborhood association fees, etc.
(3) Net Operating Income (NOI, (1)-(2))	90,260	
(4) Earnings from Deposits	83	Appraised by multiplying the amount obtained by multiplying the occupancy rate by the number of months of stable security deposits over the medium to long term, and then by a certain investment yield.
(5) Capital Expenditures	5,519	The appraisal was made based on the assumption that the expected future expenditures would be accumulated on average each period, taking into account the level of Capital Expenditures of similar properties, Building Age, and the average annual amount of repair and renewal expenses in the engineering report, etc.
(6) Net Cash Flow DCF Price ((3)+(4)-(5))	84,824	
(7) Cap Rate	3.5%	Appraised by adding/subtracting the spread resulting from the subject property's location, building conditions, and other conditions to/from the standard yield of each area, and also by taking into account future uncertainties and transaction yields on similar properties, etc.
DCF price	2,380,000	
Discount Rate	3.2%	Appraised by comprehensively taking into account the individual characteristics of the subject property, etc., with reference to the investment yields, etc., in transactions with similar properties.
Terminal Cap Rate	3.5%	Appraised by comprehensively considering future trends of investment yields, riskiness of the subject property as an investment, general forecasts of future economic growth rates, and trends of real estate prices and rents, etc., with reference to the transaction yields of similar properties.
Cost Approach Value	2,080,000	
Land ratio	81.0%	
Building Ratio	19.0%	
Other items considered by the appraiser in the appraisal		None

## Appendix

### Appendix 1. Photos of the Asset-To-Be-Acquired



### Appendix 2. Map of the Asset-To-Be-Acquired: 25-12 Tobe-honcho, Nishi-ku, Yokohama City, Tokyo



#### About Advance Residence Investment Corporation

Advance Residence Investment Corporation is one of the largest J-REITs specializing in residential properties, managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group. It owns rental properties nationwide, primarily in the 23 wards of Tokyo. By leveraging the stability of residential assets and the largest negative goodwill among J-REITs, ADR is expected to provide long-term, stable dividends, making it a highly defensive J-REIT.

"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/>