

Advance Residence Investment Corporation

19th Fiscal Period Result
2019.8.1 ~ 2020.1.31

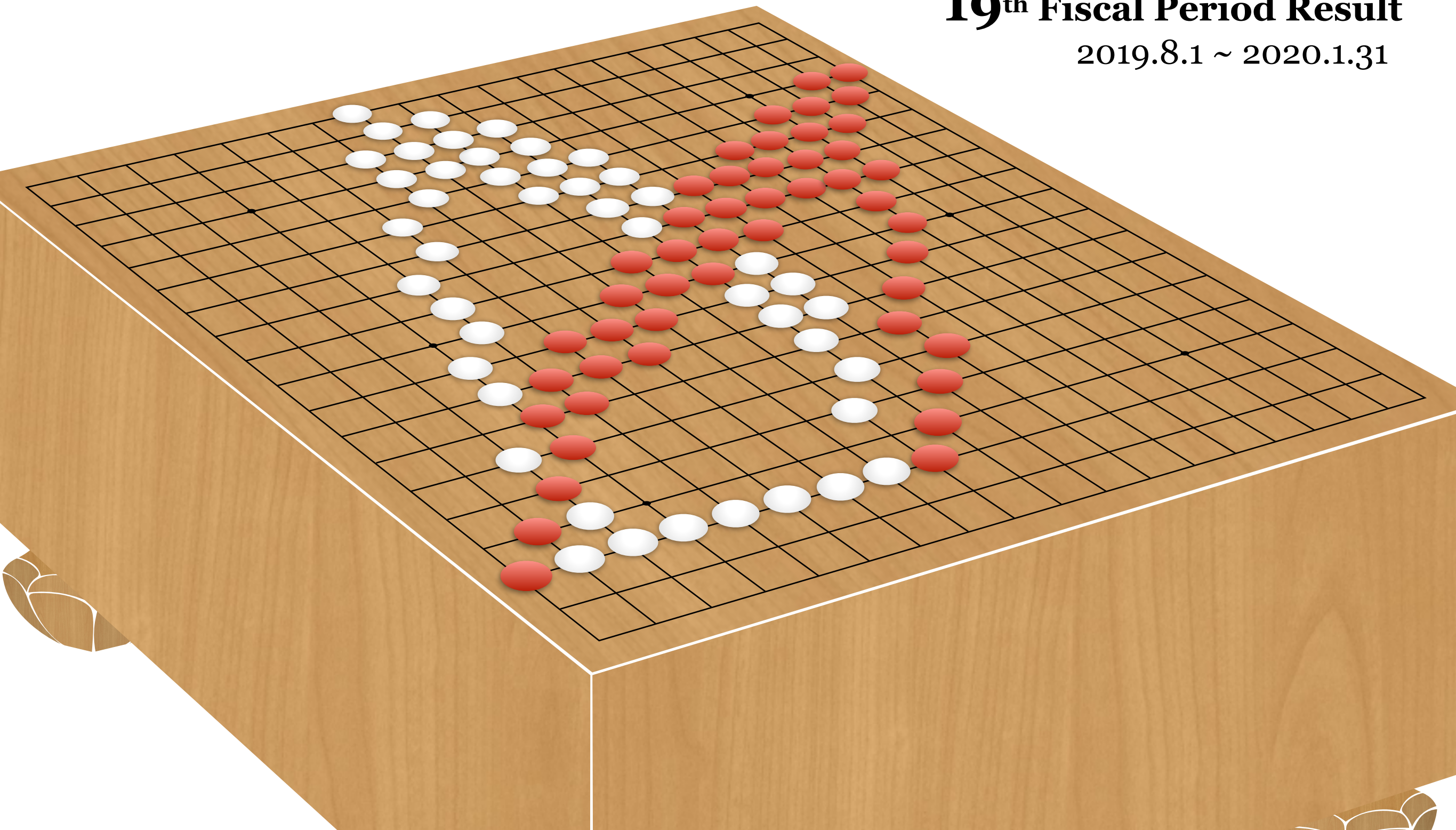




Table of Contents



R-78 RESIDIA Tsutsujigaoka-koen



P-113 RESIDIA Nishikoyama



C-90 RESIDIA Ikegami II



P-112 RESIDIA Ichigaya-Sadohara



P-111 RESIDIA Ichigaya II

Executive Summary	3
--------------------------	----------

Results for Fiscal Period ended Jan. 2020	4
--	----------

External Growth	5
------------------------	----------

Internal Growth	9
------------------------	----------

Repairs & Renovations	14
----------------------------------	-----------

Finance	19
----------------	-----------

Guidance and DPU Target	23
--------------------------------	-----------

Appendix	27
-----------------	-----------



Executive Summary



High Occupancy, Continued Rise in Rents

EPU +166 yen (from forecast)

Earnings Per Unit EPU	5,736 yen	chg. fr last FP	+9.2%	chg. fr forecast	+3.0%
Dividend Per Unit DPU	5,620 yen	chg. fr last FP	+2.1%	chg. fr forecast	+3.1%
FFO / Unit	7,267 yen	chg. fr last FP	-0.1%		
NAV / Unit	285,013 yen	chg. fr last FP	+5.3%		
Unrealized Profit	1,70.8 bn yen	Total Book Value Percentage	40.0%		

External Growth

Increase in Portfolio Ratio of 23 Wards of Tokyo

Acquisition Price*	9 properties	15.4 bn. yen
Portfolio Ratio of Tokyo 23 Wards**		86.1%
Yield after Depreciation***		4.2 %

* Total acquisition price including properties to be acquired in FP July 2020.
 ** Ratio based on acquisition price.
 *** Annual NOI Listed on the appraisal report, yield after depreciation based on acquisition price.

Internal Growth

Continued Rise in Rents

Replacement Rent Increase*	4.6%
Renewal Rent Increase*	1.1%
NOI Increase of RESIDIA TOWER Meguro-Fudoumae	+40 mil yen
Period Average Occupancy	96.8%

* For pass-through units that went through replacement or renewal during the period.

Finance

Lowered LTV by Follow-on Equity Offering

Total Asset LTV	47.9 %	(-2.0pt)
Appraisal LTV	36.7 %	(-2.3pt)
Credit Rating	JCR: AA	(stable)
	R&I: AA-	(stable)



Results for Fiscal Period ended Jan 2020

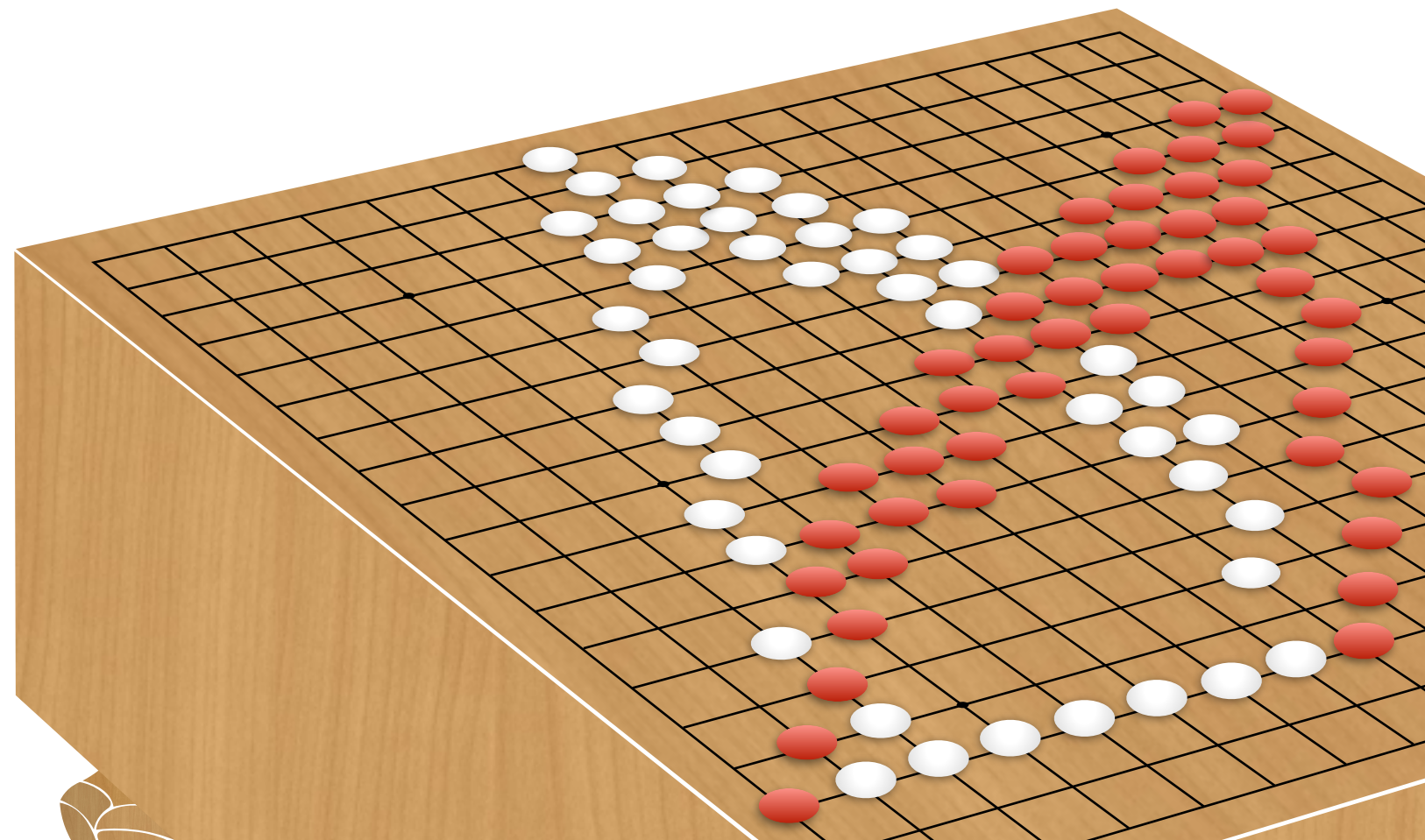
Aug. 1, 2019 - January 31, 2020



	(1) 19 th FP Forecast	(2) 19 th FP Results	(2)-(1)			(3) 18 th FP Results	(2)-(3)		in million yen
	Initial Forecast as of Sept. 10, 2019	Results for FP Jan. 2020	Changes	Notes	Chgs	Results for FP July 2019	Changes	Notes	Chgs
Revenue	17,046 (269 properties) Period avg. occupancy 96.5%	17,175 (269 properties) Period avg. occupancy 96.8%	+129	Disposition Diff. from forecast estimate of gains from sale Rental Revenue Increases from higher occupancy & higher rents Increase in other revenues	-5 +75 +59	16,465 (265 properties) Period avg. occupancy 97.1%	+709	Acquisition & Disposition Gains from sales of RD Higashi-Ginza Chgs. due to acquisitions & dispositions Same Store Increase due to rent rise Off season decrease in key money & renewal fee income Increase in other revenues	+642 +76 +79 -130 +41
Operating Income	8,741 (Depreciation: 2,757) (Property taxes: 884)	8,964 (Depreciation: 2,762) (Property taxes: 884)	+223 (NOI: +217)	Leasing Expenses Decreases in repair costs Decreases in utility costs Decrease in other expenses Increase in depreciation G & A Expenses Increase in mgmt. fees Decrease in other expenses	+46 +22 +13 -5 -21 +37	8,202 (Depreciation: 2,730) (Property taxes: 880)	+762 (NOI: +179)	Leasing Expenses Chgs. in expenses due to acquisitions & dispositions Off season decrease in expenses Decrease in other expenses Increase in depreciation G & A Expenses Increase in mgmt. fees Decrease in other expenses	-24 +86 +38 -20 -51 +23
Ordinary Income	7,715 (Funding cost*: 1,003)	7,945 (Funding cost*: 1,008)	+230	Compensation from lease cancellation	6	7,094 (Funding cost*: 1,079)	+851	Increase in compensation from lease cancellation Decrease in interest payment	+15 +73
Net Income	7,714	7,945	+230			7,094	+851		
EPU(yen)	5,570	5,736	+166	Units issued and outstanding 1,385,000 units		5,254	+482	Units issued and outstanding 1,350,000 units	
Per Unit Undistributed earnings (yen)	362	358	-4	145 mil. yen (104 yen/unit) of the gains in sales of 642 mil. yen is distributed. The balance of 497 mil. yen is retained.		-	-		
Per Unit Distribution from gain on sale of property (yen)	(105)	(104)	-1			-	-		
Per Unit Drawdown of Reserve** (yen)	242	242	-	Reserve** after dividend: 31.1 bn yen		249	-7		
Dividend per unit (yen)	5,450	5,620	+170			5,504	+116		
Total Asset LTV	48.0%	47.9%	-0.1p			49.9%	-2.0p		

* Funding costs include interest payments for loans and bonds as well as other finance fees. ** "Reserve" means "Temporary Difference Adjustment Reserve".

External Growth





New Acquisitions & Disposal



as of 11 March 2020

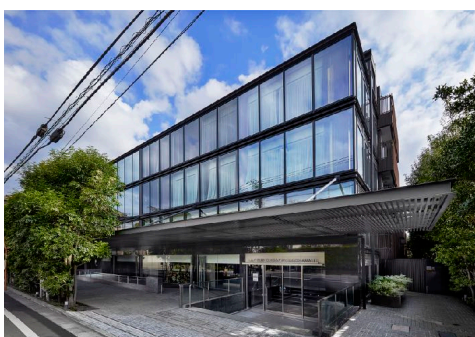
Acquisition of **Nine** Properties for **15.4** bn yen Increase in Portfolio Ratio in **Tokyo 23 Wards**

FP Jan. 2020 Acquisitions		Location	Acquisition Price (mil. yen)	Leasable Units	NOI Yield*	Yield after Depreciation*	Building Age**	Acquisition Date
P-111	RESIDIA Ichigaya II	Shinjuku-ku, Tokyo	1,915	57	4.7%	4.2%	11.8	26 Sept. 2019
P-112	RESIDIA Ichigaya-Sadohara	Shinjuku-ku, Tokyo	4,085	28	4.8%	4.3%	11.4	26 Sept. 2019
P-113	RESIDIA Nishikoyama	Meguro-ku, Tokyo	1,671	56	4.7%	4.1%	1.6	1 Nov. 2019
C-90	RESIDIA Ikegami II	Ota-ku, Tokyo	1,074	42	4.8%	4.1%	3.0	1 Nov. 2019
R-78	RESIDIA Tsutsujigaoka-koen	Sendai, Miyagi	740	63	5.6%	4.3%	13.5	27 Dec. 2019
			9,485	246	4.8%	4.2%	9.2	

FP July 2020 Acquisitions		Location	Acquisition Price (mil. yen)	Leasable Units	NOI Yield*	Yield after Depreciation*	Building Age**	Acquisition Date
P-114	RESIDIA Minami-Shinagawa II	Shinagawa-ku, Tokyo	2,120	83	4.7%	4.1%	3.9	20 Apr. 2020
P-115	RESIDIA Kagurazaka II	Shinjuku-ku, Tokyo	1,110	23	4.6%	4.2%	3.1	27 Mar. 2020
C-91	RESIDIA Sasazuka III	Suginami-ku, Tokyo	1,361	44	4.6%	4.0%	0.6	27 Mar. 2020
R-79	RESIDIA Sendai-Uesugi	Sendai, Miyagi	1,409	92	5.3%	4.1%	0.5	27 Mar. 2020
Sourcing from sponsor pipeline			6,000	242	4.8%	4.1%	2.8	

FP Jan. 2020 Disposal		Location	Disposal Price (mil. yen)	Leasable Units	Book Value FP Jul. 2019 (mil. yen)	Appraisal Value (mil. yen)	Gains of Sale (mil. yen)	Disposition Date
C-10	RESIDIA Higashi-Ginza	Chuo-ku, Tokyo	5,740	169	4,980	5,740	642	26 Sept. 2019

P-112
RESIDIA Ichigaya-Sadohara



P-114
RESIDIA Minami-Shinagawa II



C-90
RESIDIA Ikegami II



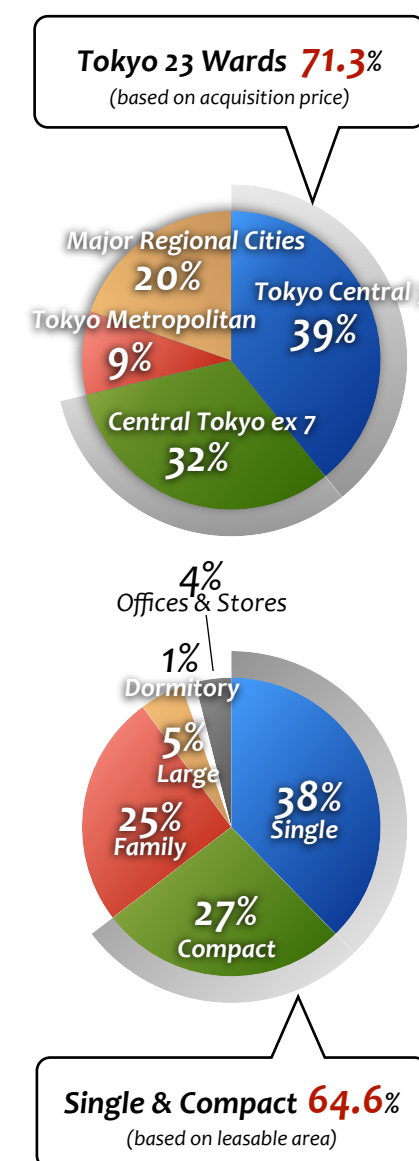
R-78
RESIDIA Tsutsujigaoka-koen



* Based on Annual NOI listed on the appraisal report, assumed depreciation and acquisition price.

** Building age is as of 10 Sept. 2019.

Portfolio after the Acquisitions





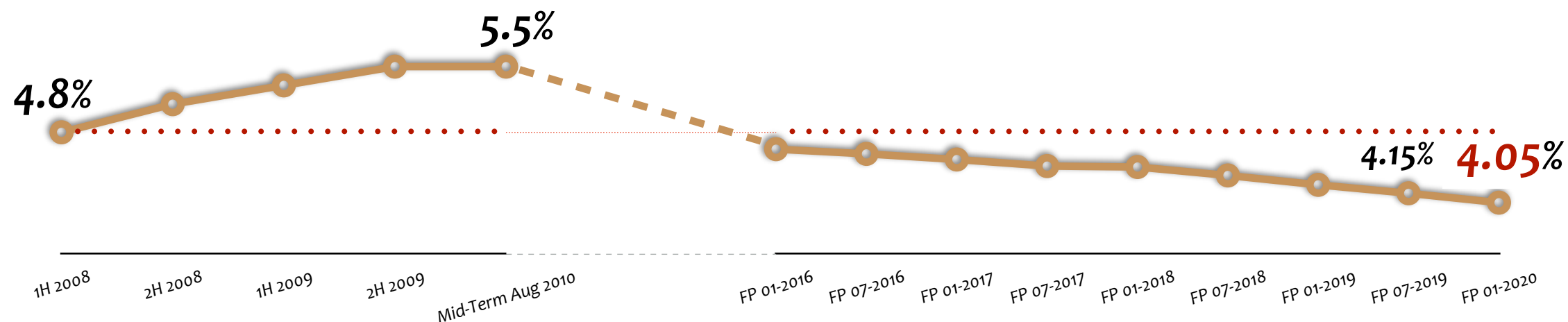
External Growth Policy



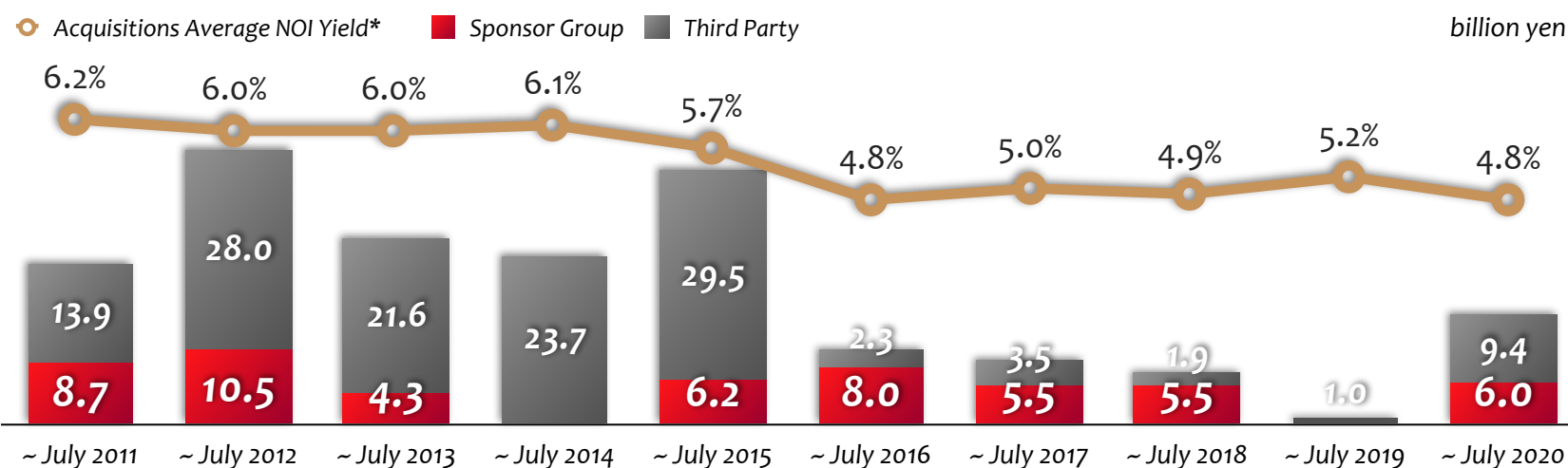
Appraisal Direct Cap Rate Trend

○ Appraisal Direct Cap Rate

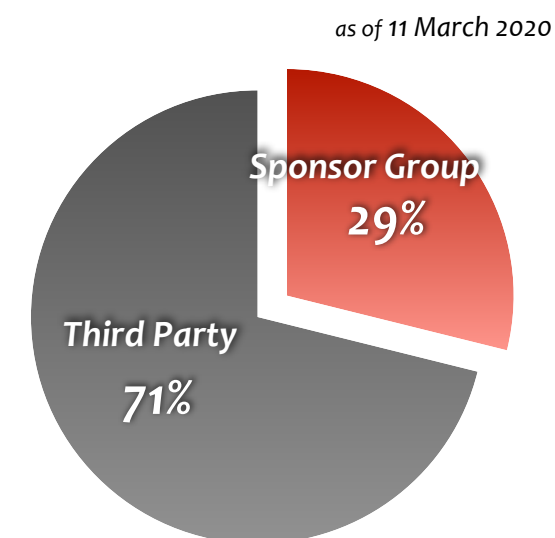
Cap Rate Compression Continues



Sourcing Track Record



* Based on Annual NOI listed on the appraisal report and acquisition price.





Assets in the Pipeline



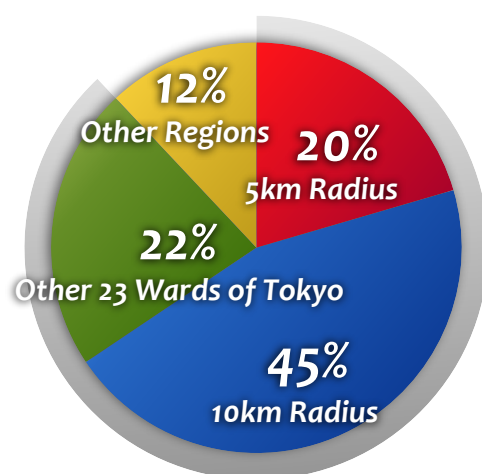
as of Jan. 2020

Sponsor Pipeline **28** properties **52.2** billion yen (of which **35.5** billion yen is completed)

Properties Developed by Itochu Group

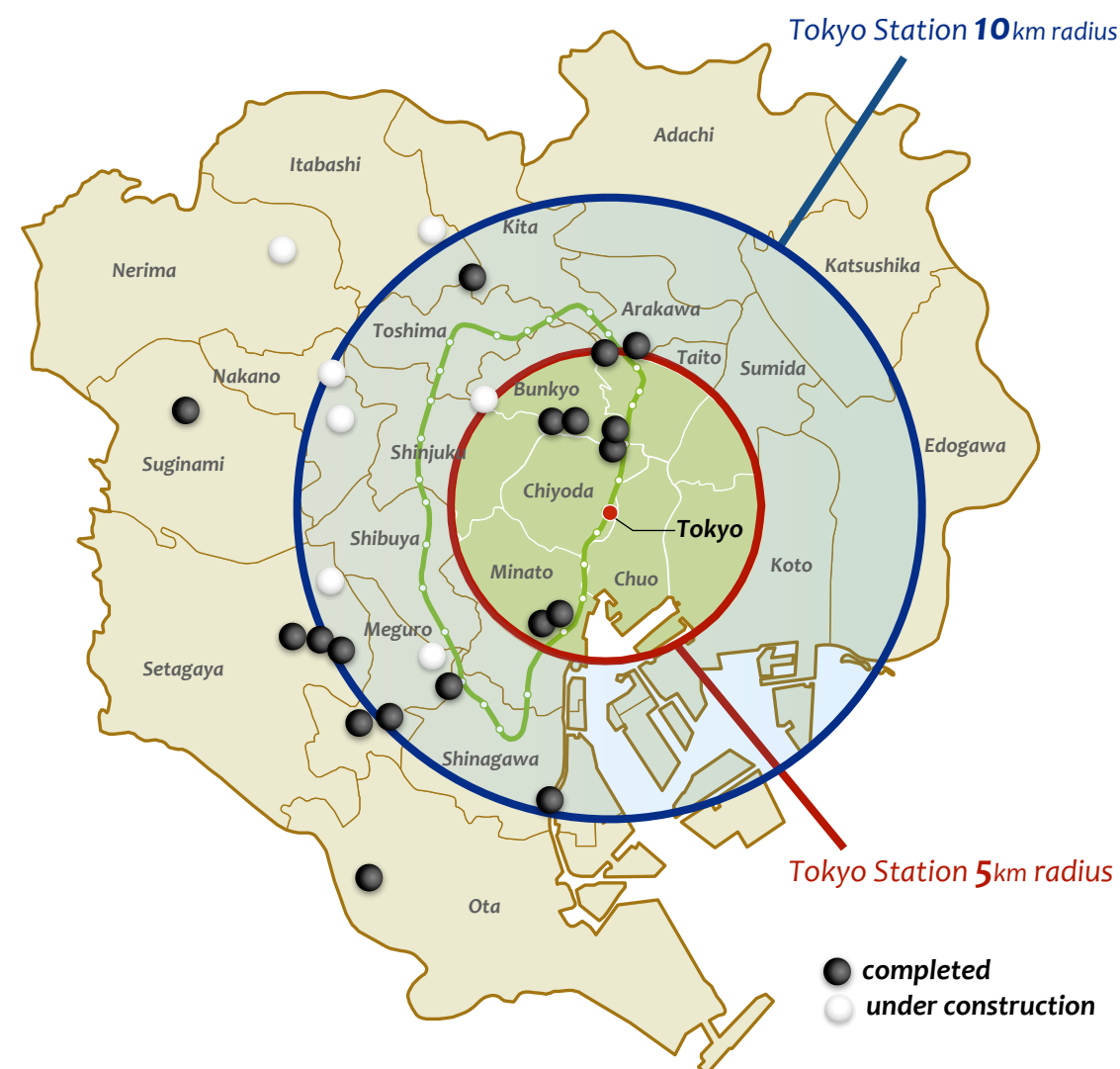
Pipeline for ADR

	No. of Properties	No. of Units	Expected Size	Completed
5km Radius	7 properties	267 units	10.7 bn yen	10.7 bn yen
10km Radius	11 properties	767 units	23.5 bn yen	11.1 bn yen
Other 23 Wards of Tokyo	7 properties	420 units	11.7 bn yen	8.5 bn yen
Other Regions	3 properties	539 units	6.2 bn yen	5.2 bn yen
Total	28 properties	1,993 units	52.2 bn yen	35.5 bn yen



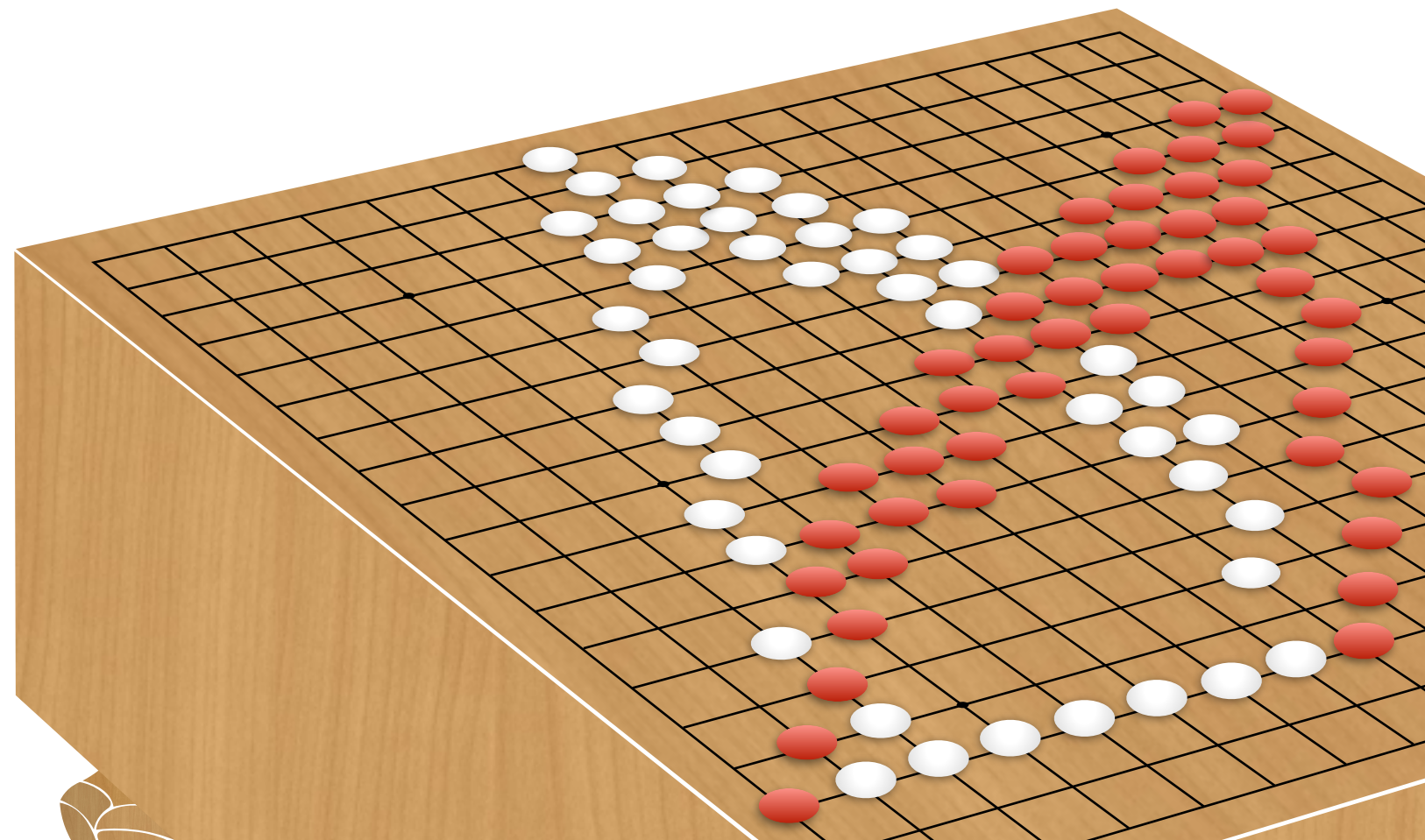
Tokyo 23 Wards
88%

Locations within 23 Wards of Tokyo



* The "Expected Size" are based on estimates made by ADIM and they may differ from the actual acquisition price. There are no property on the list that ADR has decided on acquire as of 11 Mar. 2020.

Internal Growth



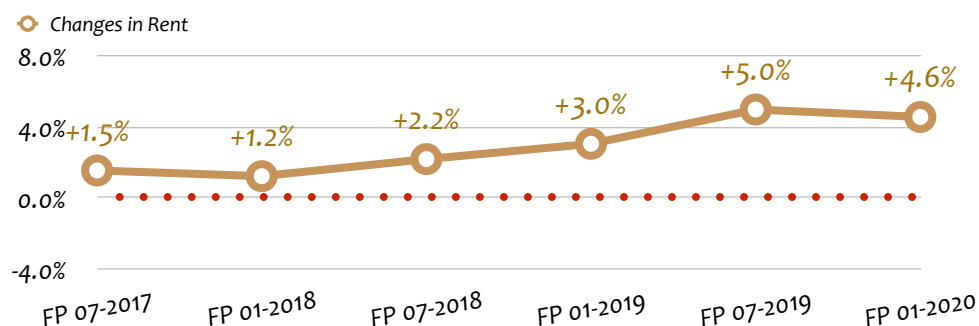


Rent Trends by Region



Portfolio Rent Change

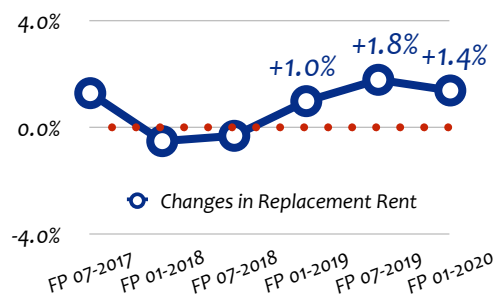
Replacements* **+4.6%** Renewals* **+1.1%**



Fukuoka Region

(3.7% of portfolio)

Replacements **+1.4%**
Renewals **+0.4%**

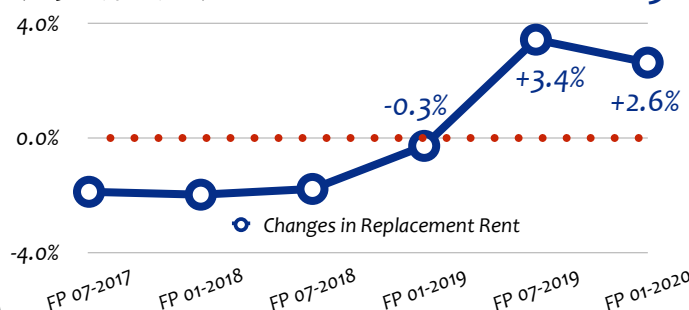


* Rent change for pass-through units that went through replacement or renewal during the period.
* The percentage of portfolio shows rentable area of the region to total portfolio rentable area.

Kansai Region

(11.9% of portfolio)

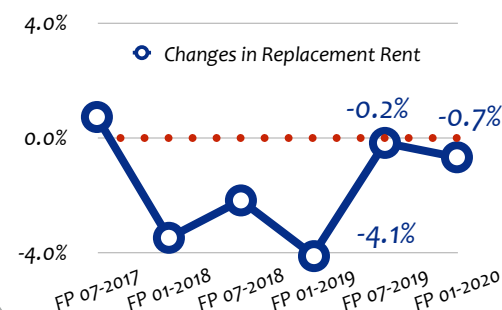
Replacements **+2.6%**
Renewals **+0.5%**



Nagoya Region

(7.4% of portfolio)

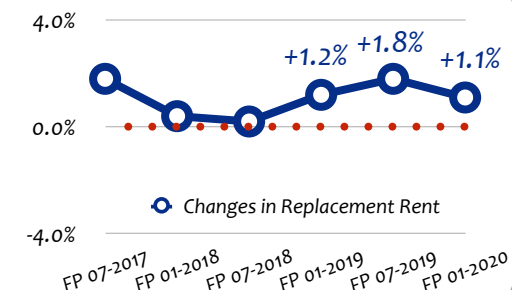
Replacements **-0.7%**
Renewals **+0.4%**



Sapporo Region

(5.7% of portfolio**)

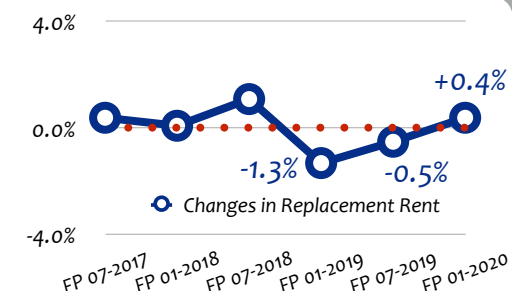
Replacements **+1.1%**
Renewals **+0.0%**



Sendai Region

(3.4% of portfolio)

Replacements **+0.4%**
Renewals **+0.7%**



Tokyo 23 Wards

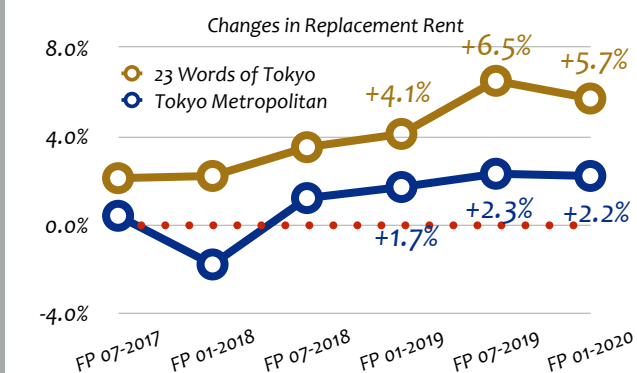
(57.4% of portfolio)

Replacements **+5.7%**
Renewals **+1.4%**

Tokyo Metropolitan Region

(10.4% of portfolio)

Replacements **+2.2%**
Renewals **+0.7%**





FP January 2020 Rent Trend



FPJan2020 Rent Change Details

Replacements	No. of Units	% share	Net Change	% Change	Ratio of Rent Changed Units
23 Wards of Tokyo	1,063	62.5%	+9.0	+5.7%	89.4% 3.6%
Tokyo Metropolitan	96	5.6%	+0.1	+2.2%	64.6% 19.8%
Sapporo	98	5.8%	+0.0	+1.1%	63.3% 6.1%
Sendai	41	2.4%	+0.0	+0.4%	29.3% 34.1%
Nagoya	115	6.8%	-0.0	-0.7%	20.0% 59.1%
Kansai	190	11.2%	+0.4	+2.6%	63.7% 21.6%
Fukuoka	99	5.8%	+0.1	+1.4%	55.6% 12.1%
Total	1,702	100%	+9.7	+4.6%	75.5% 11.6%

million yen / month

Renewals	No. of Units	% share	Net Change	% Change	Ratio of Rent Changed Units
23 Wards of Tokyo	1,664	64.0%	+3.3	+1.4%	53.6% 46.4%
Tokyo Metropolitan	129	5.0%	+0.0	+0.7%	33.3% 66.7%
Sapporo	167	6.4%	-	-	100%
Sendai	42	1.6%	+0.0	+0.7%	31.0% 69%
Nagoya	144	5.5%	+0.0	+0.4%	11.1% 88.9%
Kansai	313	12.0%	+0.1	+0.5%	10.5% 89.5%
Fukuoka	142	5.5%	+0.0	+0.4%	19.0% 81%
Total	2,601	100%	+3.7	+1.1%	39.4% 60.6%

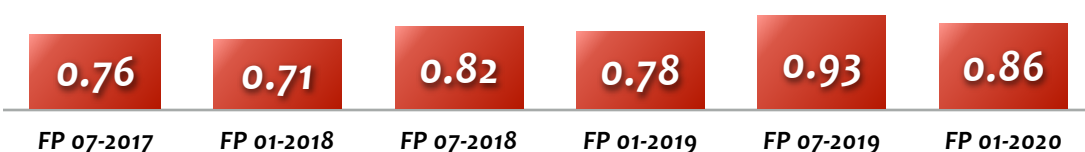
* Rent change for pass-through units that went through replacement or renewal during the period.

■ Increase ■ Unchanged ■ Decrease

Leasing Expenses

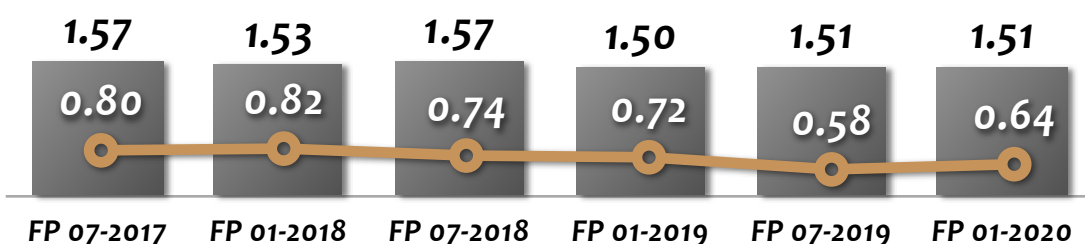
YoY Increase in Key Money & Reduction in Leasing Expenses

■ Key Money

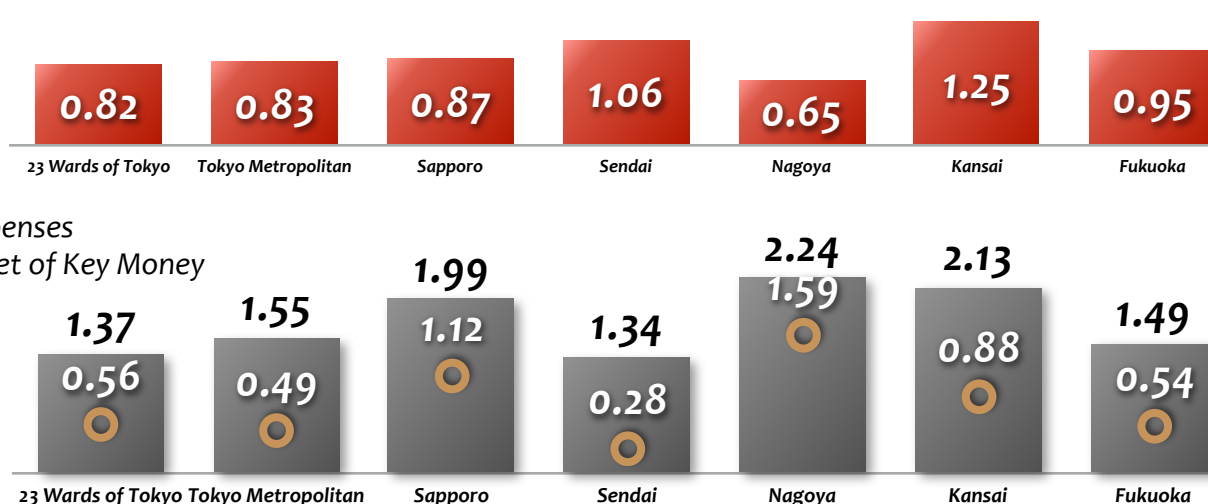


■ Leasing Expenses

○ Expenses Net of Key Money



in month rent



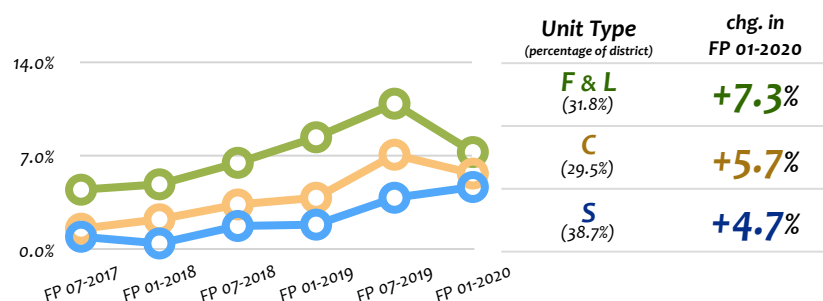


Rent Trends in 23 Wards of Tokyo

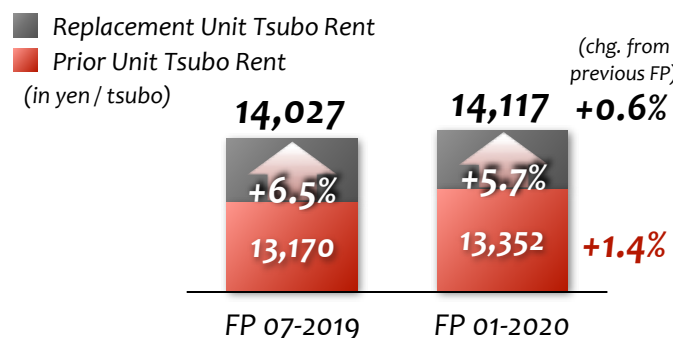


23 Wards of Tokyo (57.4% of portfolio)

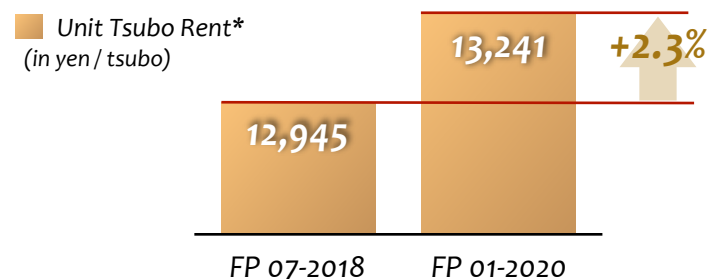
Replacements **+5.7%** Renewals **1.4%**



Rent Rise Decelerated to **+5.7%**
Due to Higher Prior Rent Level



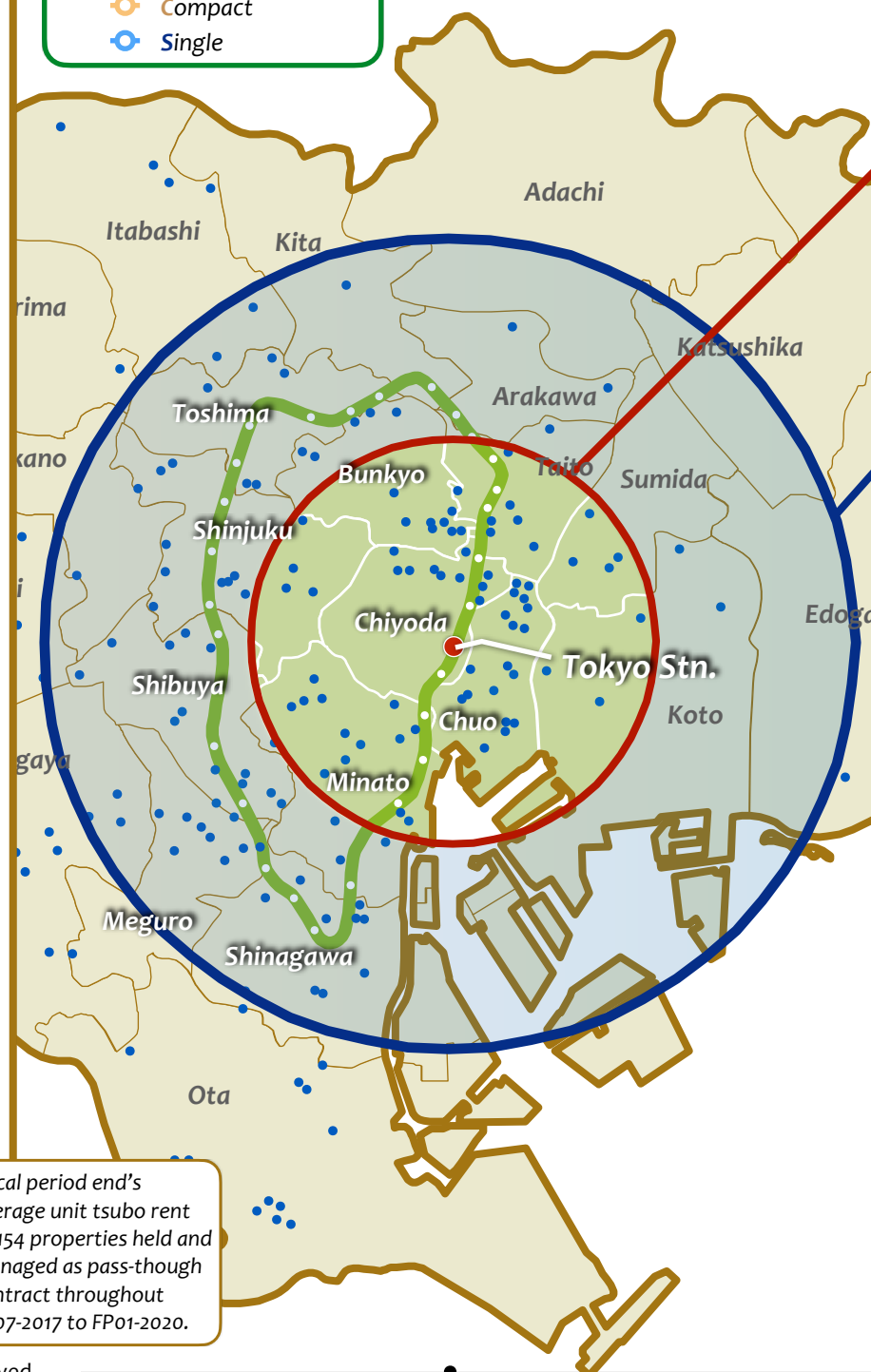
Unit Tsubo Rent Went Up **+2.3%**
Since FP07-2018 When Rent Rise Started to Accelerate



* Fiscal period end's average unit tsubo rent of 154 properties held and managed as pass-through contract throughout FP07-2017 to FP01-2020.

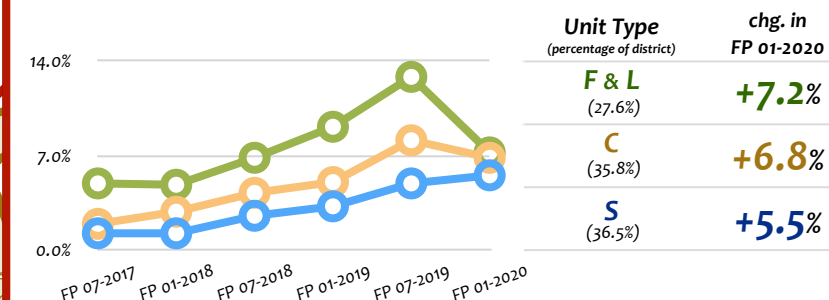
Replacements Rent Trend Chart

- Family & Large
- Compact
- Single



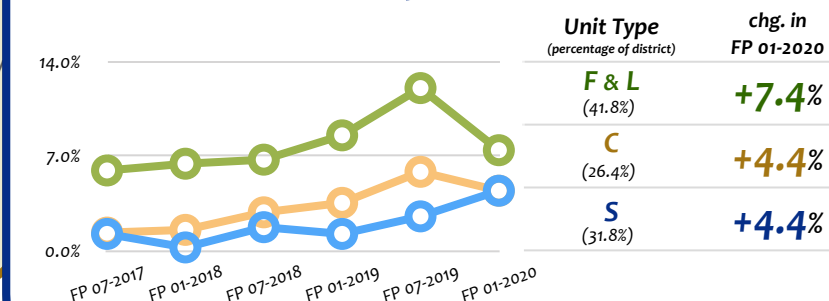
Tokyo Station 5km Radius (23.4% of portfolio)

Replacements **+6.4%** Renewals **+1.6%**



Tokyo Station 10km Radius (26.3% of portfolio)

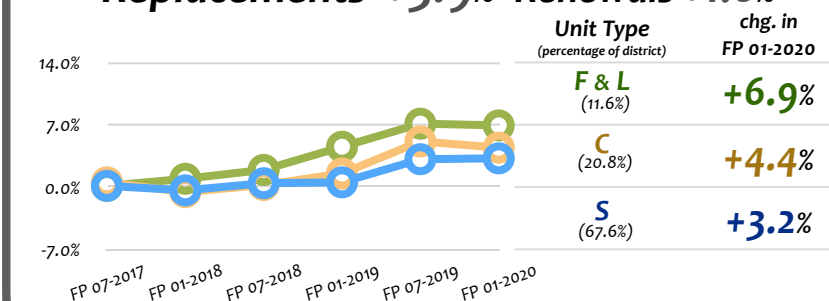
Replacements **+5.4%** Renewals **+1.2%**



Other Areas within the 23 Wards of Tokyo

(7.7% of portfolio)

Replacements **+3.9%** Renewals **+1.0%**



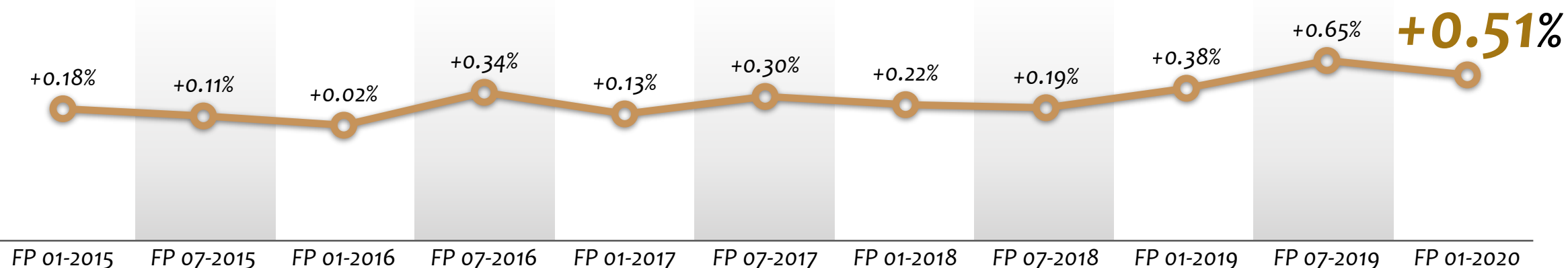


Rent Rise Potential



Portfolio Rent Rise

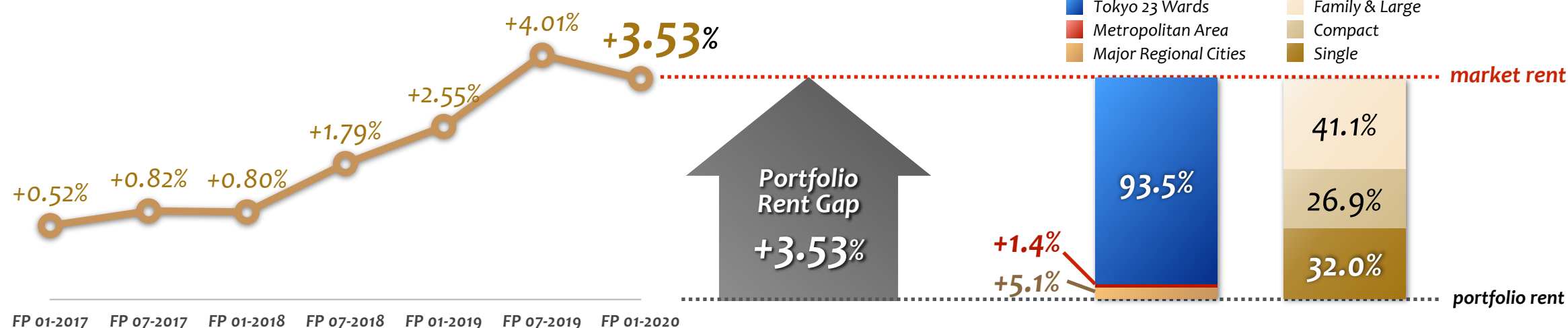
Eleventh Consecutive Period Rise in Rent



Portfolio Rent Increase Potential *

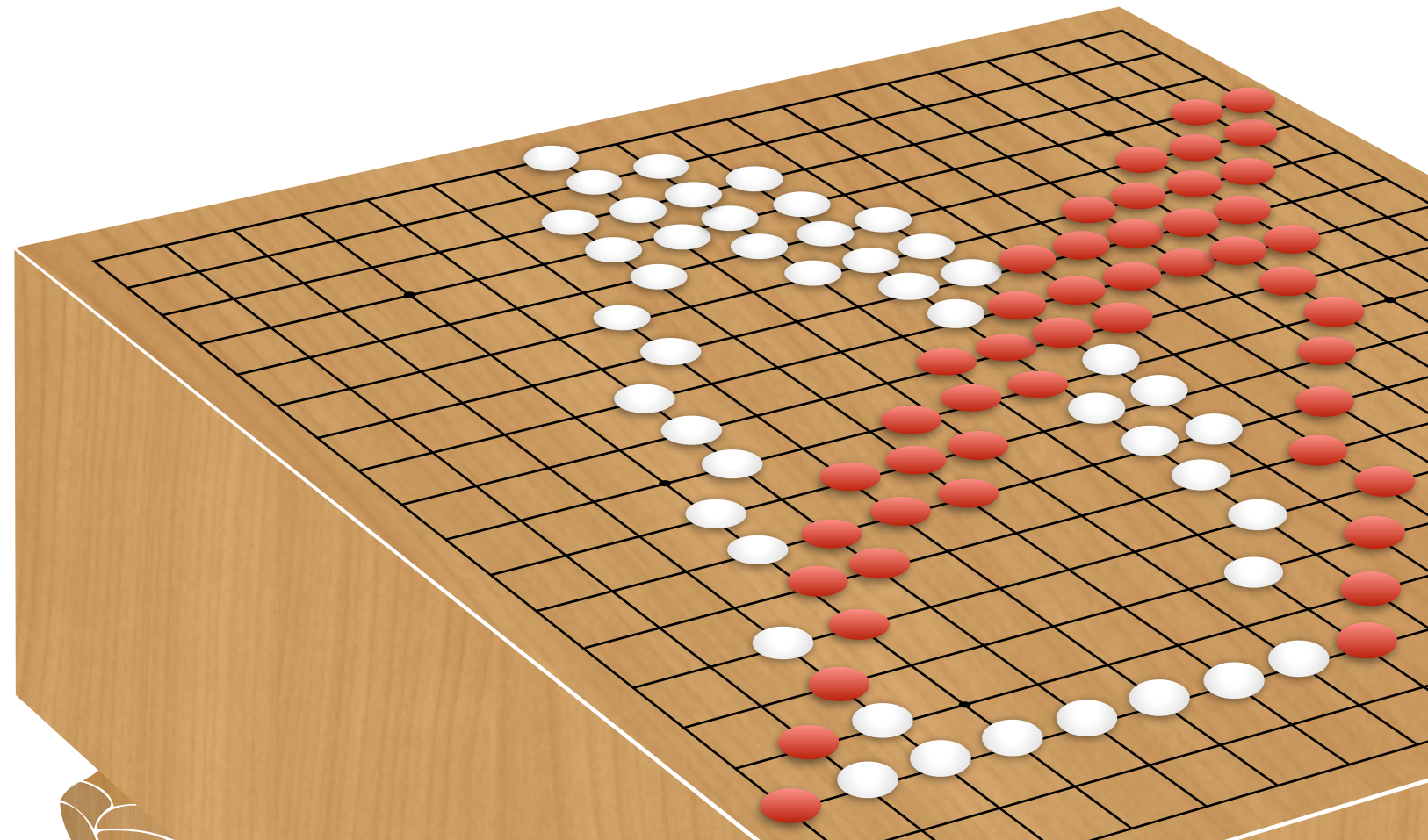
EPU Rise Potential of +294yen

Trend in Rent Rise Potential



* The portfolio rent increase potential is estimated by calculating the gap between the unit rent of new tenants of FP January 2020 (treating the rents as approximation of market rent) and unit rent of existing tenants, aggregated for the whole portfolio for leasing contracts that are pass-throughs. The calculation is made on each property and by each unit type for properties held at the end of FP January 2020.

Repairs & Renovations





Maintaining the Competitiveness of Properties



Large-scale Repairs

Repair works are carried out at around **15** years intervals on roofings, exteriors and entrances to maintain the basic functionality of the buildings

Track Record Since the Merger

No. of Properties: **53** properties
Total Investment: **3,517** million
Ave. Cost per Property: **66** million yen

Value Enhancement (VE) Works

In value enhancement works, floor plans, kitchens and bathrooms are renovated to current taste, thereby making it possible to aggressively pursue rent increases

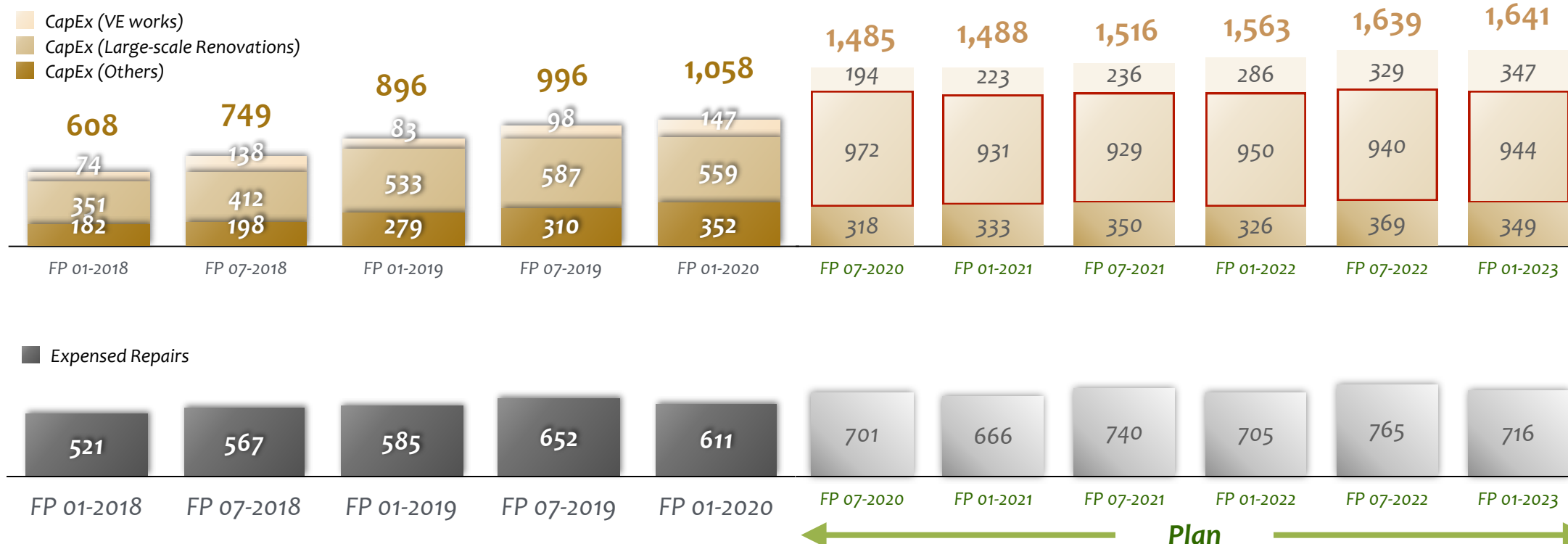
Track Record Since the Merger

No. of Value Enhanced Units: **387** units
No. of Units Leased-out*: **363** units
% Increase in Rents*: **17.2%**

* Average increase in monthly rents are calculated for the 363 leased out units that has gone through VE works as of January 31, 2020, dividing the first contracted rent after the VE works by the previous rent before the VE works.

in million yen

FP January 2020 Depreciation **2,762** mil. yen





Large-scale Repairs

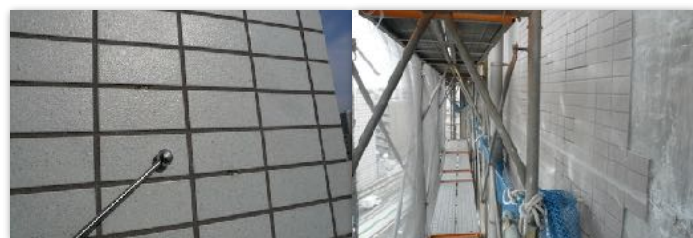


5 Properties at Construction Cost of 509 million yen Underwent Large-scale Repairs

Examples of Large-scale Repair Works

Exterior Wall Repairs (including tile peeling prevention works)

- Surveying exterior walls for peeling tiles
- Re-tiling
- implementing tile peeling prevention measures
- repainting



Tile Peeling Prevention Measures

- Fixing tiles and mortar to the building using special anchor pins.
- Laminating wall tiles with durable resin.
- The measure comes with a ten year anti-peeling guarantee.

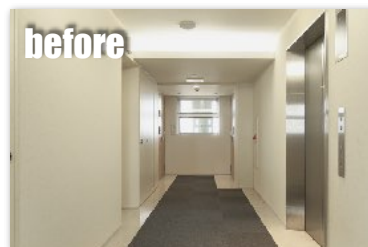
Waterproofing Roofs, Balconies and Stairs / Repainting Ironworks



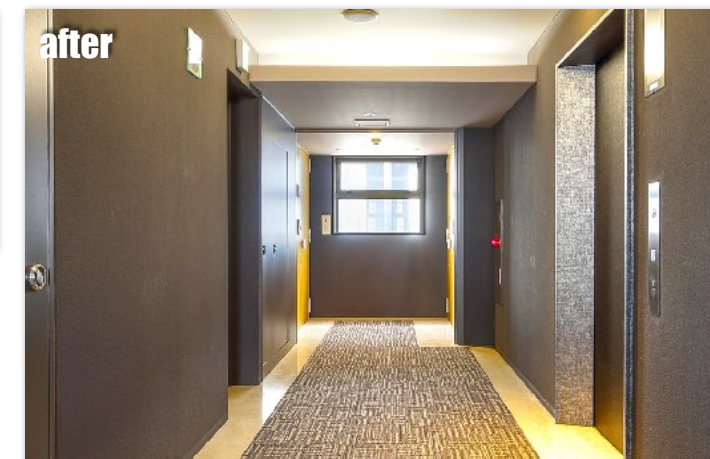
Value Enhancements of Common Space (Entrance, Elevator Hall, etc.)

Entrance Approach





Added richness to sparse looking hallway





Value Enhancement Works

Examples of Works Completed During FP January 2020



Value Enhancement Works Track Record

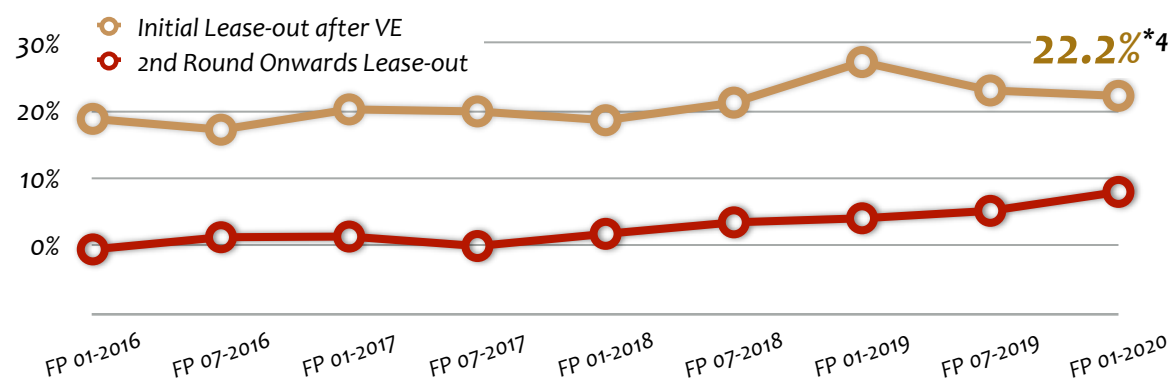
Avg. Increase in Monthly Rent*¹ Since Merger

17.2%

thousand yen / month

	No. Leased Out Units	Construction Costs* ²	Increase	Rate of Increase	Estimated Recuperation Period* ³
Since Merger	363 units	1,346 mil yen	+10,522	+17.2%	10.7 yrs.
FP 01-2020	17 units	57 mil yen	+569	+22.2%	8.5 yrs.

Rent Rise Is Maintained even after 2nd Round



*¹ Average increase in monthly rents are calculated for the 363 leased out units that has gone through VE works as of January 31, 2020, dividing the first contracted rent after the VE works by the previous rent before the VE works.

*² Construction cost includes all cost spent on the leased out units.

*³ Recuperation periods are derived by dividing the construction cost by the amount of initial rent increase. It assumes that the rent increase is maintain throughout the period.

*⁴ Increase in monthly rents are calculated for the 17 leased out units, out of 41 units that has gone through VE works during the FP Jan 2020, dividing the initial contracted rent after the VE works by the previous rent before the VE works.

Example of Value Enhancement Works

● Upgraded Design & Equipment

- Transforming to open kitchen layout
- Wall paper change
- Re-flooring
- Renewing equipment



○ Layout Change

Joining the separated kitchen, tatami room and living room into one large room by removing walls and reflooring.





Disaster Management Measures



as of March. 11, 2020

Seismic Risk

Seismic Probable Maximum Loss

Probable Maximum Loss (PML*)	2.4%
Replacement Cost	228.1 bn yen
Maximum Amount of Loss	5.4 bn yen

Covering the Financial Damage

Cash on Hand as of January 31, 2020
< 10.0 bn yen**

Issues to Deliberate When Acquiring Assets

- If the PML of target asset is over **20%**
 → **must consider buying an earthquake insurance**
- If the amount of expected subsidence is over **20cm** due to soil liquefaction → **acquisition is not allowed**

* The **Probable Maximum Loss (PML)** is a tool used to evaluate the seismic risk of a building and identify assets with high seismic risk. The Probable Maximum Loss report identifies the PML value, expressed as a percentage of the building's replacement cost and estimates the potential damage during a 475-year earthquake

** Outstanding amount of cash and deposits minus payables, lease deposits, building repair provisions, working capital reserve and dividend for FP01-2020, as of January 31, 2020.

Flooding Risk

Flooding Risk Exposure

	No. of Properties	No. of Property w/ Flooding Risk
Tokyo Central 7	90 properties	40 properties
Central Tokyo ex. 7 Wards	85 properties	62 properties
Tokyo Metropolitan	25 properties	20 properties
Major Regional Cities	69 properties	42 properties
Total	269 properties	164 properties

Flood Depth	No. of Properties	Acquisition Price (million yen)	No. of Units
~10m	2 properties	1,693	123 units
~5m	40 properties	74,651	3,775 units
~3m	80 properties	148,417	7,377 units
~0.5m	42 properties	71,726	3,435 units
Total	164 properties	296,487	14,710 units

Covering the Financial Damage

Loss can be covered by casualty insurance

* Exposures were assessed using publicly accessible information such as hazard maps published by Ministry of Land, Infrastructure, Transport and Tourism (MLIT) and other local municipalities.

Other Risk Management Measures

Building Equipment Related Risk Measures

Planning to follow the recommendation provided in "The Guideline Measure to Mitigate Flooding Risk on Building Equipment" on to be published by MLIT in March 2020.

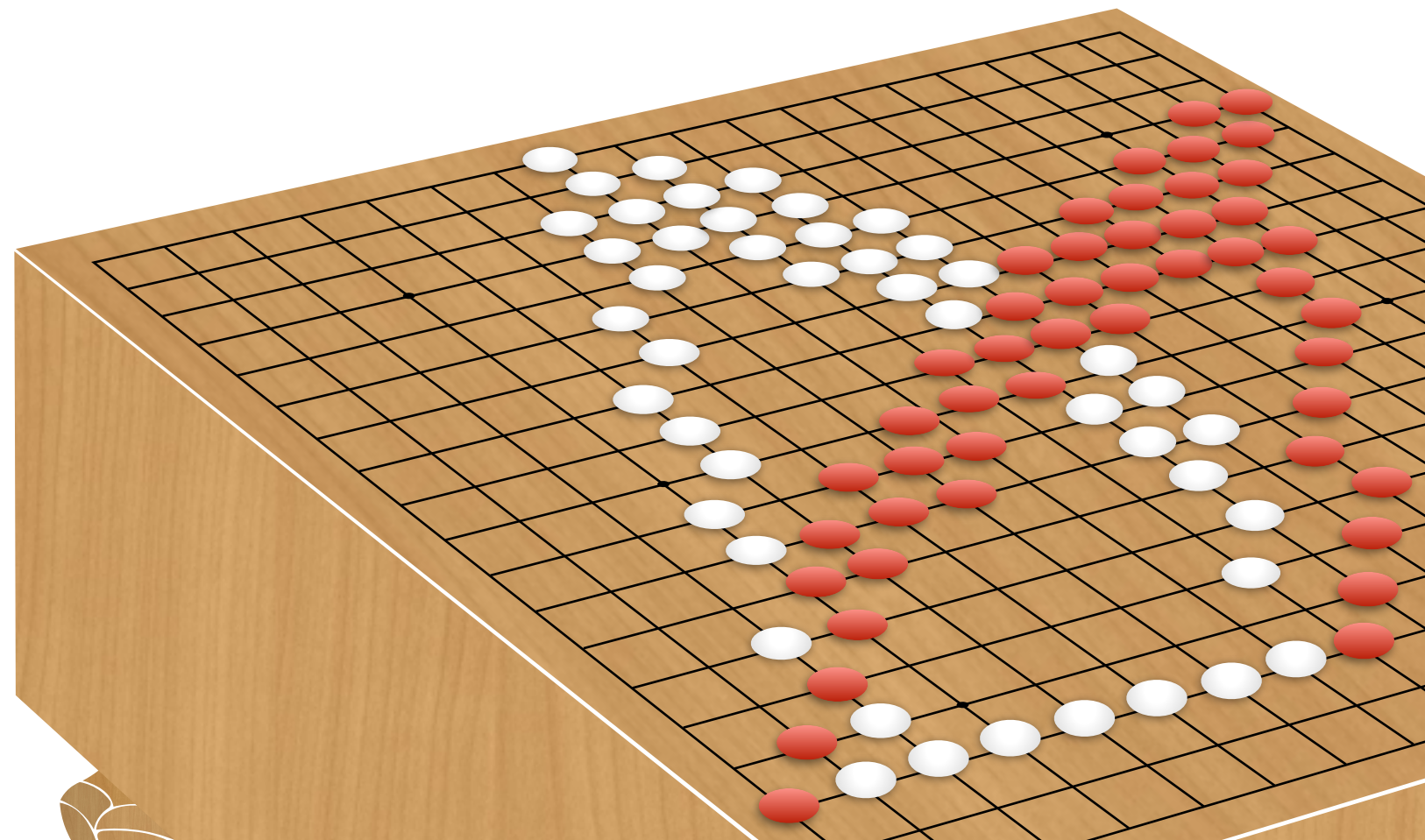
Tenant Engagement

- Posting of emergency maps
- Distributing emergency kits, etc.

Establishing an Emergency Contact System

Signed cooperation agreements with not only property managers and building managers but also with construction companies on emergency and disaster management.

Finance





Building a Stable Financial Base



Key Figures on Debts

JCR **AA**
(Stable)

R&I **AA-**
(Stable)

	FP July 2019	FP January 2020	change
Loans	188.3 bn yen	186.4 bn yen (85.0%)	-1.9 bn yen
Bonds	37.0 bn yen	33.0 bn yen (15.0%)	-4.0 bn yen
Total	225.3 bn yen	219.4 bn yen (100.0%)	-5.9 bn yen

FP Jan. 2020 Debt Financing

Repayment

Total **15.0** bn yen

Avg. Interest
Rate

0.75%

Avg. Initial
Duration

4.8 yrs

Procurement

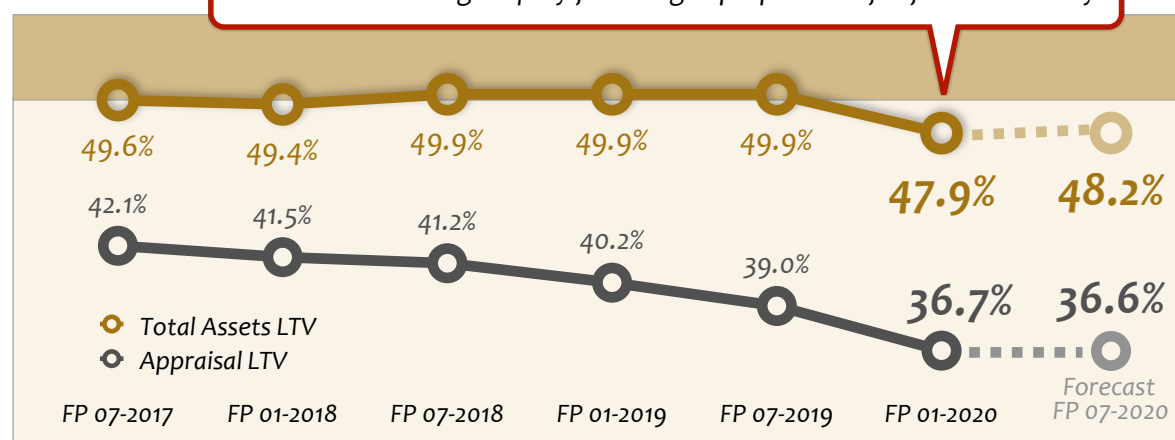
9.1 bn yen

0.27% ex. short-term loans
0.36%

5.1 yrs
8.5 yrs

LTV Management

Lowered LTV through equity financing in preparation for future volatility



Maximum Leverage

as of 11 March 2020

Appraisal LTV **50%** Total Assets LTV **53%**

Acquisition Capacity

forecast for July 31, 2020 **46.7** billion yen*

* Assuming that the outstanding interest bearing debts will be 221.5 billion yen at the end of FP July 2020, the capacity is the amount of additional debts to reach an LTV of 53%.

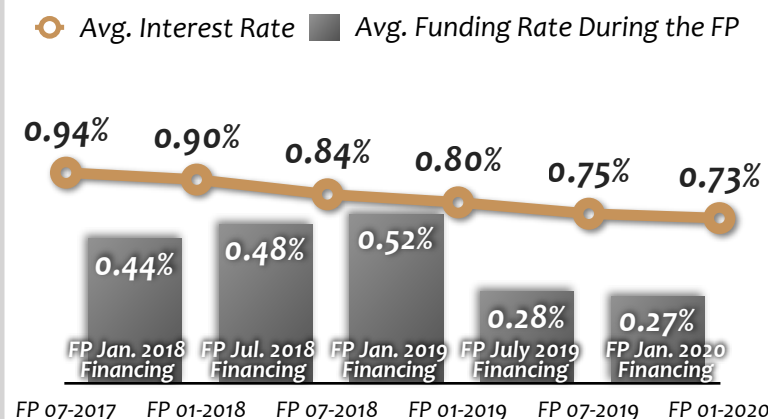


Aiming for Long-term Stability



as of Jan. 31, 2020

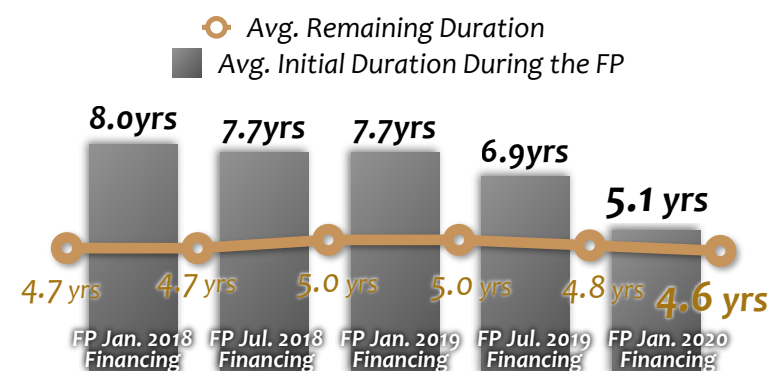
Lowering Interest Rate



FP 07-2017 FP 01-2018 FP 07-2018 FP 01-2019 FP 07-2019 FP 01-2020

* In Calculating the average interest rate for financing during the periods, amount outstanding and interest rate applicable at the end of each period is used.

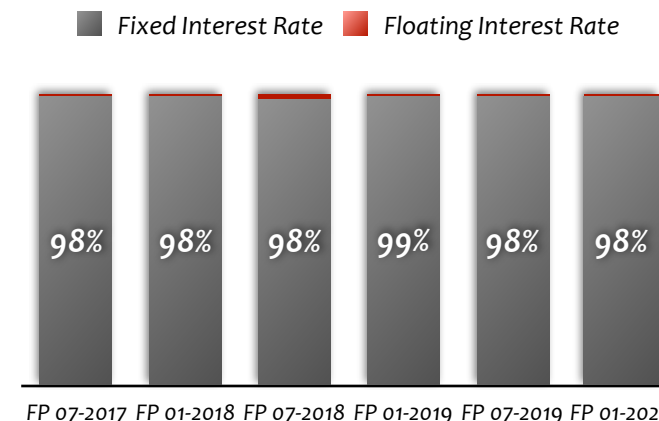
Extending Duration



FP 07-2017 FP 01-2018 FP 07-2018 FP 01-2019 FP 07-2019 FP 01-2020

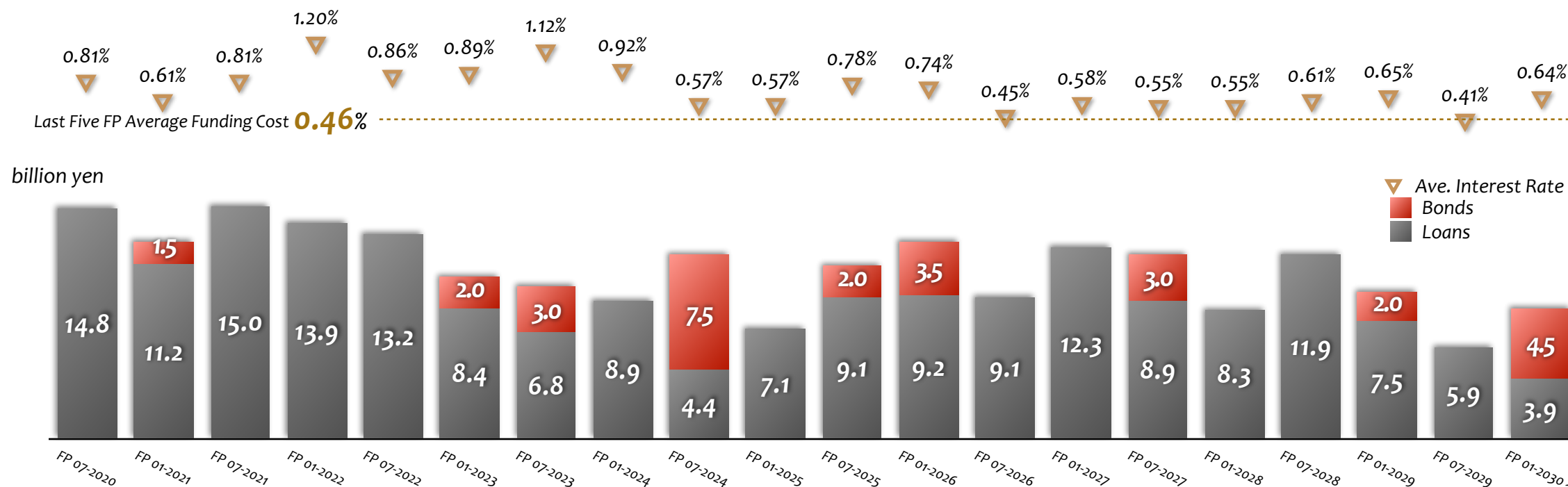
* In Calculating the average debt duration for financing during the periods, amount outstanding at the end of each period is used to calculate the weighted average.

Fixing Interest Rate



Diversifying Duration

Max. repayment per FP 15bn yen < Committed line of credit 20bn yen

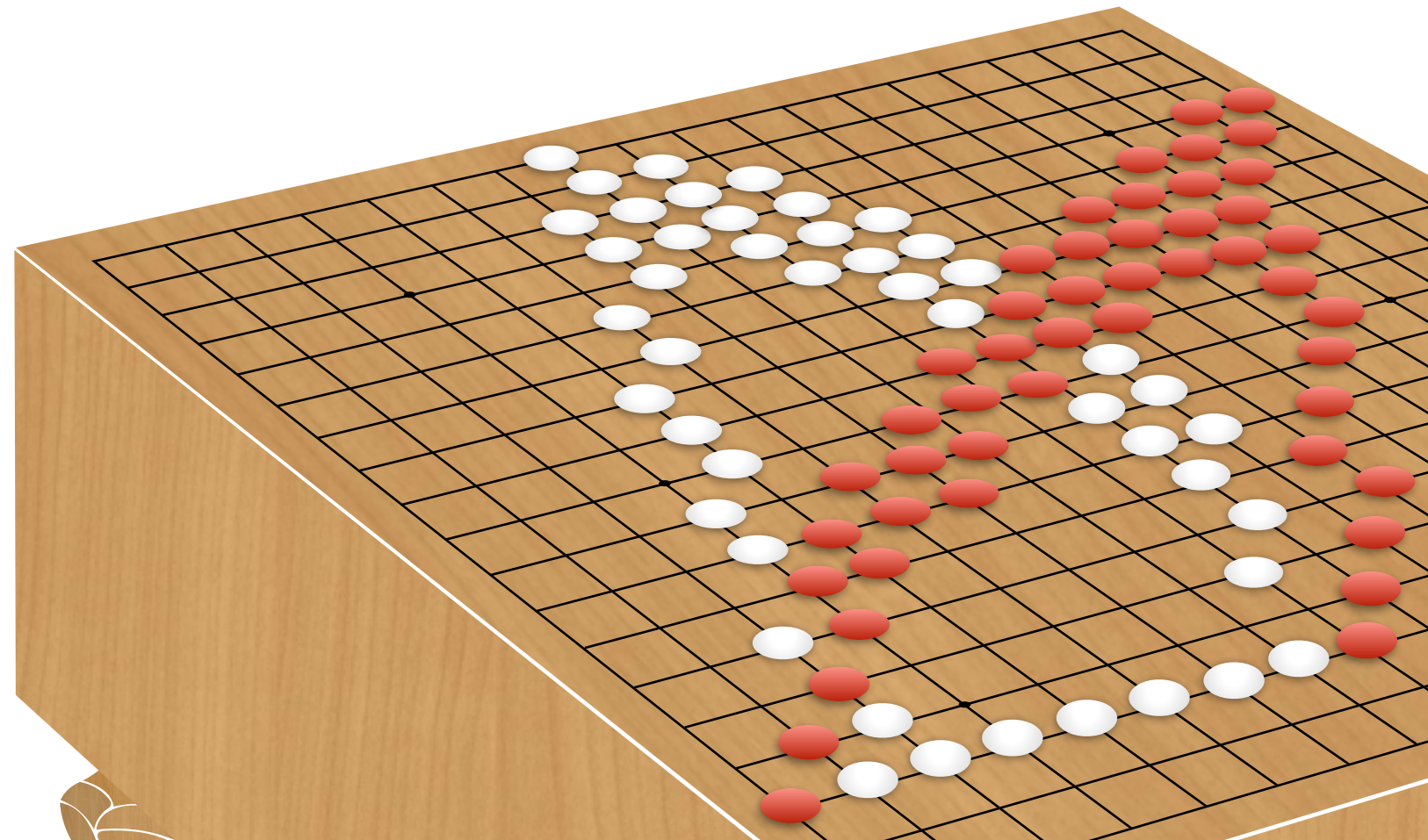




Memo



Guidance and DPU Target





Earnings Guidance



	(1) 19 th FP Results	(2) 20 th FP Forecast	(2)-(1)			(3) 21 st FP Forecast	(3)-(2)		in million yen
	Results for FP Jan. 2020	Forecast for FP Jul. 2020 (announced Mar. 11, 2019)	Changes	Notes		Forecast for FP Jan 2021 (announced Mar. 11, 2019)	Changes	Notes	
Revenue	17,175 (269 properties) Period avg. occupancy 96.8%	16,850 (273 properties) Period avg. occupancy 96.6%	-325	Acquisition & Disposition No Gains from sales of RD Higashi-Ginza Chgs. due to acquisitions & dispositions Same Store Increase due to rent rise Peak season increase in key money & renewal fee income Other revenue increases	-642 +190 +13 +81 +30	16,815 (273 properties) Period avg. occupancy 96.5%	-34	Acquisition & Disposition Changes due to acquisitions Same Store Increase due to rent rise Off-peak decrease in key money & renewal fee income Other revenue increases	+61 +29 -110 -15
Operating Income	8,964 (Depreciation: 2,762) (Property taxes: 884)	8,261 (Depreciation: 2,805) (Property taxes: 891)	-703 (NOI: -76)	Leasing Expenses Chgs. in expenses due to acquisitions & dispositions Peak season increase in expenses Increase in repair costs Increase in other costs Increase in depreciation G & A Expenses Increase in Cons. tax settlement & others	-55 -82 -87 -34 -24 -94	8,297 (Depreciation: 2,817) (Property taxes: 900)	+35 (NOI: +66)	Leasing Expenses Chgs. in expenses due to acquisitions & dispositions Off season decrease in expenses Decrease in repair costs Increase in depreciation G & A Expenses Increase in management fee	-13 +80 +36 -8 -6 -18
Ordinary Income	7,945 (Funding cost*: 1,008)	7,271 (Funding cost*: 980)	-673	Decrease in compensation from lease cancellation Decrease in interest payment due to repayment of debts	-15 +44	7,313 (Funding cost*: 975)	+41	Decrease in interest payment	+5
Net Income	7,945	7,271	-673			7,312	+41		
EPU (yen)	5,736	5,250	-486	Units issued and outstanding 1,385,000 units		5,280	+30	Units issued and outstanding 1,385,000 units	
Retained Gains of Sales (yen/unit)	358	-	-	149 mil. yen (107 yen/unit) of the retained earnings of 497 mil. yen will be distributed with a remaining balance of 347 mil. yen.		-	-	107 mil. yen (77 yen/unit) of the retained earnings of 347 mil. yen will be distributed with a remaining balance of 240 mil. yen.	
Dividend from Retained Earnings (yen/unit)	-	107	+107			77	-30		
Drawdown of Reserve** (yen/unit)	242	242	-	Reserve** after dividend: 30.8 bn yen		242	-	Reserve** after dividend: 30.5 bn yen	
Dividend per unit (yen)	5,620	5,600	-20			5,600	-		
Total Asset LTV	47.9%	48.2%	+0.3pt			48.3%	+0.1pt		

* Funding costs include interest payments for loans and bonds as well as other finance fees.

** "Reserve" means "Temporary Difference Adjustment Reserve".



1 to 2 Year DPU Target

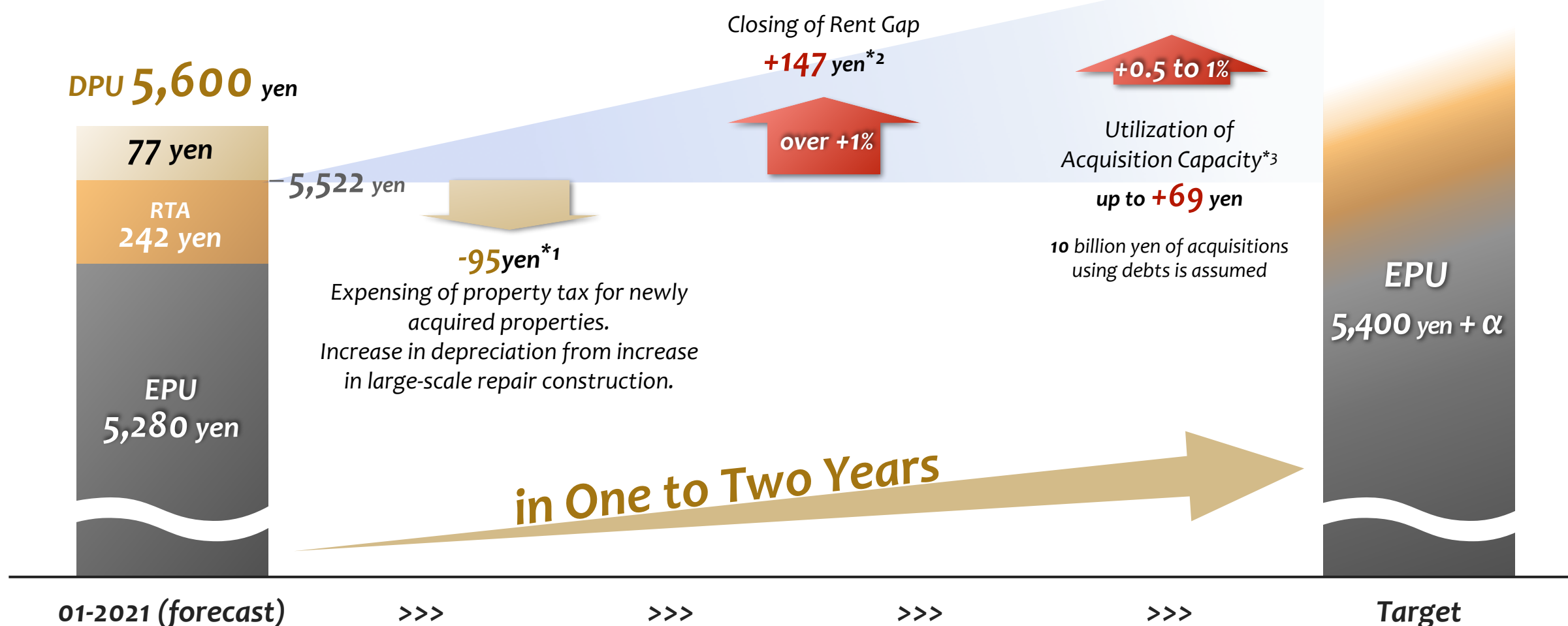


Dividend of **5,600 yen**
without extra distribution of retained earnings



- Extra distribution using gains of sale from Jan. 2020
- Dividend payout from periodic drawdown of reserves (RTA)
- Dividend payout from earnings per unit EPU

DPU **5,600 yen** ~



Assumptions are that the issued and outstanding amount of 1,385,000 ADR units will be unchanged, and that the amount of effects of various events on EPU and DPU are estimated using assumptions listed below.

*1 Estimated using expected increase in property tax from FP 01-2023 and depreciation from FP 01-2021.

*2 Assumption of EPU/DPU growth between FP 01-2021 to FP 01-2023 from the effect of the closing the rent gap is made referring to rent gap, turnover figure, lease contract term leasing costs of FP071-2020.

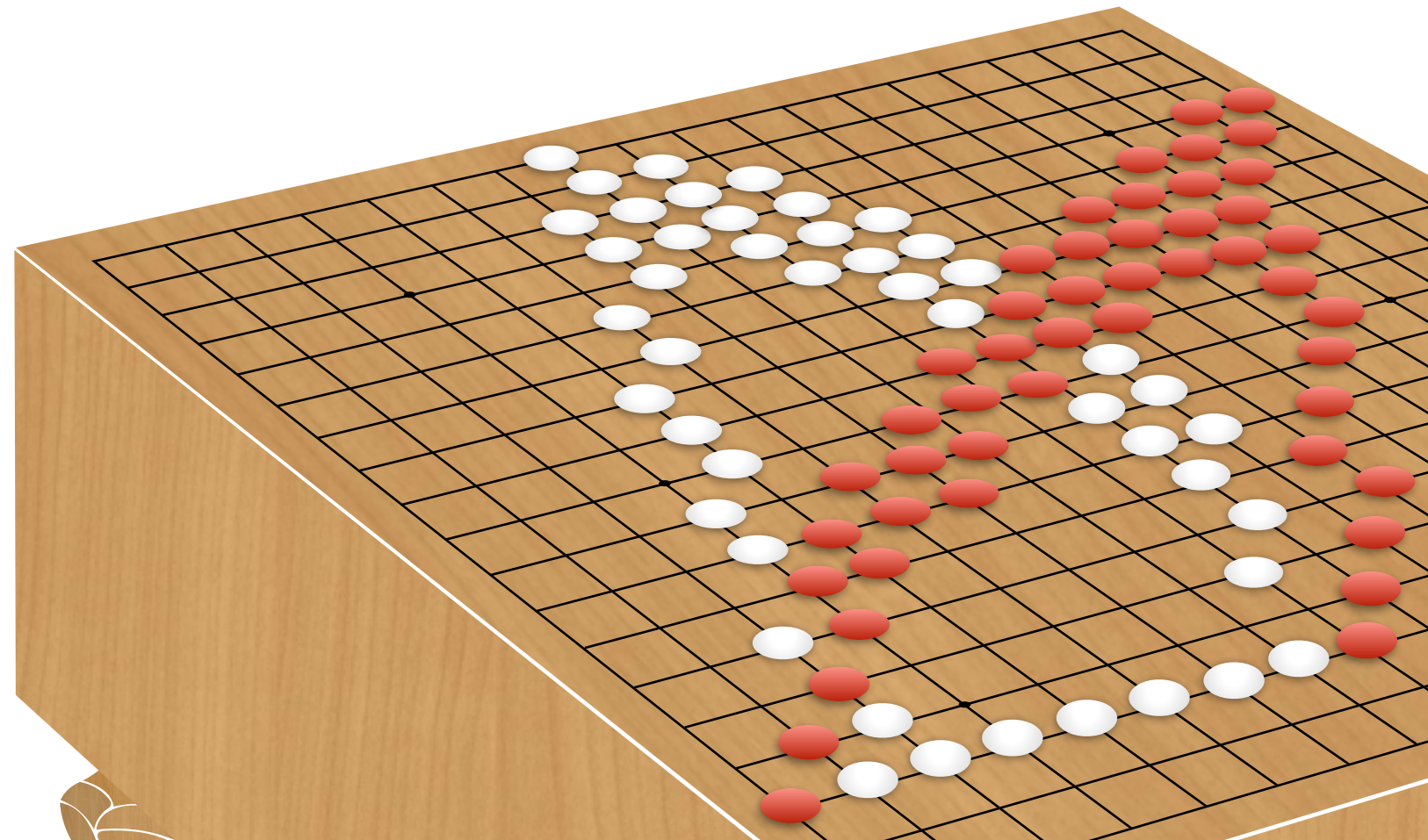
*3 Based on utilizing 10 billion yen of borrowing capacity to acquire assets with a yield after depreciation of 3.6% and funding cost of 1.0%.



Memo



Appendix





Advance Residence's



Defensive with Stable Dividend

as of March 11, 2020

ASSET

Holds the **Largest** AUM
Among Residential J-REITs

452.9 billion yen

DEBT

Stable Financial Foundation
Long-term × Fixed Rate × Diversified Maturity

JCR **AA** R&I **AA-**

EQUITY

Holds the **Largest** Reserve
Among All J-REITs

31.1 billion yen

(the outstanding after FP 01-2020 dividend payout)

* According to data collected by ADIM from the latest disclosures made by each residential J-REITs as of Mar. 11, 2020.



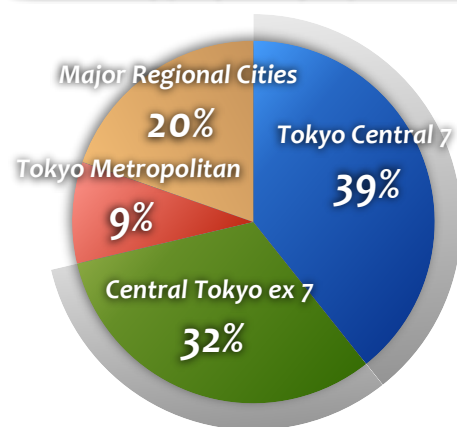
The Largest* Portfolio** Among Residential J-REITs



	Number of Properties	Total Leasable Area	Leasable units	Assets Under Management (acquisition price)
as of Jan. 31, 2020	269 properties	798,959 m ²	21,399 units	452.9 billion yen
as of April 20, 2020	273 properties	805,775 m ²	21,641 units	458.9 billion yen

Investment Location

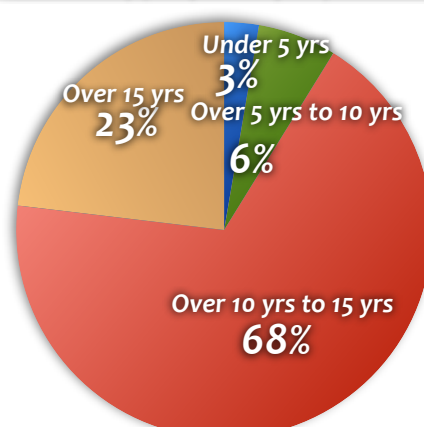
(by acquisition price)



Tokyo 23 Wards **71%**

Building Age

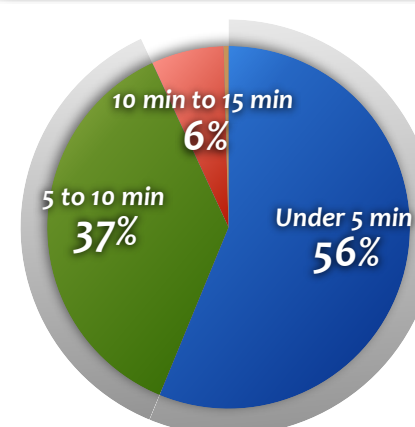
(by acquisition price)



Weighted Average Age **13.6 yrs**

Walking Minutes to Train Station

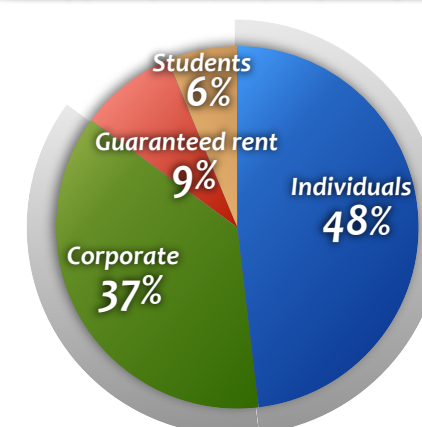
(by acquisition price)



Under 10 min **93%**

Tenant Category

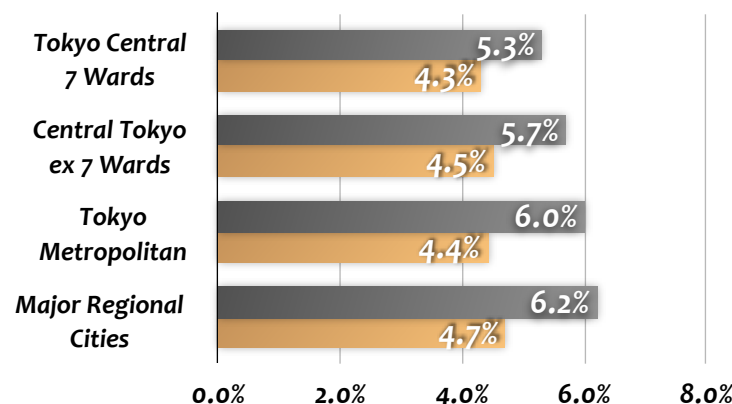
(by no. of units, as of Jan 31, 2020)



Pass-through contract tenants **85%**

NOI Yields (%) ***

(as of Jan 31, 2020)



Portfolio Yield

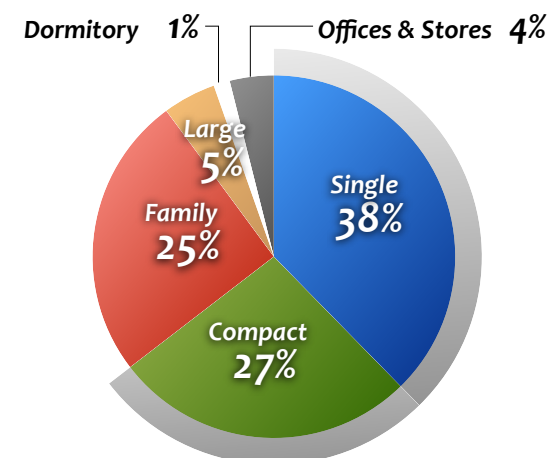
NOI yield **5.7%**

Yield after Depreciation **4.4%**

■ NOI Yield
■ Yield after Depreciation

Unit type

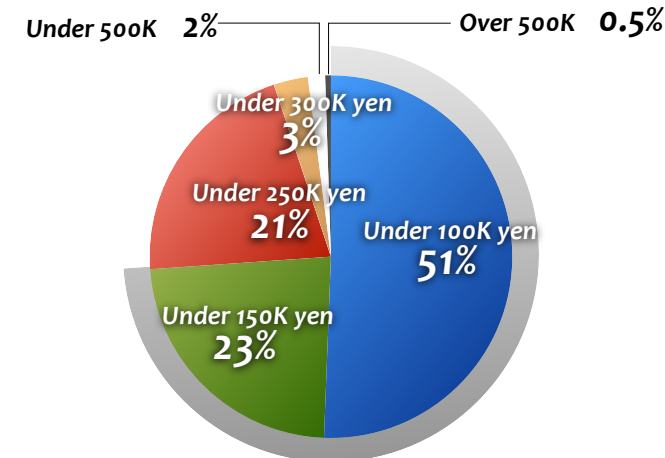
(as of Jan 31, 2020)



Single & Compact type units **65%**

Rents

(by no. of units, as of Jan 31, 2020)



Unit rents under 250K yen **74%**

* According to data collected by ADIM from the latest disclosures made by each residential J-REITs as of Mar. 11, 2020.

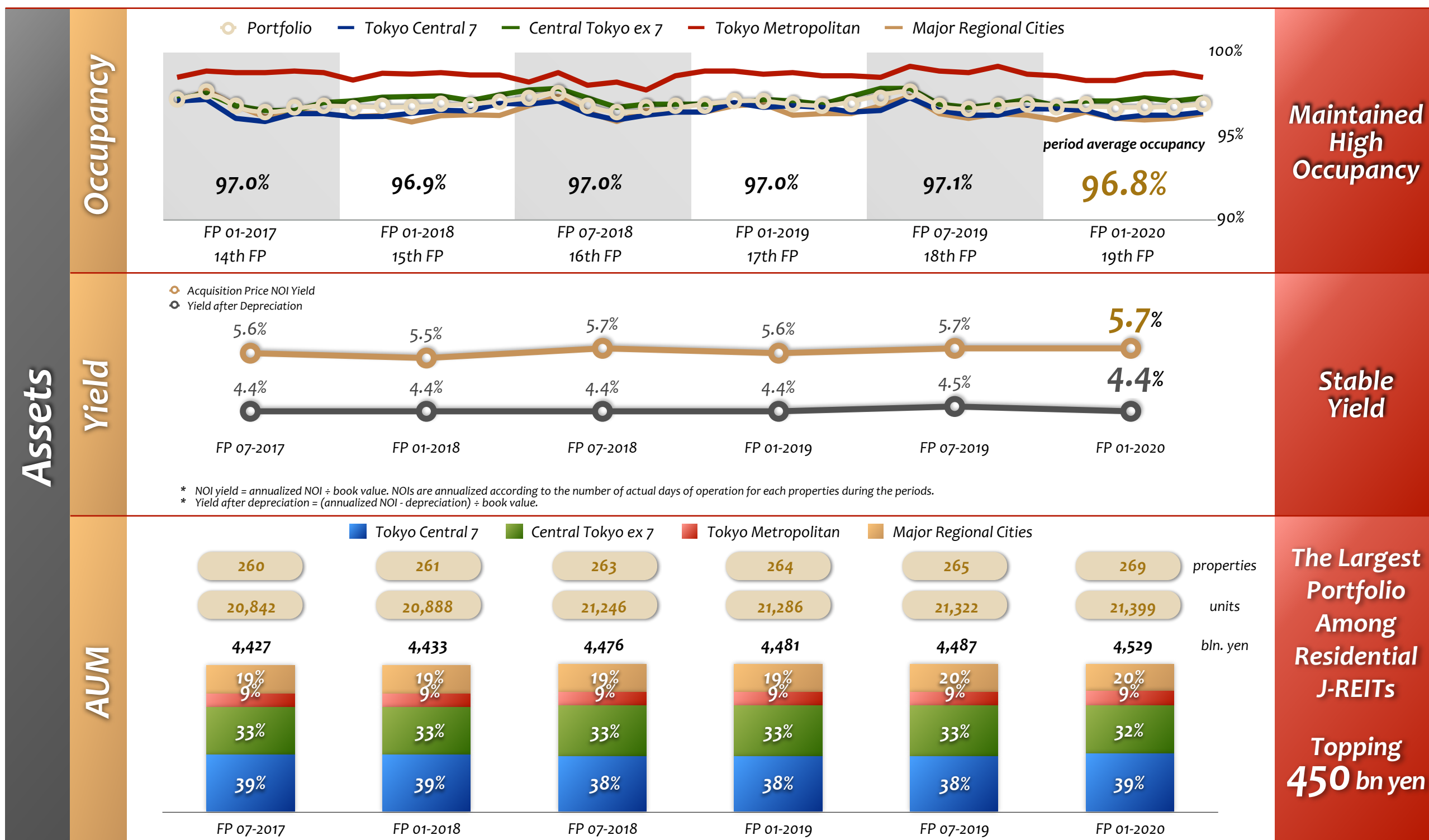
** Includes acquisitions and dispositions announced by Mar. 11, 2020 unless otherwise noted.

*** NOI Yield is calculated as FP01-2020 Annualized NOI ÷ Acquisition Price.

Yield after Depreciation is calculated as (FP01-2020 annualized NOI - FP01-2020 depreciation) ÷ Acquisition Price.



Solid Growth, Solid Track Record

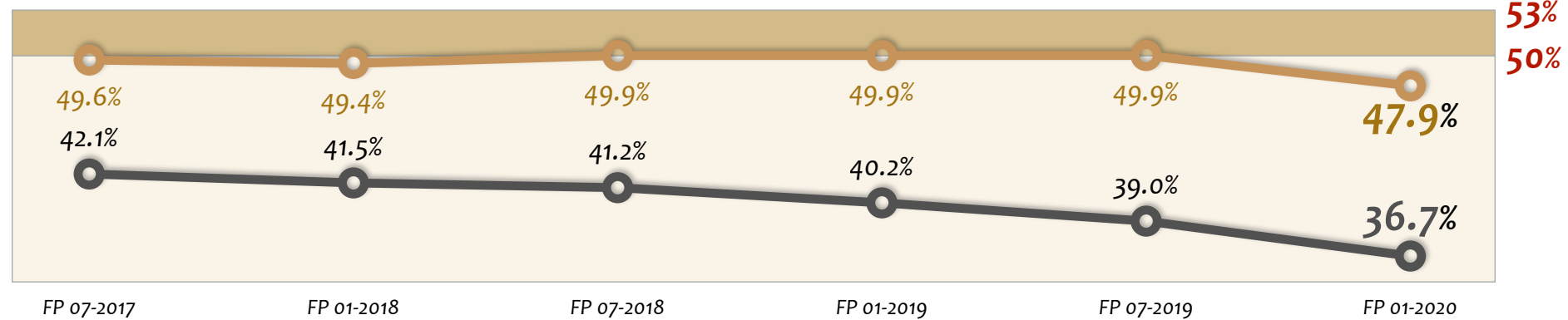


Debts

LTV

- Total Assets LTV
- Appraisal LTV
- Appraisal LTV 鑑定LTV

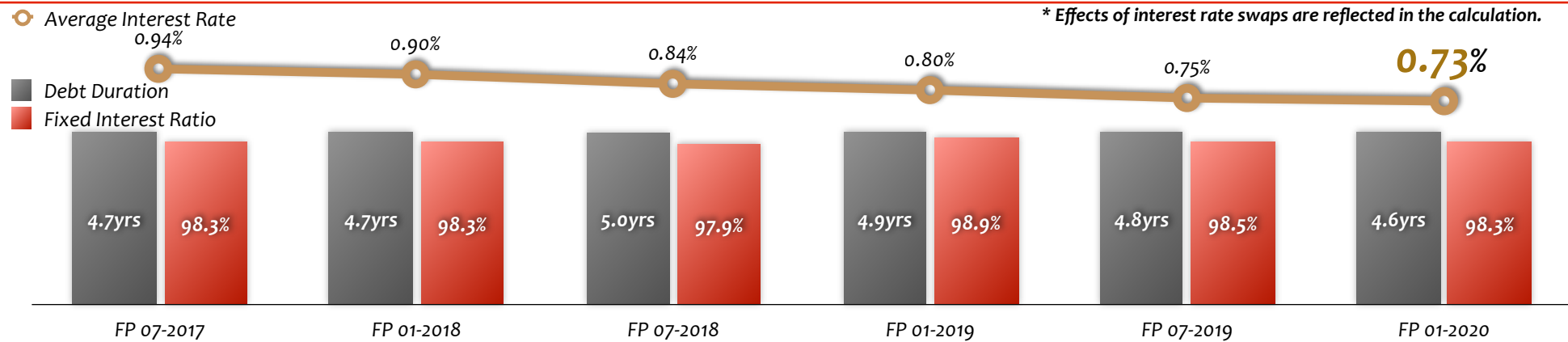
maximum leverage will be **50%** for appraisal LTV, **53%** for Total Assets LTV



Lowered LTV Range to Maintain Flexibility in Preparation for Future Volatility

Acquisition Capacity
(@ Total Assets LTV of 53%)
of around **46.7 bn yen**
(as of FP ending July 2020)

Debts

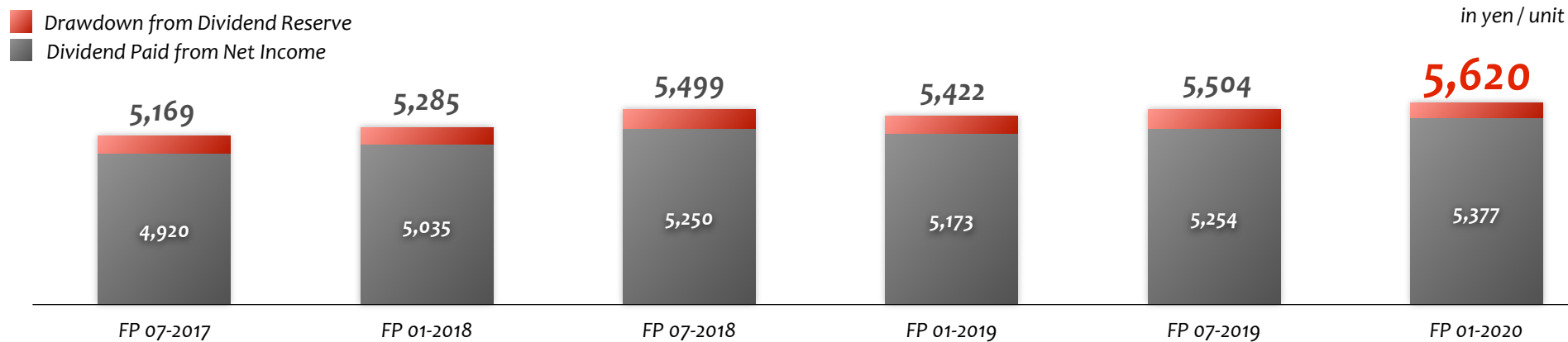


* Effects of interest rate swaps are reflected in the calculation.

Lowered Interest Rate While Maintaining a Stable Base

Equities

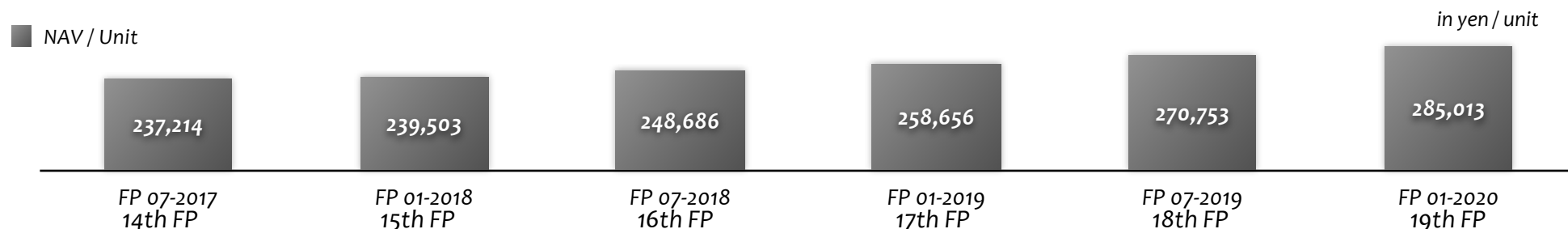
Dividends



DPU topping 5,000 yen
Outstanding Dividend Reserve

31.1 bn yen
(after FP Jan 2020 dividend payout)

Unit-holders' Value



* NAV / Unit is calculated as follows. (FP end net asset + FP end unrealized gain or loss - dividend amount for the FP) ÷ FP end number of issued and outstanding units.

Continued Increase in NAV per Unit



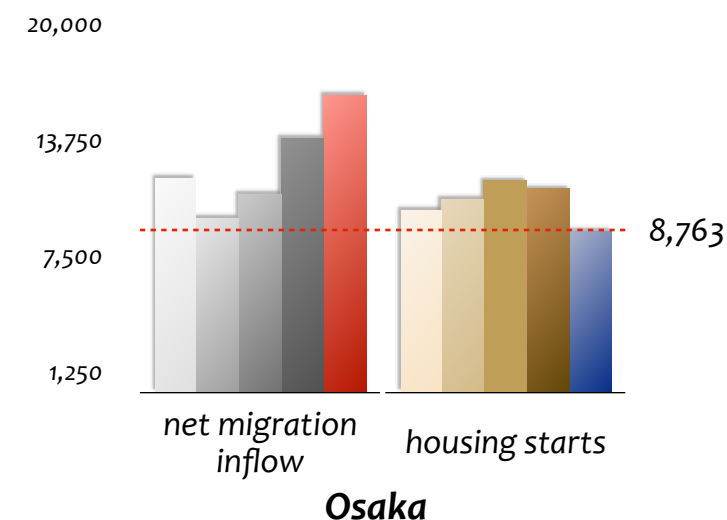
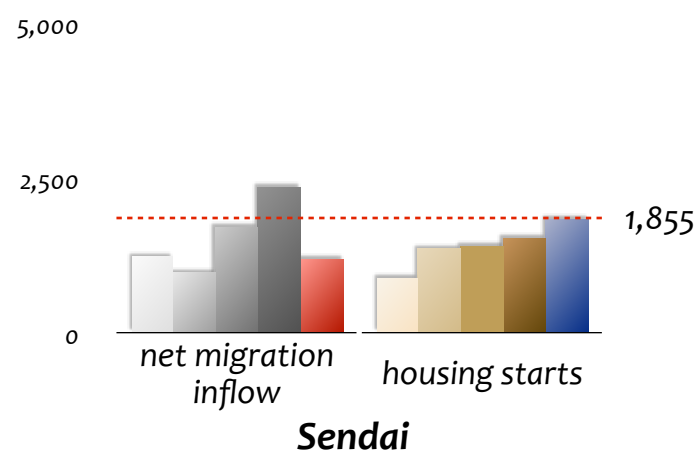
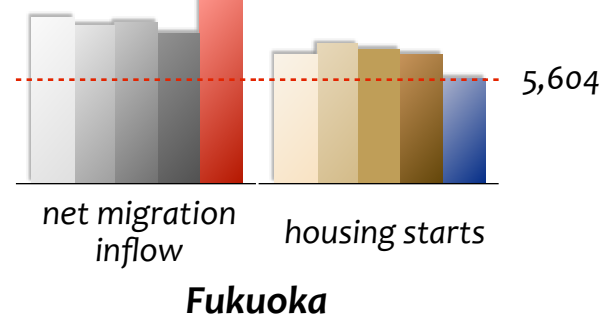
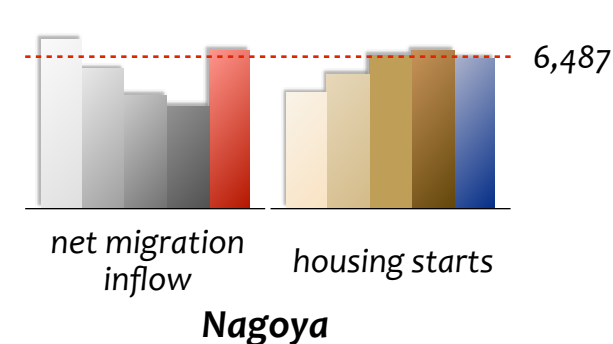
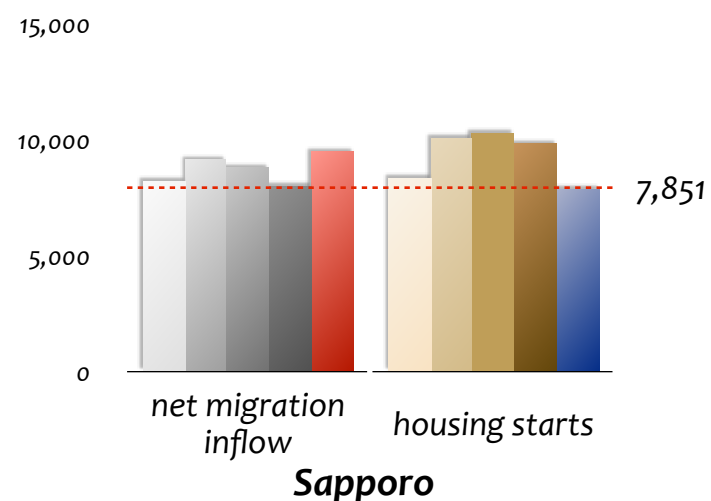
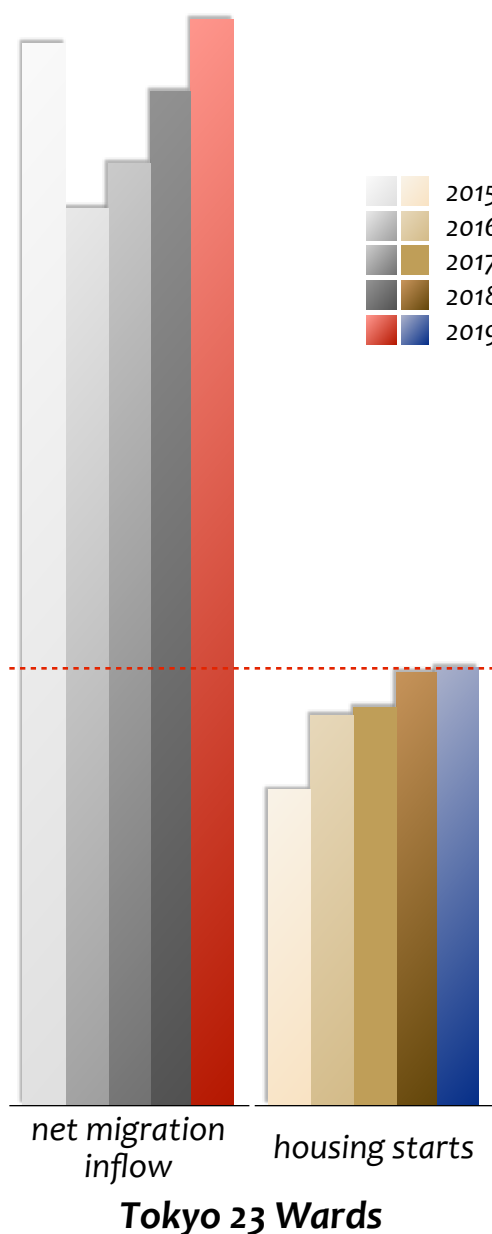
Demand Supply Stats



75,000

Tokyo 23 Wards See the Most Shortage in Supply

no. of persons, units



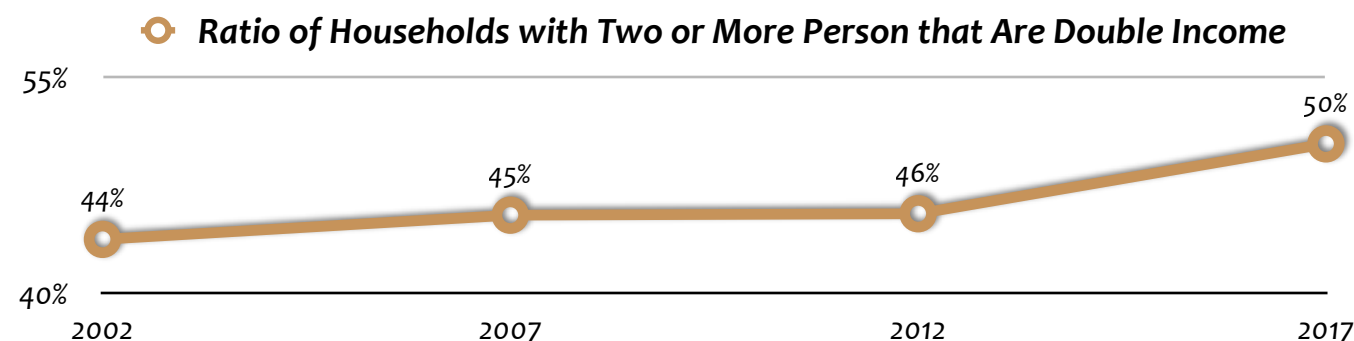
Source: "2019 Report on Internal Migration in Japan", Statistics Division, Statistics Bureau, Ministry of Internal Affairs and Communications
"Housing Starts" (RC and SRC Construction Rented Collective Housing) (2019), Construction Statistics Office, Information Policy Division, Policy Bureau, Ministry of Land, Infrastructure, Transportation and Tourism



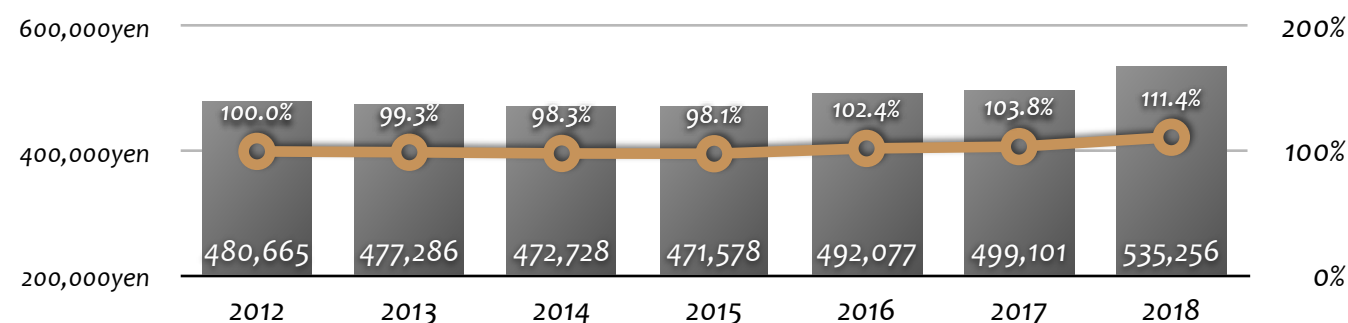
Demand Supply Stats II



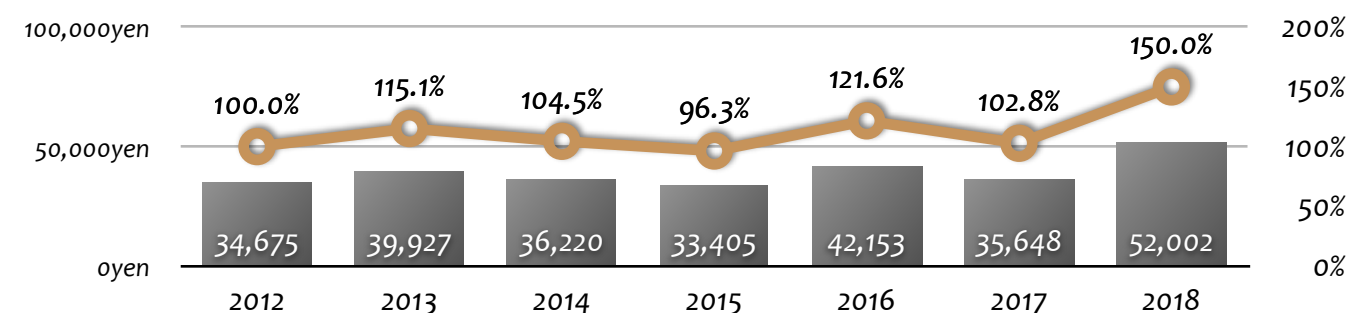
Rise in Double Income Households Contributing to Increase in Household Income



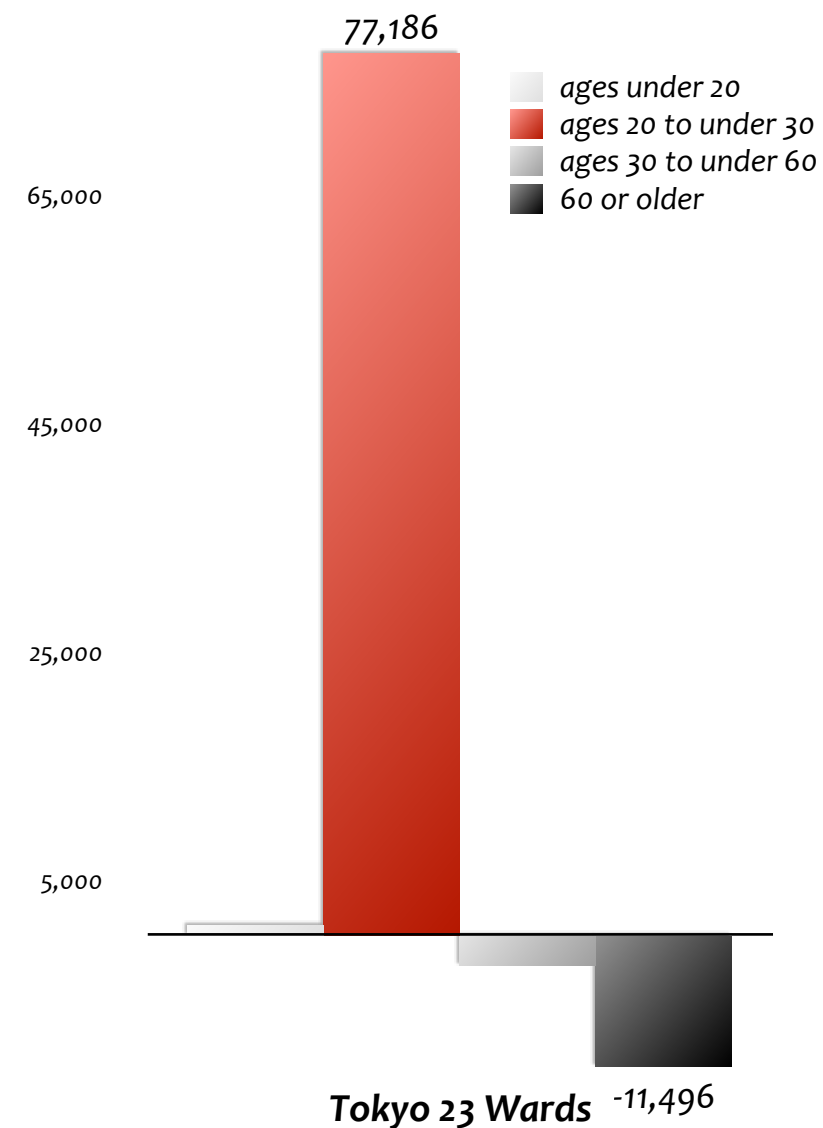
Tokyo 23 Wards Worker's Household Income



Out of Which Is Spouse's Income



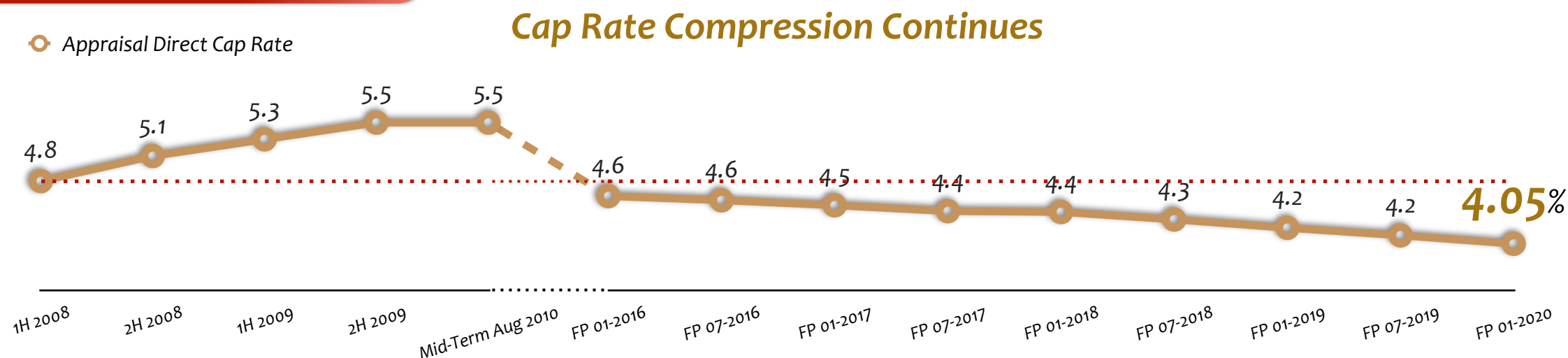
Migration Inflow Mainly from Twenties



Source: "2002, 2007, 2012, 2017 Employment Status Survey", "2012, 2013, 2014, 2015, 2016, 2017, 2018 Family Income and Expenditure Survey", "2019 Report on Internal Migration in Japan", Statistics Division, Statistics Bureau, Ministry of Internal Affairs and Communications

Appraisal Value

Appraisal Direct Cap Rate Trend



Appraisal Summary of FP Jan. 2020

Unrealized profit of **170.8** billion yen (**40.0%** of total book-value)

	Appraisal (in mil. yen)		Appraisal NCF (in mil. yen)				Direct Cap Rate (%)		Unrealized Profit and Loss (in mil. yen)		
	End of FP Jan '20	diff vs last FP	End of FP Jan '20	diff vs last FP	Itemized diff** rent rev	ER re-appraisal	End of FP Jan '20	diff vs last FP	Book Value (a)	Diff. from the appraisal (b)	(b)/(a)
Tokyo Central 7 Wards	232,459	+7,016	8,957	+66	+93	-27	3.79%	-0.1pt	168,396	64,062	38.0%
Central Tokyo ex. 7 Wards	198,663	+5,626	7,954	+36	+58	-21	3.94%	-0.1pt	138,013	60,649	43.9%
Tokyo 23 Wards Total	431,122	+12,642	16,912	+102	+151	-48	3.86%	-0.1pt	306,409	124,712	40.7%
Tokyo Metropolitan	51,550	+1,206	2,350	+12	+15	-2	4.51%	-0.1pt	37,173	14,376	38.7%
Major Regional Cities	115,557	+2,052	5,323	-14	0	-15	4.56%	-0.1pt	83,816	31,740	37.9%
Portfolio Total	598,229	+15,900	24,586	+101	+167	-65	4.05%	-0.1pt	427,399	170,829	40.0%

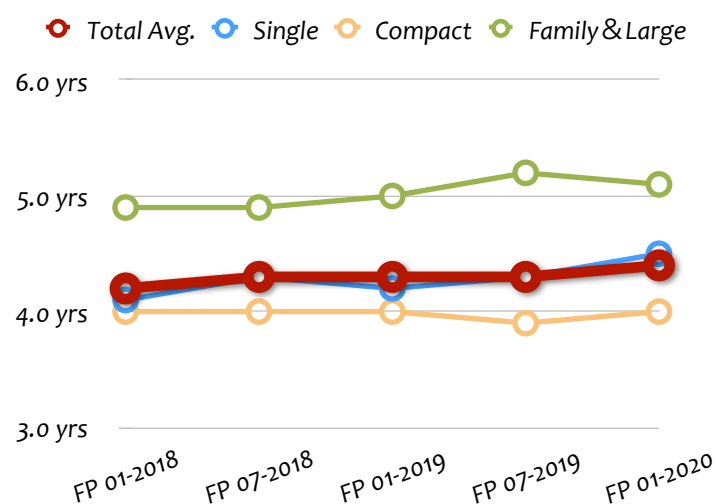
* For assets acquired during the FP Jan. 2020, appraisal value at the time of acquisition is used as the previous appraisal value.

** In the "Itemized Diff", difference from the previous FP in appraisal NOI minus repair costs are listed in "rent rev" and differences in repair costs and capital expenditures due to engineering report re-appraisal are listed in "ER re-appraisal".



Turnover Period

Lengthening

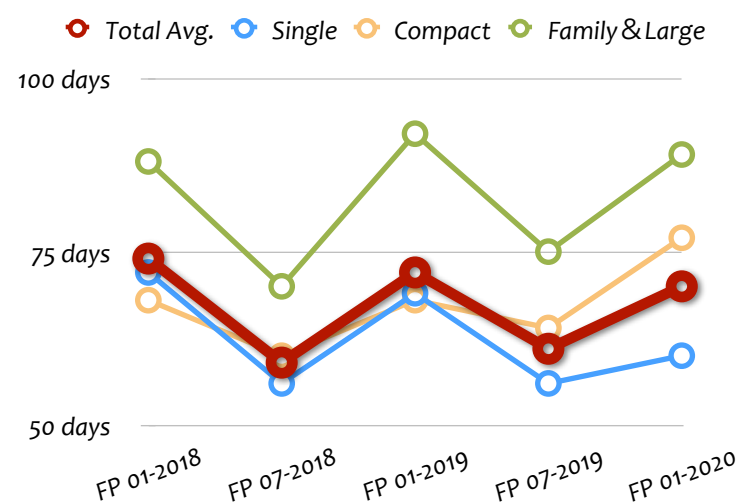


	Turnover Period (in years)*	
	FP Jan. 2018	FP Jan. 2020
Total Avg	4.2	4.4
F&L	4.9	5.1
C	4.0	4.0
S	4.1	4.5

* Calculated by dividing the average number of units that are occupied for the latest one year period by the number of move-outs during the same period.

Vacancy Period

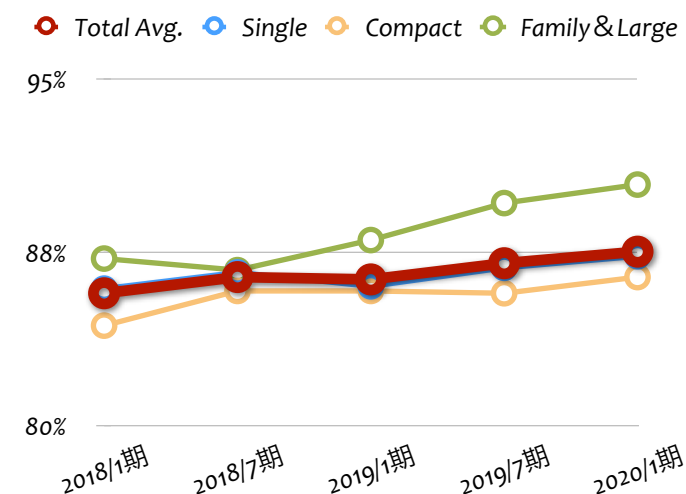
Shortening



	Vacancy Period (in days)	
	FP Jan. 2018	FP Jan. 2020
Total Avg	74	70
F&L	88	89
C	68	77
S	72	60

Renewal Ratio

Increasing



	Renewal Ratio*	
	FP Jan. 2018	FP Jan. 2020
Total Avg	85.7%	87.5%
F&L	87.2%	90.4%
C	84.3%	86.4%
S	85.9%	87.3%

* The ratio is calculated by dividing number of renewed units during the latest one year period by number of units which its contract came due during the same period.



Senior Housing



	No. of Properties	Asset Size (Acquisition Price Total)	Investment Ratio	Leasable Units	Occupancy (Guaranteed Rent Contract)	NOI Yield*
as of January 31, 2020	2 properties	2.7 billion yen	0.6%	163 units	100 %	7.0%

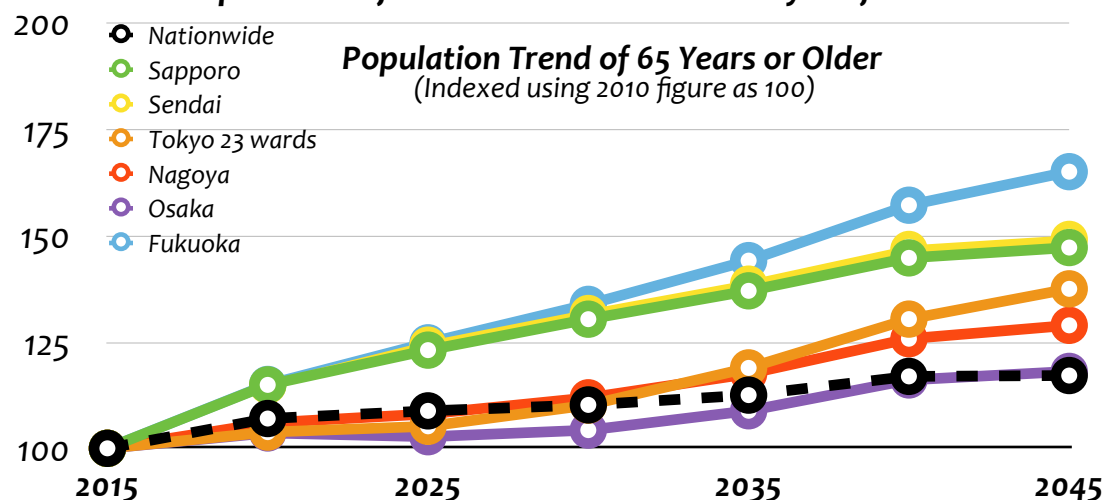
Investment Policy

Investment Criteria

Targeted Assets Assets that can be expected to have continued demand. Equivalent locational requirements with good access to public transportation.

Expected Yield To insure future liquidity there should be some premium over normal residential assets.

Population of Seniors Will Grow in Every Major Cities



Source: National Social Security and Population Research Center (March 2018)

Holdings

S-22 Life & Senior House Kohoku 2

There are units both for tenants needing nursing and tenants who are do not. Depending on the tenants condition they are able to transfer between the two type units. The neighborhood is filled with greenery a, are parks and trails.



S-29 Cocofump Hiyoshi

Located 8 min. walk away from Hiyoshi Honcho Station. Day service center and home nursing center is also located in the property. On the commercial space, there are medical clinics and drugstores.



Prop. No.	Property Name	Location	Built	NOI Yield
1 S-22	Life & Senior House Kohoku 2	Yokohama, Kanagawa	2003/10	7.3%
2 S-29	Cocofump Hiyoshi	Yokohama, Kanagawa	2010/01	6.5%

* Calculated as FP01-2020 Annualized NOI ÷ Acquisition Price



Student Housing



	No. of Properties	Asset Size (Acquisition Price Total)	Investment Ratio	Leasable Units	Occupancy (Guaranteed Rent Contract)	NOI Yield
as of January 31, 2020	18 properties	14.3 billion yen	3.2 %	1,305 units	100 %	6.1 %

Dormitories

Dormitories usually have in addition to individual rooms, kitchen serving breakfast and dinner, common dining room and common room, and operated under an operator.

S-23 College Court Tanashi



	Property No.	Property Name	Location	Built	NOI Yield
1	S-11	Tokyo • Student House Wako	Wako, Saitama	04/1990	6.9%
2	S-23	College Court Tanashi	Nishi-Tokyo, Tokyo	02/2010	7.4%

Student Apartments

Student apartments are normal apartments tenants are exclusively students.



P-3 RESIDIA Nakameguro



R-60 RESIDIA Okayama-ekimae
(undergone large-scale repair in FP 01/2017)

	Property No.	Property Name	Location	Built	NOI Yield
1	P-3	RESIDIA Nakameguro	Meguro, Tokyo	02/2005	5.0%
2	P-85	RESIDIA Komazawa	Setagaya, Tokyo	10/2008	5.8%
3	C-28	RESIDIA Oji	Kita, Tokyo	02/2005	5.8%
4	C-50	RESIDIA Shin-Itabashi	Itabashi, Tokyo	08/2009	6.2%
5	C-66	RESIDIA Takashimadaira	Itabashi, Tokyo	02/2007	5.7%
6	C-67	RESIDIA Shimurasakaue	Itabashi, Tokyo	02/2007	5.5%
7	C-68	RESIDIA Shimurasakaue II	Itabashi, Tokyo	03/2007	5.8%
8	C-69	RESIDIA Shimurasakaue III	Itabashi, Tokyo	03/2007	5.8%
9	C-74	RESIDIA Nerima	Nerima, Tokyo	03/2005	5.6%
10	C-77	RESIDIA Ogikubo II	Suginami, Tokyo	03/2007	5.2%
11	S-15	RESIDIA Okurayama	Yokohama, Kanagawa	03/1998	6.0%
12	S-30	RESIDIA Sagamihara	Sagamihara, Kanagawa	05/2004	6.6%
13	R-2	RESIDIA Imadegawa	Kyoto, Kyoto	02/1999	6.0%
14	R-38	RESIDIA Hirose-dori	Sendai, Miyagi	02/2010	7.8%
15	R-60	RESIDIA Okayama-Ekimae	Okayama, Okayama	03/2004	7.3%
16	R-61	RESIDIA Kyoto-Okazaki	Kyoto, Kyoto	03/2005	5.8%

* Calculated as FP01-2020 Annualized NOI ÷ Acquisition Price



Portfolio Diversification Policy



Investment Regions* ¹	Investment ratio* ²
Tokyo 23 Wards	70 ~ 100%
Tokyo Central 7 Wards	
Central Tokyo ex. 7 Wards	
Other Regions	0 ~ 30%
Tokyo Metropolitan (ex. Tokyo 23 Wards)	
Major Regional Cities	

Unit types	Investment ratio* ³
Single	~ 50%
Compact	20 ~ 40%
Family	20 ~ 40%
Large	~ 10%
■ In addition to the above, we invest in the following unit type.	
Unit types	Investment ratio* ³
Dormitory	up to 20%

*Note

1. Of the Tokyo 23 Wards, Chiyoda, Shibuya, Shinjuku, Meguro, Setagaya and Shinagawa wards are classified as Tokyo Central 7 Wards and the remaining wards are classified as Central Tokyo. Other Regions are Tokyo Metropolitan Area (Tokyo Metropolis excluding the Tokyo 23 Wards, prefectures of Kanagawa, Saitama and Chiba) and Major Regional Cities.
2. Investment ratios are calculated based on acquisition price.
3. Investment ratios are calculated based on leasable area.

Dormitory Type Units

The dormitories generally have shared bathrooms and laundry spaces.

Life & Senior House Kohoku 2, College Court Tanashi and Cocofump Hiyoshi are categorized as Dormitory type due to their characteristics.

Unit-type Definition

Floor Plan	~30m ²	~40m ²	~50m ²	~60m ²	~70m ²	~80m ²	~90m ²	over 90m ²
Studio	S	S	C	C	L	L	L	L
1 Bedroom	S	C	C	C	L	L	L	L
2 Bedroom	-	C	C	F	F	F	F	L
3 Bedroom	-	-	F	F	F	F	F	L
4 Bedroom ~	-	-	-	-	F	F	F	L

Floor plan

Studio	1R, 1K, STUDIO
1Bedroom	1DK, 1LDK
2Bedroom	2DK, 2LDK, 1LDK+S
3Bedroom	3DK, 3LDK, 2LDK+S
4Bedroom ~	4DK, 4LDK, 3LDK+S, or units with more rooms

Unit types

S = Single Type Units	mostly for singles
C = Compact Type Units	mostly for singles, couples or small families
F = Family Type Units	mostly for families
L = Large Type Units	mostly for foreign executives



Building a High Quality Portfolio



as of Jan. 31, 2020

Acquisitions and Dispositions Since the Merger

	Acquisitions	Dispositions
No. of Properties	127	46
Total Value (Acquisition Price)	184.3 bn yen	77.3 bn yen
Weighted Average NOI Yield	5.7%* ₁	4.6%* ₂
Weighted Average Building Age* ₃	5.1 yrs	13.3 yrs

Improving Yield and Reducing Average Age

	at the time of merger	after the transactions
Book Value NOI Yield	5.2%	5.7%* ₄
Building Age	15.7 yrs* ₅	13.6 yrs

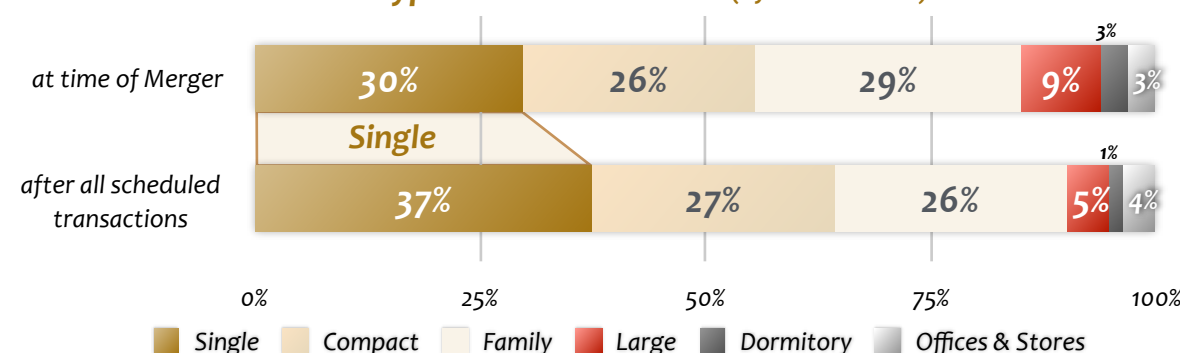
Balanced and Diversified Acquisition Sources

Transactions since the Merger	The Sponsor Group* ₆	Bridge Funds* ₇	Third party and Others	Total
No. of Properties	27	42	58	127
Total Acquisition Value (bn yen)	48.9	52.4	82.9	184.3
Share of Sources	26.6%	28.4%	45.0%	100%

Acquisition Focused on Single-type Units

Changes in No. of Units	Single	Compact	Family	Large	Dormitory	Others	Total
Tokyo Central 7 Wards	+934	+20	-35	-151	0	0	+768
Central Tokyo ex 7	+2,089	+658	+433	+8	0	+15	+3,203
Tokyo 23 Wards	+3,023	+678	+398	-143	0	+15	+3,971
Tokyo Metropolitan	+483	+10	-105	0	-748	-4	-364
Major Regional Cities	+1,972	+1,196	+323	+63	0	+2	+3,556
Other Regions	+2,455	+1,206	+218	+63	-748	-2	+3,192
Total	+5,478	+1,884	+616	-80	-748	+13	+7,163

Unit Type Investment Ratio (by leasable area)



- *₁ Weighted average NOI yield of acquisitions = Total annual NOI as entered on the appraisal of acquisitions ÷ Total of the acquisition prices × 100%
- *₂ Weighted average NOI yield of dispositions = Total actual annual NOI ÷ Total of the historical acquisition prices × 100
- *₃ Weighted average building age is acquisition price weighted average as of the time of acquisition or disposition.
- *₄ The following figures are used to calculate the Book Value NOI Yield. Annualized NOI ÷ FP01-2020 end book value, where the NOI is annualized using the actual days in operation during the FP01-2020
- *₅ Weighted Average age of buildings held at the time of merger, as of Jan. 31, 2020.
- *₆ The **Sponsor Group** applies to Itochu Corporation, who is the parent company of ADR's asset management company, and its subsidiaries.
- *₇ Bridge Funds are property funds which are often TK and where ADR has a right of first refusal on the assets under management.



Measures to Reduce Rent Declines Caused by Aging



Rents Decline due to Aging

Supply of new properties

Equipments become obsolete

Decrease in Quality due to wearing

Change in tenants' needs

Gradual Decline in Competitiveness

Measures taken to prevent or reduce rent declines

Building Maintenance

Daily Cleaning

Daily Repairs

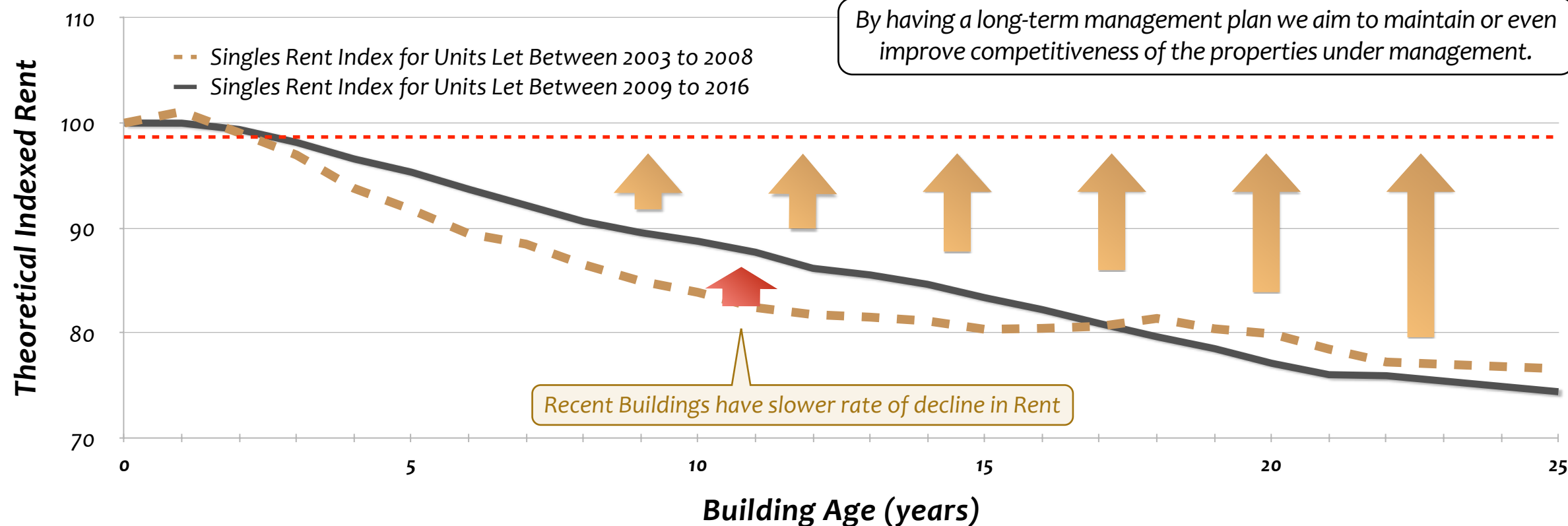
Equipment Maintenance

Timely Capital Expenditures

Largescale renovations of common areas and

Renovations of individual apartment units

Providing living environments that satisfy the tenants' needs



* Figures are indexed theoretical rent categorized by year and building age using actual rents provided by At Home Co., Ltd., of which Sumitomo Mitsui Trust Research Institute Co., Ltd. statistically processed using hedonic method.
* Analysis was conducted on rent data from single-type units (18m² to 30m²) of apartments in 23 wards of Tokyo.



Units w/ standard restoration work Units went under VE works Examples of Rents Maintained by Renovation



By taking proper measures competitiveness can be maintained

P-73 RESIDIA Shibaura

Common area renovation
Cost: 123 million yen

before

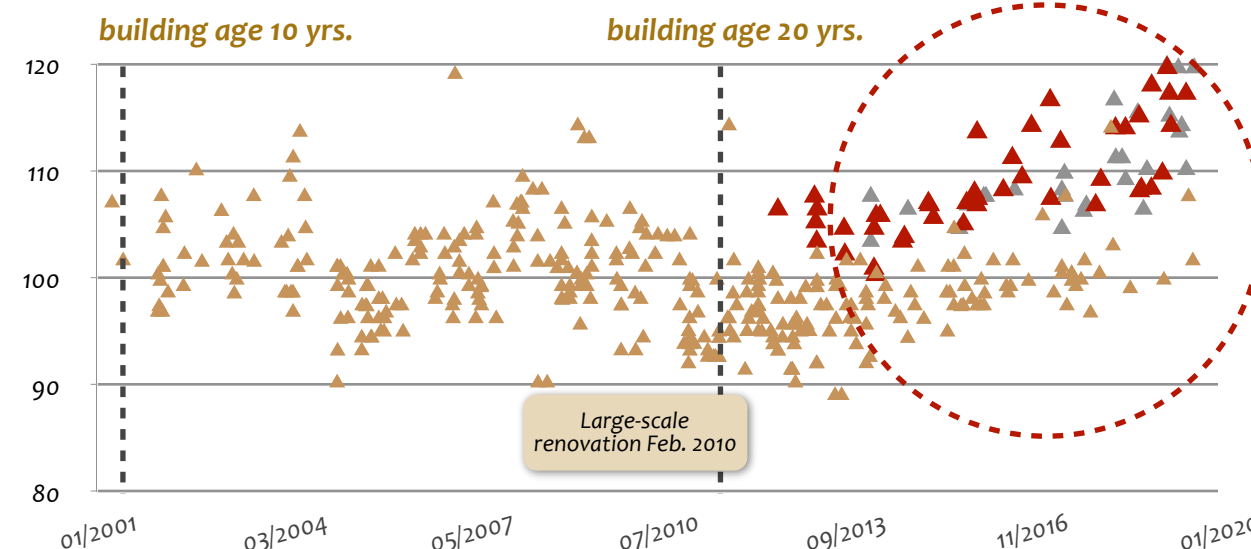
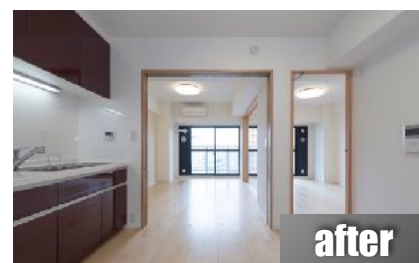


Building age 28 years



Individual apartment unit upgrading renovations
Cost: 3,829 K yen/unit

before



▲ Units w/ standard restoration work ▲ Units went under VE works ▲ Units having t/o more than twice after VE works

S-19 RESIDIA Kichijoji

Common area renovation
Cost: 30 million yen

before

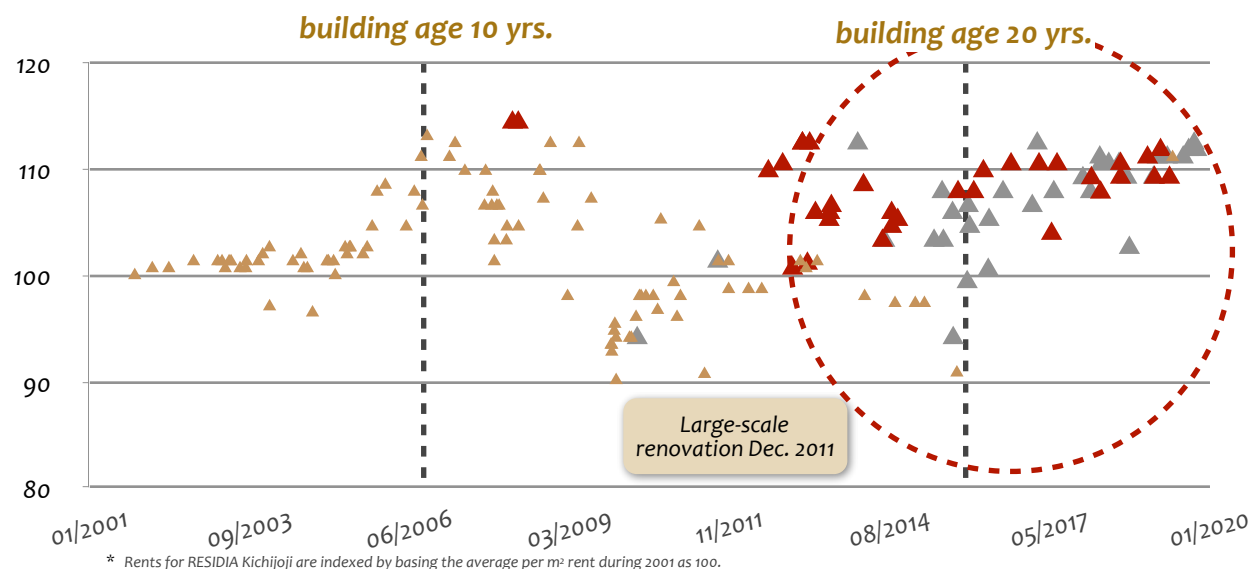
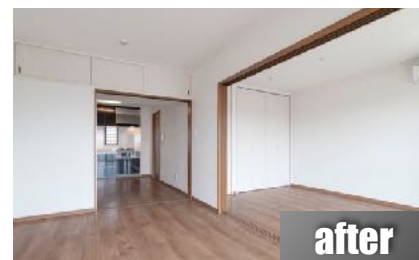


Building age 25 years



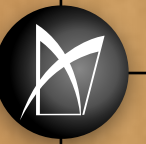
Individual apartment unit upgrading renovations
Cost: 3,579 K yen/unit

before





Sustainability Measures



Environmental

Extending the Lifespan of Properties through Large-scale Repairs and Value-enhancement Renovations

- Contributing to the environment by reducing life cycle CO₂ emissions.

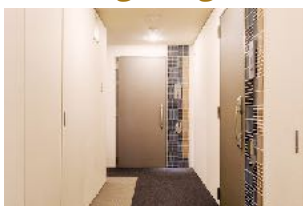
Related SDGs



Managing and Reducing Energy and Water Usage, CO₂ Emission, Waste Generation

- Disclosing energy saving targets and results.
- Installing energy saving equipment and engaging tenants toward environment friendly living.

Installed LED Lighting



Installed Water-saving Toilets



Posters promoting energy saving



Green Lease Contract

Approximately **52%** of tenants of ADR's properties are under green lease contract as of Jan. 31, 2020



Cooperation with Stakeholders to Promote Environment Friendly Operations

- Promoting understanding and cooperation with major vendors, property management companies and building management companies on environment-friendly measures.
- Holding sustainability seminars on sustainability and promoting paperless meetings at the asset management company.





Sustainability Measures



Social

Related SDGs

Improving Tenant's Satisfaction through Engagement

- Conduct periodical tenant satisfaction survey.
- Extending customer services through “RESIDIA Customer Support” and providing dedicated smart phone application , etc.



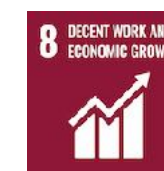
Contributing to Local Communities

- Installed AED and donation capable vending machines in properties.
- Sponsored architectural design competition for students and collaborated with the academia on research projects.



Promoting Diversity and Talent Development

- Installed career development programs, support for attaining degrees and certifications and job-specific development training programs
- The management company has been the only J-REIT company to consistently hire new grads.
- The management company is committed to promote female employees to managerial position and extending employment for retirees.



Creating a Rewarding Working Environment

- Introduced nursing leave, volunteering leaves hourly based paid vacation to promote the usage of paid vacation
- Installed RPA and other productivity enhancing systems.
- Practice management for corporate health to maintain and improve employee's physical and mental health.





Sustainability Measures



Governance

Related SDGs

Strong Governance Structure

- Installed Compliance Committee and Investment Committee with independent members.
- Installed Sustainability Committee and a dedicated team to promote sustainability organization-wide.
- Installed measures to insure fair handling of transactions with conflict of interests.



Pursuit of Unitholders' Profit through Customer-Oriented Business Conduct

- Established Principles for Customer-Oriented Business Conduct
- Installed management fee structure that is aligned to unitholders' profit.
- Introduced investment unit ownership program for directors and officers of the asset management company to align their interest to unitholder's interest.



Strengthening Resilience

- Strengthened compliance and risk management structure.
- Established strengthened BCP to battle disasters.
- Committing to identify risks and opportunity on climate change related risks.





Recognitions for Sustainability Measures



ADR & ADIM were recognized by multiple parties for its sustainability measures

Participated in GRESB Survey

First residential J-REIT to participate in the survey in 2014

Green Star

Rated as



Five years running

G R E S B
REAL ESTATE

GRESB is an industry-driven organization committed to assessing the sustainability performance of real estate portfolios (public, private and direct) around the globe. The dynamic benchmark is used by institutional investors to engage with their investments with the aim to improve the sustainability performance of their investment portfolio, and the global property sector at large.

Green Bond Issuance

First Residential J-REIT to Issue
Green Bond

Awarded the Highest Rating in JCR Green
Finance Framework Assessment

Green 1 (F)

Endorsing TCFD

**ADR Became the First Residential
J-REIT to Endorse TCFD
Recommendation**

TCFD | TASK FORCE ON
CLIMATE-RELATED
FINANCIAL
DISCLOSURES

The Financial Stability Board Task Force on Climate-related Financial Disclosures (TCFD) is a market-driven initiative, set up to develop a set of recommendations for voluntary and consistent climate-related financial risk disclosures in mainstream filings.

DBJ Green Building Certification

DBJ Green Building Awarded to **15** properties*

C-35 RESIDIA Bunkyo-Otowa


DBJ Green Building
2019 





Debt Structure



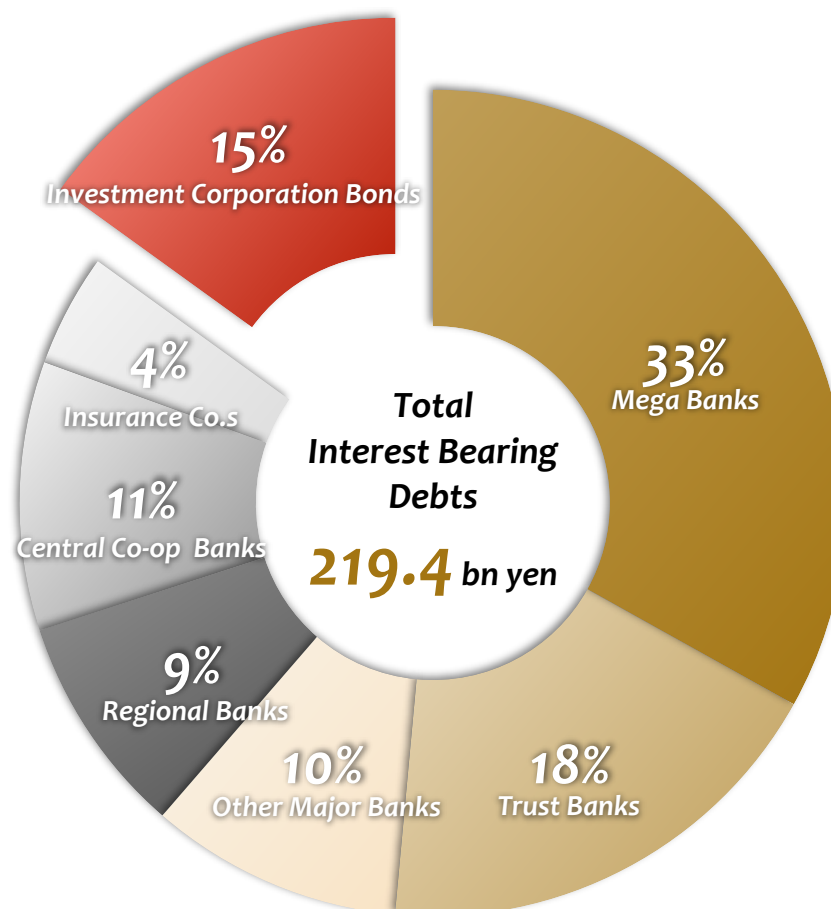
as of Jan. 31, 2020

Stable Financial Base with Multiple Funding Source

Investment Corporation Bonds

	Issue Date	Duration	Amount (bn yen)
Bond #19	04/2013	10.0 yrs	3.0
Bond #20	11/2013	12.0 yrs	2.0
Bond #21	04/2014	10.0 yrs	2.5
Bond #22	04/2015	10.0 yrs	2.0
Bond #23	10/2015	5.0 yrs	1.5
Bond #24	10/2015	10.0 yrs	1.5
Bond #25	06/2016	15.0 yrs	3.0
Bond #26	02/2017	5.5 yrs	2.0
Bond #27	07/2017	10.0 yrs	3.0
Bond #28 (private placement)	11/2017	10.0 yrs	1.0
Bond #29	04/2018	12.0 yrs	1.5
Bond #30	10/2018	10.0 yrs	2.0
Bond #31 (green bond)	07/2019	5.0 yrs	5.0
Bond #32 (private placement)	07/2019	10.0 yrs	3.0

Total 33.0



Loans

Lenders	Loan Outstanding (bn yen)	% share
MUFG Bank	36.8	16.8
Sumitomo Mitsui Trust Bank	28.1	12.9
Mizuho Bank	19.1	8.7
Sumitomo Mitsui Banking	16.5	7.6
Development Bank of Japan	14.6	6.7
Mizuho Trust & Banking	12.1	5.5
Aozora Bank	8.3	3.8
Resona Bank	8.1	3.7
The Norinchukin Bank	7.0	3.2
The Bank of Fukuoka	6.0	2.7
Shinsei Bank	5.2	2.4
The Nishi-Nippon City Bank	4.5	2.1
The Yamaguchi Bank	3.0	1.4
Taiyo Life Insurance	3.0	1.4
The Iyo Bank	2.0	0.9
Nippon Life Insurance	2.0	0.9
Shinkin Central Bank	1.5	0.7
Mitsui Sumitomo Insurance	1.0	0.5
The Chugoku Bank	1.0	0.5
Tokio Marine & Nichido Fire	1.0	0.5
JAPAN POST INSURANCE	1.0	0.5
The Gunma Bank	1.0	0.5
The Bank of Kyoto	1.0	0.5
The 77 Bank	1.0	0.5
Sumitomo Life Insurance	0.7	0.3
Kiraboshi Bank	0.5	0.2

Total 186.4 85.0

Credit Ratings

JCR

AA (Stable)

R&I

AA- (Stable)



Memo





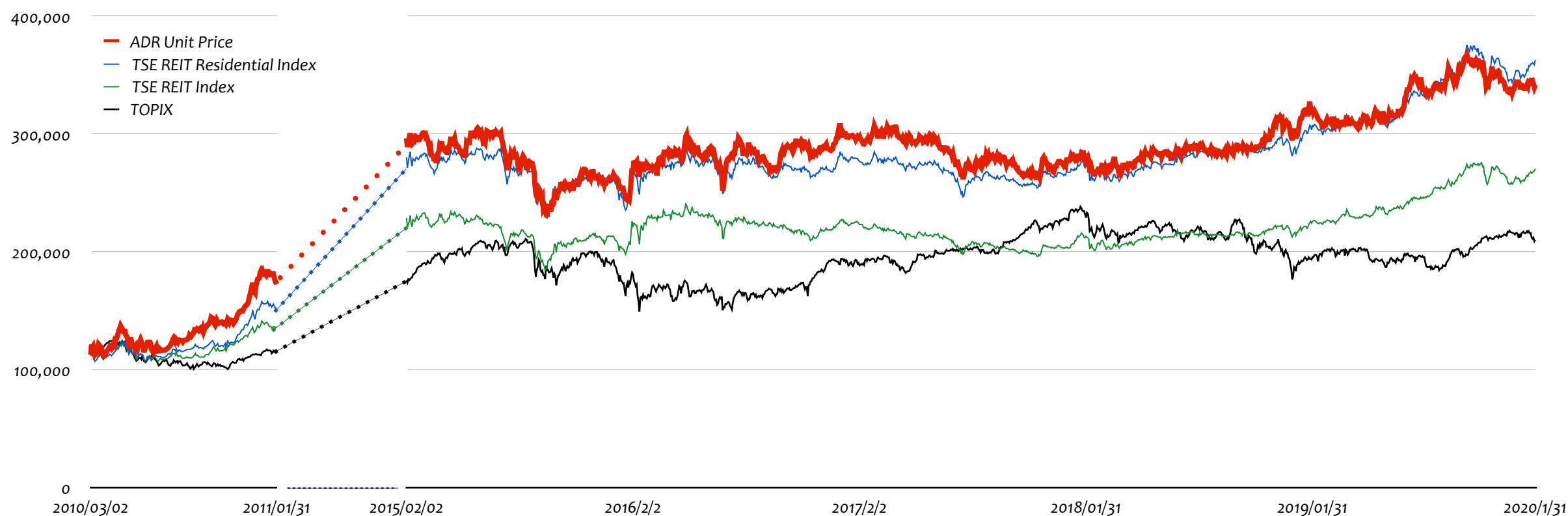
Unit Price Chart



* NAV and BPS are ex-dividend figures

Key Figures	FP 01-2011
Market capitalization	168.8 bn yen @172,300
Daily Average Trading Volume	0.44 bn yen 3,247 units
LTV (Total assets base)	52.4%
NAV per Unit (yen)	152,749
BPS (yen)	159,564
Implied CAP rate	5.3%

FP 07-2015	FP 01-2016	FP 07-2016	FP 01-2017	FP 07-2017	FP 01-2018	FP 07-2018	FP 01-2019	FP 07-2019	FP 01-2020
351.6 bn yen @270,500	338.6 bn yen @260,500	369.9 bn yen @284,600	402.1 bn yen @297,900	363.6 bn yen @269,400	378.0 bn yen @280,000	392.7 bn yen @290,900	434.7 bn yen @322,000	455.6 bn yen @337,500	472.9 bn yen @341,500
0.92 bn yen 3,181 units	0.85 bn yen 3,344 units	1.26 bn yen 4,512 units	1.25 bn yen 4,389 units	0.93 bn yen 3,225 units	0.77 bn yen 2,827 units	0.86 bn yen 3,116 units	0.92 bn yen 3,087 units	1.00 bn yen 3,158 units	1.25bn yen 3,620 units
51.6%	51.4%	52.2%	49.6%	49.6%	49.4%	49.9%	49.9%	49.9%	47.9%
207,281	216,739	223,586	230,621	237,214	239,503	248,686	258,656	270,753	285,013
155,161	155,161	155,161	158,601	158,353	158,103	157,852	157,592	157,338	161,671
4.1%	4.2%	4.1%	4.0%	4.4%	4.2%	4.2%	3.9%	3.9%	3.8%



* TOPIX, TSE REIT Index and TSE REIT Residential Index are re-indexed by using Advance Residence's March 2, 2010, closing price of 112,500 yen as base price.



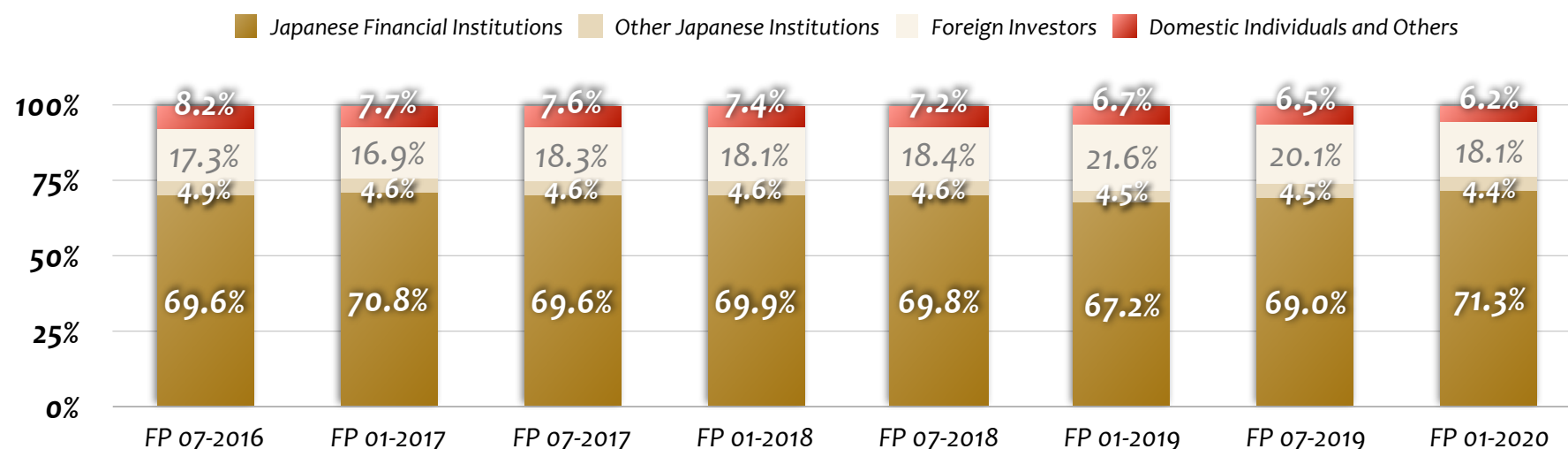
Major Unitholders



Increase in Holdings by Domestic Financial Institutions

	Number of Unitholders		Number of Units		
	Unit-holders	diff	Units	diff	(%)
Japanese Financial Institutions	213	+25	988,090	+57,216	71.3%
Trust Banks	14	+1	707,109	+42,822	51.1%
(investment trust account)	25	+2	521,898	+37,020	37.7%
Regional Banks	51	+1	117,175	+2,616	8.5%
Life Insurance	9	-1	33,263	-3,640	2.4%
Securities Companies	23	+3	70,495	+10,599	5.1%
Casualty Insurance	5	+1	6,947	-8,141	0.5%
Credit Unions & Co-ops	62	+14	31,217	+7,254	2.3%
Shinkin Banks	49	+6	21,884	+5,706	1.6%
City Banks	0	-	0	-	0.0%
Other Japanese Corporations	221	+5	60,607	+190	4.4%
Foreign Corporations and Individuals	266	-4	250,130	-20,810	18.1%
Domestic Individuals and Others	13,163	-296	86,173	-1,596	6.2%
Total	13,863	-270	1,385,000	+35,000	100.0%

Top 10 Unitholders	Holdings (units)	% share of issued and outstanding
Japan Trustee Services Bank, Ltd. (Tr. Acc.)	309,486	22.3%
The Master Trust Bank of Japan, Ltd. (Tr. Acc.)	242,535	17.5%
The Nomura Trust and Banking Co., Ltd. (Inv. Tr. Acc.)	62,348	4.5%
Trust & Custody Services Bank, Ltd. (Securities Inv. Tr. Acc.)	42,681	3.1%
ITOCHU Corporation	34,800	2.5%
Mizuho Securities Co., Ltd.	25,872	1.9%
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	17,379	1.3%
State Street Bank - West Client - Treaty 505234	17,109	1.2%
Trust & Custody Services Bank, Ltd. (Money Tr. Acc.)	15,147	1.1%
State Street Bank and Trust Company 505001	13,449	1.0%
Total	780,806	56.4%





Balance Sheet



in thousand yen

Fiscal Period Ending January 31, 2020	
Assets	
Current assets	
Cash and deposits	17,327,999
Cash and deposits in trust	9,967,400
Operating accounts receivables	223,992
Prepaid expenses	336,054
Other	7,255
Allowance for doubtful accounts	-7,042
Current assets	27,855,659
Fixed assets	
Property, plant and equipment	
Buildings	61,342,140
Structures	16,738
Machinery and equipment	81,969
Tools, furniture and fixtures	217,352
Land	74,925,779
Construction in progress	12,171
Buildings in trust	126,895,629
Structures in trust	79,541
Machinery and equipment in trust	97,758
Tools, furniture and fixtures in trust	345,379
Land in trust	161,245,386
Construction in progress	268,130
Property, plant and equipment	425,527,978
Intangible assets	
Leasehold right in trust	1,871,641
Other	4,944
Intangible assets	1,876,586
Investments and other assets	
Long-term prepaid expenses	844,428
Guarantee deposits	568,896
Guarantee deposits in trust	1,038,903
Other	1,180
Investments and other assets	2,453,407
Fixed assets	429,857,972
Deferred assets	
Investment unit issuance expenses	5,709
Investment corporation bond issuance costs	143,861
Deferred assets	149,570
Total Assets	457,863,202

Fiscal Period Ending January 31, 2020	
Liabilities	
Current liabilities	
Operating accounts payable	280,745
Current portion of short-term loans payable	1,000,000
Current portion of investment corporation bond	1,500,000
Current portion of long-term loans payable	25,070,000
Accounts payable-other	1,445,117
Accrued expenses	87,568
Accrued consumption taxes	150,773
Advances received	65,529
Other	18,520
Current liabilities	29,618,253
Long-term liabilities	
Investment corporation bond	31,500,000
Long-term loans payable	160,348,000
Tenant leasehold and security deposits	1,280,879
Tenant leasehold and security deposits in trust	3,394,389
Derivatives liabilities	23,019
Long-term liabilities	196,546,289
Liabilities	226,164,543
Net assets	
Unitholders' equity	
Unitholders' capital, gross	139,034,823
Surplus	
Capital surplus	53,220,279
Reserve for dividend	31,521,354
Unappropriated retained earnings (undisposed loss)	7,945,222
Surplus	92,686,856
Unitholders' equity	231,721,679
Valuation and translation adjustments	-23,019
Net assets	231,698,659
Liabilities and net assets	457,863,202



Profit and Loss Statement



in thousand yen

Fiscal Period Ending Jan. 31, 2020 (from August 1, 2019 to January 31, 2020)	
Operating Revenue	
Rent Revenue - real estate	16,533,290
Gain on Sales	642,438
Operating Revenue	17,175,729
Operating Expenses	
Expenses Related to Rent Business	6,439,510
Asset Management Fee	1,246,655
Asset Custody Fee	9,825
Administrative Service fees	58,786
Director Compensations	5,075
Taxes and Dues	259,384
Other Operating Expenses	191,873
Operating Expenses	8,211,111
Operating Income	8,964,618
Non-operating Income	
Interest Income	6,767
Claim Compensation Income	6,171
Reversal of Distributions Payable	1,476
Reversal of Reserve for Doubtful Receivables	318
Compensation Income	8,494
Other	306
Non-operating Income	23,533
Non-operating Expenses	
Interest Expenses	710,029
Interest Expenses on Investment Corporation Bonds	117,938
Amortization of Investment Unit Issuance Expenses	1,152
Amortization of Corporation Bonds Issuance Expenses	12,864
Investment Unit Issuance Expenses	19,027
Borrowing Related Expenses	180,132
Other	1,180
Non-operating Expenses	1,042,324
Ordinary Income	7,945,827
Income before Income Taxes	7,945,827
Income Taxes - Current	605
Income Taxes	605
Net Income	7,945,222
Retained Earnings Brought Forward	-
Unappropriated Retained Earnings (undisposed loss)	7,945,222

Fiscal Period Ending Jan. 31, 2020 (from August 1, 2019 to January 31, 2020)	
A. Revenue from Property Leasing	
Rental	
Rent Income	14,629,047
Facility Charge	831,273
Parking Fee	441,916
Subtotal	15,902,237
Other Revenues Related to Property Leasing	
Income from Leasing Rights, etc.	81,780
Miscellaneous Income	549,272
Subtotal	631,053
Total Revenues from Property Leasing	16,533,290
B. Rental Expenses	
Taxes and Duties	884,766
Property Management Fees	1,148,392
Utilities	237,422
Repairs and Maintenance	611,110
Insurance	25,535
Trust Tee	70,129
Other Rental Expenses	699,546
Depreciation and Amortization	2,762,607
Total Rental Expenses	6,439,510
C. Operating Income from Property Leasing Activities (A-B)	10,093,780
NOI (C + Depreciation and Amortization)	12,856,387

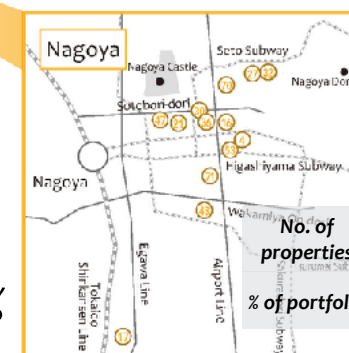
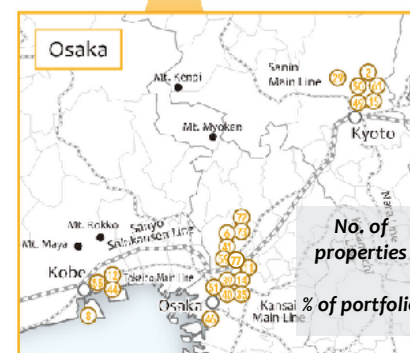
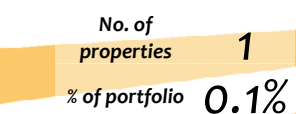
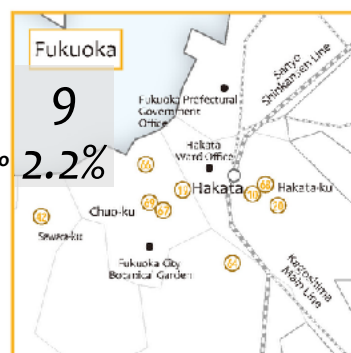
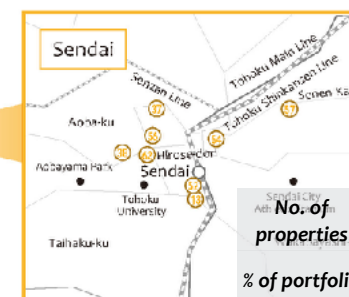
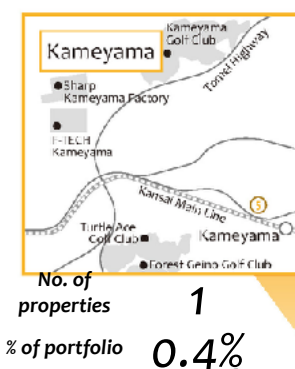
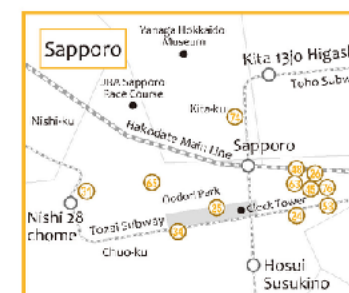
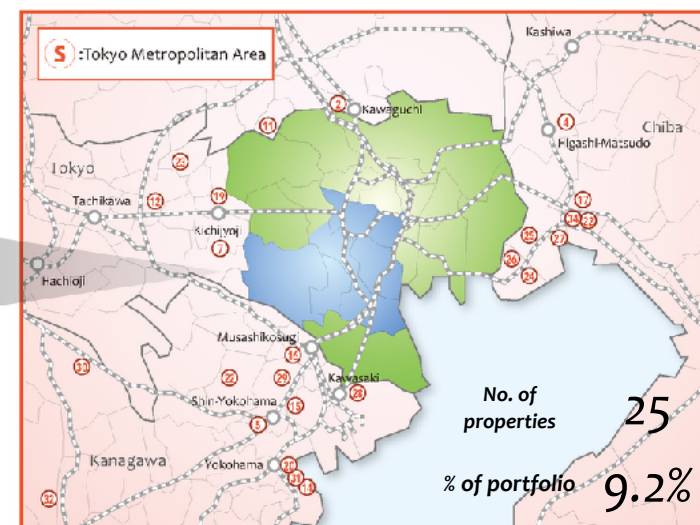
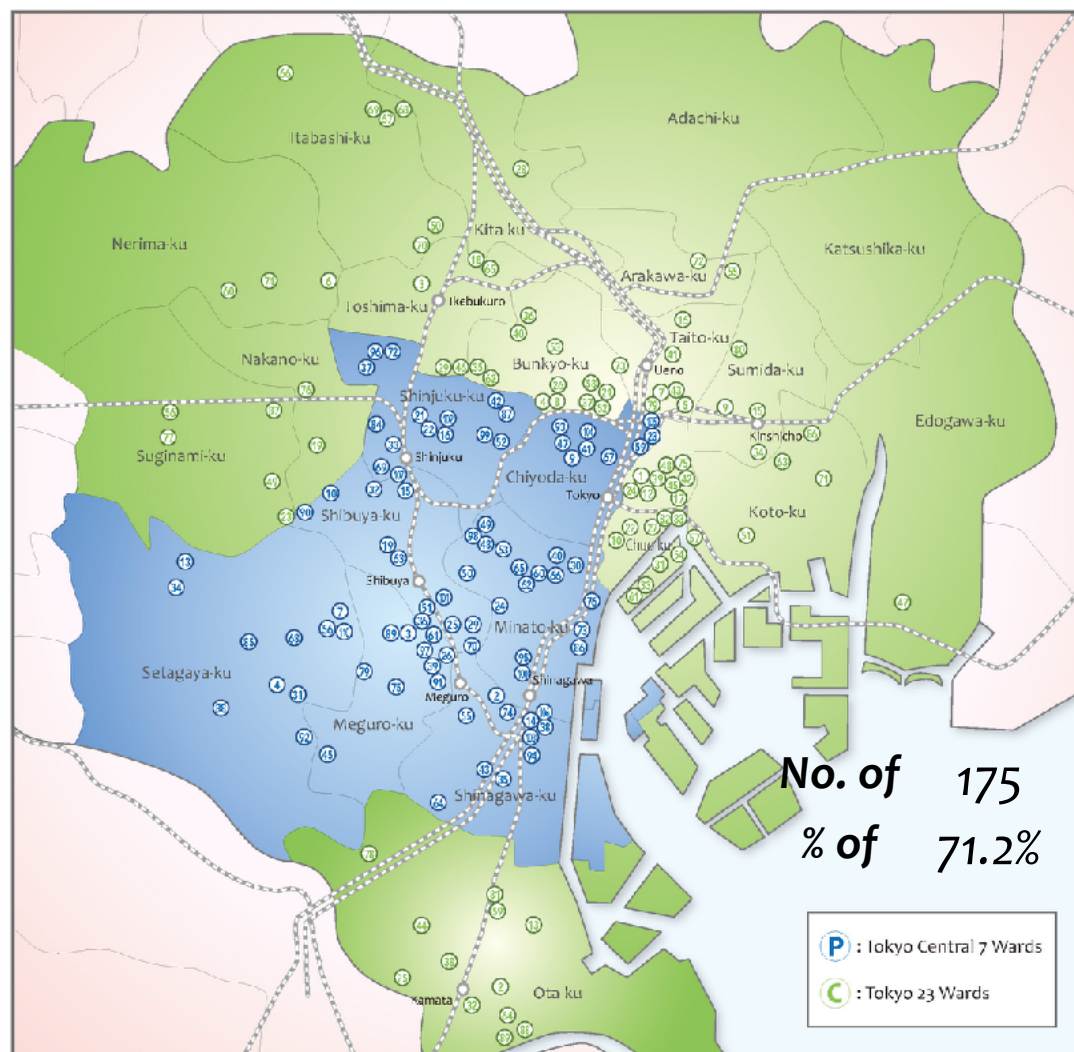


Portfolio Map



as of Jan. 31, 2020

Percentages of portfolio are calculated based on acquisition price of properties.





Portfolio



as of Jan. 31, 2020

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
P-2	RESIDIA Shimazuyama	Shinagawa-ku, Tokyo	12 - 2004	115	2,860	0.6%	3,650	2,365	54.3%	4.3%	95.7%
P-3	RESIDIA Nakameguro	Meguro-ku, Tokyo	2 - 2005	88	1,730	0.4%	2,330	1,364	70.7%	2.6%	100.0%
P-4	RESIDIA Setagaya-Tsurumaki	Setagaya-ku, Tokyo	3 - 2002	28	1,229	0.3%	1,340	1,150	16.4%	7.3%	100.0%
P-7	RESIDIA Ikejiriohashi	Setagaya-ku, Tokyo	8 - 2005	42	1,230	0.3%	1,540	1,131	36.1%	3.1%	92.9%
P-9	RESIDIA Kudanshita	Chiyoda-ku, Tokyo	3 - 2004	86	2,270	0.5%	2,770	2,053	34.9%	2.9%	100.0%
P-10	RESIDIA Hatagaya	Shibuya-ku, Tokyo	2 - 2006	35	1,130	0.3%	1,350	1,048	28.8%	7.3%	94.3%
P-13	RESIDIA Sakurajosui	Setagaya-ku, Tokyo	7 - 2006	39	1,120	0.2%	1,400	1,041	34.4%	7.0%	100.0%
P-14	RESIDIA Kita-Shinagawa	Shinagawa-ku, Tokyo	2 - 2007	120	2,720	0.6%	3,090	2,478	24.7%	4.3%	100.0%
P-15	RESIDIA Yoyoginomori	Shibuya-ku, Tokyo	3 - 2007	22	732	0.2%	780	696	12.0%	4.4%	100.0%
P-16	RESIDIA Shinjuku-East III	Shinjuku-ku, Tokyo	2 - 2009	39	750	0.2%	1,000	704	41.9%	4.3%	92.3%
P-19	Leopalace Udagawacho Mansion	Shibuya-ku, Tokyo	8 - 2001	30	588	0.1%	797	555	43.4%	8.2%	100.0%
P-21	RESIDIA Shinjuku-East II	Shinjuku-ku, Tokyo	2 - 2004	54	1,380	0.3%	1,960	1,375	42.5%	4.8%	96.3%
P-22	RESIDIA Shinjuku-East	Shinjuku-ku, Tokyo	8 - 2000	48	941	0.2%	1,290	918	40.5%	5.3%	91.7%
P-23	RESIDIA Kanda-Iwamotocho	Chiyoda-ku, Tokyo	2 - 2004	65	1,520	0.3%	2,250	1,369	64.3%	4.1%	96.9%
P-24	RESIDIA Azabujuban II	Minato-ku, Tokyo	2 - 2001	37	874	0.2%	1,150	883	30.2%	3.1%	89.2%
P-25	RESIDIA Ebisu	Shibuya-ku, Tokyo	1 - 2001	26	554	0.1%	740	563	31.3%	3.0%	88.5%
P-26	RESIDIA Meguro	Shinagawa-ku, Tokyo	10 - 1999	20	722	0.2%	778	728	6.8%	6.2%	100.0%
P-29	RESIDIA Hiroo II	Shibuya-ku, Tokyo	11 - 2005	76	1,660	0.4%	2,300	1,489	54.4%	2.9%	92.1%
P-30	Pianetta Shiodome	Minato-ku, Tokyo	2 - 2005	67	1,950	0.4%	2,420	1,760	37.4%	5.3%	97.0%
P-31	RESIDIA Komazawadaigaku	Setagaya-ku, Tokyo	10 - 2004	18	333	0.1%	408	304	34.2%	8.5%	94.4%
P-32	RESIDIA Yoyogi	Shibuya-ku, Tokyo	2 - 2005	16	326	0.1%	410	306	33.9%	11.0%	100.0%
P-33	RESIDIA Nishi-Shinjuku	Shinjuku-ku, Tokyo	2 - 2005	19	363	0.1%	455	339	34.0%	9.9%	100.0%
P-34	RESIDIA Kyodo	Setagaya-ku, Tokyo	2 - 2005	15	286	0.1%	353	260	35.4%	10.6%	93.3%
P-35	RESIDIA Oimachi	Shinagawa-ku, Tokyo	12 - 2005	48	947	0.2%	1,210	849	42.4%	4.3%	97.9%
P-36	RESIDIA Ebisu II	Shibuya-ku, Tokyo	1 - 2006	61	2,280	0.5%	3,030	2,203	37.5%	3.4%	98.4%

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
P-37	RESIDIA Kamiochiai	Shinjuku-ku, Tokyo	9 - 2006	70	1,180	0.3%	1,590	1,073	48.1%	4.8%	97.1%
P-38	RESIDIA Higashi-Shinagawa	Shinagawa-ku, Tokyo	8 - 2006	122	2,040	0.5%	2,560	1,883	35.9%	4.0%	98.4%
P-39	RESIDIA Meguro II	Meguro-ku, Tokyo	1 - 2006	34	1,190	0.3%	1,470	1,131	29.9%	6.5%	91.2%
P-40	RESIDIA Toranomom	Minato-ku, Tokyo	9 - 2006	63	1,320	0.3%	1,830	1,221	49.9%	3.3%	96.8%
P-41	RESIDIA Shin-Ochanomizu	Chiyoda-ku, Tokyo	3 - 2006	52	1,160	0.3%	1,680	1,082	55.2%	2.8%	100.0%
P-42	RESIDIA Kagurazaka	Shinjuku-ku, Tokyo	8 - 2006	52	918	0.2%	1,190	851	39.7%	2.1%	100.0%
P-43	RESIDIA Oimachi II	Shinagawa-ku, Tokyo	7 - 2007	40	1,050	0.2%	1,400	975	43.5%	4.8%	100.0%
P-45	RESIDIA Jiyugaoka	Meguro-ku, Tokyo	3 - 2002	28	1,050	0.2%	1,390	1,010	37.5%	7.3%	100.0%
P-47	RESIDIA Suidobashi	Chiyoda-ku, Tokyo	12 - 2004	65	2,310	0.5%	2,950	2,110	39.8%	2.3%	98.5%
P-48	RESIDIA TOWER Nogizaka	Minato-ku, Tokyo	8 - 2004	68	3,660	0.8%	4,600	3,511	31.0%	3.5%	91.2%
P-49	RESIDIA Akasaka	Minato-ku, Tokyo	5 - 2004	37	1,180	0.3%	1,580	1,127	40.1%	8.3%	94.6%
P-50	RESIDIA Nishi-Azabu	Minato-ku, Tokyo	7 - 2004	125	6,780	1.5%	9,160	6,476	41.4%	2.8%	99.2%
P-51	RESIDIA Daikanyama	Shibuya-ku, Tokyo	7 - 2004	42	2,150	0.5%	2,390	2,015	18.6%	4.0%	97.6%
P-52	RESIDIA Ichigaya	Shinjuku-ku, Tokyo	8 - 2004	85	2,500	0.6%	3,430	2,388	43.6%	3.6%	98.8%
P-53	RESIDIA Roppongi-Hinokichokoen	Minato-ku, Tokyo	9 - 1999	89	3,570	0.8%	5,290	3,574	48.0%	6.8%	93.3%
P-55	RESIDIA TOWER Meguro-Fudomae	Shinagawa-ku, Tokyo	1 - 2007	358	16,500	3.7%	20,500	14,616	40.3%	1.8%	96.6%
P-56	RESIDIA Sangenjaya	Setagaya-ku, Tokyo	1 - 2005	78	2,760	0.6%	3,740	2,475	51.1%	2.7%	98.7%
P-59	RESIDIA Kanda-Higashi	Chiyoda-ku, Tokyo	10 - 2003	64	1,620	0.4%	2,360	1,521	55.1%	3.4%	100.0%
P-60	RESIDIA Higashi-Azabu	Minato-ku, Tokyo	4 - 2006	31	1,430	0.3%	1,680	1,344	25.0%	3.2%	100.0%
P-61	RESIDIA Ebisu-Minami	Shibuya-ku, Tokyo	3 - 2007	39	2,020	0.5%	2,430	1,917	26.7%	7.1%	94.9%
P-62	RESIDIA TOWER Azabujuban	Minato-ku, Tokyo	1 - 2003	113	6,190	1.4%	8,350	6,097	36.9%	0.7%	92.0%
P-63	RESIDIA Shibuya	Shibuya-ku, Tokyo	6 - 2006	40	1,250	0.3%	1,760	1,199	46.8%	3.5%	100.0%
P-64	RESIDIA Nakanobu	Shinagawa-ku, Tokyo	11 - 2005	65	1,880	0.4%	2,590	1,731	49.5%	3.4%	98.5%
P-65	RESIDIA Azabudai	Minato-ku, Tokyo	2 - 2006	47	1,610	0.4%	2,050	1,531	33.8%	4.6%	97.9%
P-66	RESIDIA Shibadaimon II	Minato-ku, Tokyo	8 - 2006	48	1,740	0.4%	2,130	1,659	28.3%	3.3%	97.9%



Portfolio



as of Jan. 31, 2020

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
P-67	RESIDIA Kanda	Chiyoda-ku, Tokyo	6-2006	43	1,140	0.3%	1,630	1,075	51.5%	4.9%	95.3%
P-68	RESIDIA Sangenjaya II	Setagaya-ku, Tokyo	3-2006	34	1,280	0.3%	1,630	1,203	35.4%	4.4%	100.0%
P-69	RESIDIA Nishi-Shinjuku II	Shinjuku-ku, Tokyo	5-2007	74	1,830	0.4%	2,350	1,681	39.8%	10.9%	94.6%
P-70	RESIDIA Hiroo-Minami	Shibuya-ku, Tokyo	8-2007	26	923	0.2%	1,200	860	39.4%	2.8%	92.3%
P-72	RESIDIA Mejiro-Otomeyama	Shinjuku-ku, Tokyo	12-2002	19	974	0.2%	1,240	964	28.6%	4.9%	100.0%
P-73	RESIDIA Shibaura	Minato-ku, Tokyo	9-1991	153	4,670	1.0%	6,550	4,336	51.0%	2.8%	94.8%
P-74	RESIDIA Gotenyama	Shinagawa-ku, Tokyo	1-2007	16	930	0.2%	1,070	870	23.0%	7.9%	100.0%
P-75	RESIDIA Yutenji	Meguro-ku, Tokyo	8-2006	118	5,260	1.2%	6,620	4,995	32.5%	7.8%	95.8%
P-76	Park Tower Shibaura Bayward Urban Wing	Minato-ku, Tokyo	5-2005	191	9,570	2.1%	12,700	8,915	42.4%	3.6%	96.3%
P-79	RESIDIA Kamimeguro	Meguro-ku, Tokyo	1-1993	16	878	0.2%	1,200	839	42.9%	7.7%	100.0%
P-84	RESIDIA Kita-Shinjuku	Shinjuku-ku, Tokyo	2-1997	26	1,460	0.3%	1,780	1,349	31.9%	8.8%	96.2%
P-85	RESIDIA Komazawa	Setagaya-ku, Tokyo	10-2008	59	870	0.2%	1,290	810	59.2%	10.0%	100.0%
P-86	RESIDIA Shibaura KAIGAN	Minato-ku, Tokyo	1-2010	72	2,400	0.5%	3,240	2,281	42.0%	4.4%	98.6%
P-87	RESIDIA Ichigaya-Yakuoji	Shinjuku-ku, Tokyo	8-2008	98	2,070	0.5%	2,770	1,948	42.1%	3.0%	99.0%
P-88	RESIDIA Yoga	Setagaya-ku, Tokyo	6-2008	66	1,523	0.3%	1,970	1,521	29.5%	10.3%	98.5%
P-89	RESIDIA TOWER Nakameguro	Meguro-ku, Tokyo	3-2007	70	3,300	0.7%	4,960	3,286	50.9%	2.4%	95.7%
P-90	RESIDIA Sasazuka II	Shibuya-ku, Tokyo	1-2011	167	3,760	0.8%	4,920	3,638	35.2%	4.2%	97.6%
P-91	RESIDIA Meguro III	Meguro-ku, Tokyo	1-2010	31	950	0.2%	1,510	943	60.0%	2.6%	96.8%
P-92	RESIDIA Jiyugaoka II	Setagaya-ku, Tokyo	10-2007	17	778	0.2%	1,060	772	37.3%	5.4%	100.0%
P-93	RESIDIA Kudanshita II	Chiyoda-ku, Tokyo	1-2012	48	1,240	0.3%	1,910	1,210	57.7%	2.6%	97.9%
P-94	RESIDIA Omori II	Shinagawa-ku, Tokyo	3-2012	90	1,620	0.4%	2,400	1,575	52.4%	2.2%	98.9%
P-95	RESIDIA Shirokane-Takanawa	Minato-ku, Tokyo	3-2012	53	1,480	0.3%	2,220	1,448	53.2%	6.7%	98.1%
P-96	RESIDIA Nakaochiai	Shinjuku-ku, Tokyo	3-2008	187	3,656	0.8%	4,720	3,748	25.9%	A 2.9% B 2.9% C 3.0%	96.8%
P-97	RESIDIA Nakameguro II	Meguro-ku, Tokyo	8-2006	50	1,119	0.2%	1,610	1,104	45.8%	2.7%	90.0%
P-98	ARTIS COURT Minamiaoyama	Minato-ku, Tokyo	7-2008	23	1,720	0.4%	2,020	1,719	17.5%	3.9%	95.7%

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
P-99	RESIDIA Yotsuya-Sanchome	Shinjuku-ku, Tokyo	5-2009	90	2,090	0.5%	2,960	2,054	44.0%	3.8%	94.4%
P-100	RESIDIA Takanawa-Katsurazaka	Minato-ku, Tokyo	3-2006	45	900	0.2%	1,210	935	29.3%	5.4%	97.8%
P-101	RESIDIA Ebisu III	Shibuya-ku, Tokyo	3-2006	26	611	0.1%	888	650	36.6%	3.3%	92.3%
P-102	RESIDIA Shinjuku-gyoen	Shinjuku-ku, Tokyo	10-2006	38	687	0.2%	1,030	714	44.1%	5.2%	100.0%
P-103	RESIDIA Minami-Shinagawa	Shinagawa-ku, Tokyo	10-2013	50	1,177	0.3%	1,590	1,186	34.0%	8.7%	100.0%
P-104	Chester Court Ochanomizu	Chiyoda-ku, Tokyo	3-2007	118	3,117	0.7%	4,150	3,156	31.5%	2.4%	98.3%
P-105	RESIDIA Kanda-Iwamotocho II	Chiyoda-ku, Tokyo	4-2007	48	1,280	0.3%	1,770	1,290	37.2%	2.8%	100.0%
P-106	RESIDIA Shinagawa	Shinagawa-ku, Tokyo	6-2007	36	980	0.2%	1,350	988	36.5%	4.0%	97.2%
P-107	RESIDIA Yoyogi II	Shibuya-ku, Tokyo	1-2008	31	839	0.2%	1,040	891	16.7%	8.4%	100.0%
P-108	RESIDIA Nakanobu II	Shinagawa-ku, Tokyo	4-2014	44	917	0.2%	1,180	931	26.7%	3.9%	100.0%
P-109	RESIDIA Ochanomizu II	Chiyoda-ku, Tokyo	3-2015	28	821	0.2%	1,070	835	28.1%	4.1%	100.0%
P-110	RESIDIA Mishuku	Shinagawa-ku, Tokyo	4-2015	42	1,159	0.3%	1,430	1,178	21.4%	4.1%	97.7%
P-111	RESIDIA Ichigaya II	Shibuya-ku, Tokyo	9-2007	57	1,915	0.4%	2,210	2,000	10.5%	3.8%	93.0%
P-112	RESIDIA Ichigaya-Sadohara	Shibuya-ku, Tokyo	2-2008	28	4,085	0.9%	5,050	4,265	18.4%	7.3%	89.3%
P-113	RESIDIA Nishi-Koyama	Meguro-ku, Tokyo	1-2018	56	1,671	0.4%	2,060	1,736	18.7%	6.4%	98.2%
C-1	RESIDIA Mitsukoshimae	Chuo-ku, Tokyo	2-2005	105	1,920	0.4%	2,840	1,508	88.3%	3.3%	97.1%
C-2	RESIDIA Kamata	Ota-ku, Tokyo	3-2005	166	2,640	0.6%	3,850	2,013	91.2%	4.7%	99.4%
C-3	RESIDIA Ikebukuro	Toshima-ku, Tokyo	3-2005	60	1,520	0.3%	1,890	1,392	35.7%	7.1%	96.7%
C-4	RESIDIA Bunkyo-Hongo	Bunkyo-ku, Tokyo	7-2005	65	1,680	0.4%	2,430	1,527	59.1%	4.6%	98.5%
C-5	RESIDIA Asakusabashi	Taito-ku, Tokyo	8-2005	47	1,060	0.2%	1,560	910	71.3%	2.9%	97.9%
C-6	Maison Eclairée Ekoda	Nerima-ku, Tokyo	3-1993	94	953	0.2%	1,140	889	28.1%	9.2%	95.7%
C-7	RESIDIA Ueno-Okachimachi	Taito-ku, Tokyo	2-2006	127	3,160	0.7%	4,150	2,783	49.1%	2.1%	96.1%
C-8	RESIDIA Bunkyo-Hongo II	Bunkyo-ku, Tokyo	1-2006	70	1,623	0.4%	2,180	1,504	44.9%	3.6%	100.0%
C-9	RESIDIA Ryogoku	Sumida-ku, Tokyo	2-2006	48	913	0.2%	1,320	828	59.2%	9.1%	100.0%
C-12	RESIDIA Nihonbashi-Ningyocho II	Chuo-ku, Tokyo	1-2007	137	3,180	0.7%	4,310	2,898	48.7%	4.6%	98.5%



Portfolio



as of Jan. 31, 2020

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
C-13	RESIDIA Omori-Higashi	Ota-ku, Tokyo	8-2007	81	1,980	0.4%	2,260	1,788	26.4%	3.8%	96.3%
C-15	RESIDIA Kinshicho	Sumida-ku, Tokyo	11-2007	157	4,200	0.9%	5,010	3,937	27.2%	7.2%	98.1%
C-16	RESIDIA Negishi	Taito-ku, Tokyo	12-2005	28	856	0.2%	1,050	791	32.6%	7.7%	100.0%
C-17	RESIDIA Shinkawa	Chuo-ku, Tokyo	2-2003	83	1,880	0.4%	2,700	1,789	50.9%	5.3%	91.6%
C-18	RESIDIA Kamiikebukuro	Toshima-ku, Tokyo	12-2001	44	558	0.1%	759	525	44.5%	6.4%	95.5%
C-19	RESIDIA Shin-nakano	Nakano-ku, Tokyo	6-2002	24	352	0.1%	559	342	63.3%	3.8%	100.0%
C-21	RESIDIA Bunkyo-Yushima II	Bunkyo-ku, Tokyo	3-2004	63	1,010	0.2%	1,290	945	36.4%	5.3%	93.7%
C-22	RESIDIA Tsukiji	Chuo-ku, Tokyo	12-2005	54	1,460	0.3%	2,090	1,288	62.2%	3.4%	100.0%
C-23	RESIDIA Sasazuka	Suginami-ku, Tokyo	3-2000	96	1,800	0.4%	2,220	1,780	24.7%	6.9%	95.8%
C-24	RESIDIA Kyobashi	Chuo-ku, Tokyo	1-2005	52	1,220	0.3%	1,560	1,124	38.8%	3.4%	100.0%
C-25	RESIDIA Tamagawa	Ota-ku, Tokyo	9-2004	98	1,300	0.3%	1,770	1,141	55.1%	5.9%	95.9%
C-26	RESIDIA Korakuen	Bunkyo-ku, Tokyo	10-2004	31	603	0.1%	823	534	54.1%	3.5%	100.0%
C-27	RESIDIA Ginza-Higashi	Chuo-ku, Tokyo	9-2004	94	2,000	0.4%	2,870	1,866	53.8%	4.0%	91.5%
C-28	RESIDIA Oji	Kita-ku, Tokyo	2-2005	61	867	0.2%	1,090	764	42.5%	3.2%	100.0%
C-29	RESIDIA Mejiro II	Toshima-ku, Tokyo	7-2005	63	1,050	0.2%	1,320	957	37.9%	2.3%	98.4%
C-31	RESIDIA Tsukishima	Chuo-ku, Tokyo	2-2006	40	1,100	0.2%	1,410	995	41.7%	6.8%	100.0%
C-32	RESIDIA Kamata II	Ota-ku, Tokyo	9-2006	78	1,360	0.3%	1,810	1,256	44.0%	4.0%	93.6%
C-33	RESIDIA Tsukishima II	Chuo-ku, Tokyo	9-2006	105	2,440	0.5%	3,190	2,294	39.1%	3.8%	99.0%
C-34	RESIDIA Kinshicho II	Sumida-ku, Tokyo	1-2008	99	2,380	0.5%	2,870	2,201	30.4%	4.7%	99.0%
C-35	RESIDIA Bunkyo-Otowa	Bunkyo-ku, Tokyo	8-2003	104	3,380	0.8%	4,520	3,039	48.7%	4.7%	95.2%
C-36	RESIDIA Bunkyo-Sengoku	Bunkyo-ku, Tokyo	2-2003	33	707	0.2%	986	652	51.2%	5.0%	100.0%
C-37	RESIDIA Bunkyo-Yushima	Bunkyo-ku, Tokyo	2-2003	39	1,050	0.2%	1,470	986	49.0%	6.9%	97.4%
C-38	RESIDIA Ikegami	Ota-ku, Tokyo	7-2003	19	378	0.1%	465	359	29.3%	8.5%	100.0%
C-39	RESIDIA Nihonbashi-Ningyocho	Chuo-ku, Tokyo	3-2004	25	557	0.1%	888	521	70.3%	5.6%	100.0%
C-40	RESIDIA Bunkyo-Sengoku II	Bunkyo-ku, Tokyo	4-2005	45	1,440	0.3%	1,890	1,326	42.5%	4.1%	97.8%

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
C-41	RESIDIA Iriya	Taito-ku, Tokyo	12-2004	49	990	0.2%	1,250	850	46.9%	5.4%	100.0%
C-42	RESIDIA Nihonbashi-Hamacho	Chuo-ku, Tokyo	8-2006	45	1,310	0.3%	1,750	1,233	41.8%	4.5%	97.8%
C-43	RESIDIA Shin-Okachimachi	Taito-ku, Tokyo	3-2007	69	1,860	0.4%	2,290	1,742	31.4%	3.0%	97.1%
C-44	RESIDIA Chidoricho	Ota-ku, Tokyo	9-2006	60	1,290	0.3%	1,530	1,183	29.2%	5.0%	96.7%
C-45	RESIDIA Shinkawa II	Chuo-ku, Tokyo	2-2003	36	1,320	0.3%	1,820	1,257	44.8%	3.9%	91.7%
C-46	RESIDIA Mejiro	Toshima-ku, Tokyo	1-1999	162	6,280	1.4%	8,430	5,986	40.8%	2.6%	94.4%
C-47	RESIDIA Kasai	Edogawa-ku, Tokyo	1-2000	29	683	0.2%	829	641	29.3%	7.0%	93.1%
C-48	RESIDIA Nihonbashi-Bakurocho	Chuo-ku, Tokyo	2-2007	132	5,500	1.2%	7,900	4,998	58.1%	2.4%	99.2%
C-49	RESIDIA Suginami-Honancho	Suginami-ku, Tokyo	2-2009	194	3,834	0.9%	5,840	3,521	65.8%	4.3%	96.4%
C-50	RESIDIA Shin Itabashi	Itabashi-ku, Tokyo	8-2009	67	888	0.2%	1,280	828	54.5%	8.6%	100.0%
C-51	RESIDIA Kiba	Koto-ku, Tokyo	3-2008	155	1,950	0.4%	3,280	1,839	78.3%	7.2%	99.4%
C-52	RESIDIA Bunkyo-Yushima	Bunkyo-ku, Tokyo	12-2008	52	1,129	0.3%	1,710	1,069	59.9%	4.4%	98.1%
C-53	RESIDIA Bunkyo-Honkomagome	Bunkyo-ku, Tokyo	3-2008	98	2,340	0.5%	3,320	2,230	48.8%	3.5%	99.0%
C-54	RESIDIA Tsukishima III	Chuo-ku, Tokyo	2-2008	119	2,570	0.6%	3,990	2,411	65.4%	4.0%	94.1%
C-55	RESIDIA Minamisenju	Arakawa-ku, Tokyo	3-2007	175	2,580	0.6%	3,880	2,302	68.5%	5.3%	96.6%
C-56	RESIDIA Ogikubo	Suginami-ku, Tokyo	3-2003	101	1,710	0.4%	2,520	1,774	42.0%	4.5%	97.0%
C-57	RESIDIA Monzennakacho	Koto-ku, Tokyo	2-2005	68	970	0.2%	1,470	941	56.2%	7.6%	100.0%
C-58	RESIDIA Ochanomizu	Bunkyo-ku, Tokyo	9-2005	80	2,090	0.5%	3,180	1,990	59.7%	4.2%	92.5%
C-59	RESIDIA Omori	Ota-ku, Tokyo	3-2006	75	1,150	0.3%	1,610	1,099	46.5%	1.8%	94.7%
C-60	RESIDIA Nakamurabashi	Nerima-ku, Tokyo	2-2008	66	1,075	0.2%	1,500	1,014	47.9%	4.5%	100.0%
C-61	RESIDIA Kachidoki	Chuo-ku, Tokyo	2-2008	55	1,805	0.4%	2,720	1,720	58.1%	4.9%	100.0%
C-62	RESIDIA Bunkyo-Otowa II	Bunkyo-ku, Tokyo	2-2008	89	2,268	0.5%	3,340	2,247	48.6%	4.0%	96.6%
C-63	RESIDIA Kinshicho III	Koto-ku, Tokyo	2-2005	51	651	0.1%	914	633	44.2%	9.6%	100.0%
C-64	RESIDIA Kamata III	Ota-ku, Tokyo	3-2007	53	948	0.2%	1,360	915	48.5%	3.5%	100.0%
C-65	RESIDIA Tower Kami-Ikebukuro	Toshima-ku, Tokyo	3-2009	472	8,250	1.8%	12,700	7,913	60.5%	Twr 2.9% Prk 5.4% Anx 5.7%	98.1%



Portfolio



as of Jan. 31, 2020

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
C-66	RESIDIA Takashimadaira	Itabashi-ku, Tokyo	2-2007	45	502	0.1%	656	514	27.5%	4.8%	100.0%
C-67	RESIDIA Shimurasakaue	Itabashi-ku, Tokyo	2-2007	44	580	0.1%	756	600	25.9%	3.4%	100.0%
C-68	RESIDIA Shimurasakaue II	Itabashi-ku, Tokyo	3-2007	94	1,093	0.2%	1,510	1,115	35.4%	5.6%	100.0%
C-69	RESIDIA Shimurasakaue III	Itabashi-ku, Tokyo	3-2007	36	411	0.1%	535	426	25.3%	5.4%	100.0%
C-70	RESIDIA Ikebukuro West	Itabashi-ku, Tokyo	10-2007	72	1,115	0.2%	1,460	1,091	33.7%	3.0%	93.1%
C-71	RESIDIA Ojima	Koto-ku, Tokyo	11-2007	87	1,282	0.3%	1,750	1,251	39.8%	6.1%	98.9%
C-72	RESIDIA Machiya	Arakawa-ku, Tokyo	8-2009	55	1,168	0.3%	1,480	1,168	26.7%	3.2%	100.0%
C-73	RESIDIA Ueno-Ikenohata	Taito-ku, Tokyo	2-2004	71	1,700	0.4%	2,230	1,814	22.9%	3.8%	97.2%
C-74	RESIDIA Nerima	Nerima-ku, Tokyo	3-2005	34	502	0.1%	696	506	37.5%	3.9%	100.0%
C-75	RESIDIA Higashi-Nihonbashi	Chuo-ku, Tokyo	4-2006	22	378	0.1%	539	392	37.2%	5.8%	90.9%
C-76	RESIDIA Nakano	Nakano-ku, Tokyo	11-2006	30	652	0.1%	887	688	28.9%	4.1%	96.7%
C-77	RESIDIA Ogikubo II	Suginami-ku, Tokyo	3-2007	36	460	0.1%	591	482	22.4%	5.1%	100.0%
C-78	RESIDIA Minamiyukigaya	Ota-ku, Tokyo	3-2008	58	1,299	0.3%	1,610	1,340	20.1%	4.4%	93.1%
C-79	RESIDIA Akihabara	Taito-ku, Tokyo	4-2007	40	977	0.2%	1,370	981	39.5%	5.1%	97.5%
C-80	RESIDIA Asakusa-Azumabashi	Sumida-ku, Tokyo	9-2007	60	876	0.2%	1,240	878	41.2%	3.5%	96.7%
C-81	RESIDIA Oomori III	Ota-ku, Tokyo	12-2012	65	1,395	0.3%	1,840	1,403	31.1%	3.1%	98.5%
C-82	RESIDIA Nihonbashi-Bakurocho II	Chuo-ku, Tokyo	4-2014	77	1,975	0.4%	2,660	1,994	33.4%	3.8%	96.1%
C-83	RESIDIA Nihonbashi-Bakurocho III	Chuo-ku, Tokyo	3-2008	55	1,833	0.4%	2,530	1,843	37.3%	3.7%	100.0%
C-84	RESIDIA Bunkyo-Hongo III	Bunkyo-ku, Tokyo	7-2014	48	1,655	0.4%	2,110	1,676	25.8%	4.7%	97.9%
C-85	RESIDIA Shin-Okachimachi II	Taito-ku, Tokyo	3-2015	100	4,650	1.0%	5,980	4,712	26.9%	1.9%	95.0%
C-86	RESIDIA Kameido	Chiyoda-ku, Tokyo	10-2013	129	2,988	0.7%	3,660	3,046	20.1%	5.9%	98.4%
C-87	RESIDIA Koenji	Bunkyo-ku, Tokyo	3-2015	58	1,380	0.3%	1,710	1,409	21.4%	3.9%	100.0%
C-88	RESIDIA Kamata V	Ota-ku, Tokyo	1-2013	110	2,283	0.5%	2,730	2,357	15.8%	6.4%	98.2%
C-89	RESIDIA Kamata IV	Ota-ku, Tokyo	2-2014	149	3,268	0.7%	3,900	3,376	15.5%	4.7%	100.0%
C-90	RESIDIA Ikegami II	Ota-ku, Tokyo	9-2016	42	1,074	0.2%	1,280	1,119	14.3%	5.4%	97.6%

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S-2	Chester House Kawaguchi	Kawaguchi, Saitama	3-1991	39	770	0.2%	757	685	10.4%	5.5%	94.9%
S-4	RESIDIA Higashi-Matsudo	Matsudo, Chiba	4-2007	44	1,100	0.2%	1,280	986	29.8%	4.6%	100.0%
S-5	RESIDIA Shin-Yokohama	Yokohama, Kanagawa	1-2007	131	1,920	0.4%	2,150	1,722	24.8%	5.6%	98.5%
S-7	RESIDIA Chofu	Chofu, Tokyo	3-2007	41	1,143	0.3%	1,260	1,045	20.5%	5.0%	95.1%
S-11	TOKYO Student-House Wako	Wako, Saitama	4-1990	127	675	0.2%	757	647	17.0%	10.2%	100.0%
S-12	RESIDIA Kokubunji	Kokubunji, Tokyo	2-2003	33	518	0.1%	694	487	42.4%	2.9%	100.0%
S-14	RESIDIA Yokohama-Kannai	Yokohama, Kanagawa	8-2004	102	1,700	0.4%	1,940	1,472	31.8%	8.4%	97.1%
S-15	RESIDIA Okurayama	Yokohama, Kanagawa	3-1998	64	755	0.2%	985	697	41.3%	5.3%	100.0%
S-16	RESIDIA Musashikosugi	Kawasaki, Kanagawa	2-2007	68	1,580	0.4%	2,090	1,462	43.0%	7.2%	95.6%
S-17	RESIDIA Funabashi I and II	Funabashi, Chiba	3-2007	172	2,730	0.6%	3,450	2,483	38.9%	(I)3.6% (II)3.4%	99.4%
S-19	RESIDIA Kichijoji	Musashino, Tokyo	3-1995	48	1,380	0.3%	1,840	1,422	29.4%	9.1%	100.0%
S-20	Pacific Royal Court Minato Mirai Ocean Tower	Yokohama, Kanagawa	11-2007	416	14,000	3.1%	16,400	11,098	47.8%	4.5%	100.0%
S-22	Life & Senior House Kohoku II	Yokohama, Kanagawa	10-2003	78	1,670	0.4%	2,330	1,641	41.9%	6.4%	100.0%
S-23	College Court Tanashi	Nishi-Tokyo, Tokyo	2-2010	91	810	0.2%	1,180	741	59.1%	7.7%	100.0%
S-24	RESIDIA Urayasu	Urayasu, Chiba	9-2009	146	2,115	0.5%	3,070	2,016	52.3%	6.7%	85.6%
S-25	RESIDIA Minami-Gyotoku	Ichikawa, Chiba	2-2005	85	823	0.2%	1,130	817	38.3%	6.6%	97.6%
S-26	RESIDIA Urayasu II	Urayasu, Chiba	2-2005	74	802	0.2%	1,120	775	44.4%	7.5%	95.9%
S-27	RESIDIA Gyotoku	Ichikawa, Chiba	2-2005	75	761	0.2%	1,040	760	36.8%	6.1%	98.7%
S-28	RESIDIA Kawasaki	Kawasaki, Kanagawa	3-2007	104	1,670	0.4%	2,400	1,575	52.3%	4.7%	98.1%
S-29	Cocofump Hiyoshi	Yokohama, Kanagawa	1-2010	85	1,050	0.2%	1,170	958	22.0%	7.5%	100.0%
S-30	RESIDIA Sagamihara	Sagamihara, Kanagawa	5-2004	111	1,050	0.2%	1,340	1,023	30.9%	6.8%	100.0%
S-31	RESIDIA Yokohama-Bashamichi	Yokohama, Kanagawa	9-2005	28	735	0.2%	1,030	762	35.1%	11.5%	100.0%
S-32	RESIDIA Hon-Atugi	Atugi, Kanagawa	1-2008	49	606	0.1%	757	626	20.8%	11.0%	93.9%
S-33	RESIDIA Funabashi III	Funabashi, Chiba	10-2006	43	620	0.1%	754	658	14.5%	5.0%	100.0%
S-34	RESIDIA Funabashi IV	Funabashi, Chiba	10-2008	43	567	0.1%	626	605	3.4%	5.2%	100.0%



Portfolio



as of Jan. 31, 2020

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R-2	RESIDIA Imadegawa	Kyoto, Kyoto	2-1999	154	1,671	0.4%	1,730	1,489	16.2%	10.9%	100.0%
R-4	RESIDIA Higashi-Sakura	Nagoya, Aichi	2-2006	91	1,290	0.3%	1,490	972	53.2%	3.4%	96.7%
R-5	RESIDIA Kameyama	Kameyama, Mie	2-2007	182	1,610	0.4%	1,180	1,480	-20.3%	4.2%	99.5%
R-6	RESIDIA Ryokuchi Koen	Toyonaka, Osaka	5-2007	44	979	0.2%	957	859	11.3%	5.7%	95.5%
R-8	RESIDIA Kobe Port Island	Kobe, Hyogo	9-2007	404	3,740	0.8%	4,410	3,315	33.0%	South+Center 6.8% North 6.7%	100.0%
R-10	RESIDIA Hakata	Fukuoka, Fukuoka	3-2002	155	1,220	0.3%	1,580	1,225	28.9%	3.4%	96.8%
R-11	RESIDIA Tenjinbashi	Osaka, Osaka	2-2000	78	871	0.2%	1,220	813	50.0%	8.3%	93.6%
R-12	RESIDIA Sannomiya-Higashi	Kobe, Hyogo	11-2005	161	2,220	0.5%	3,040	1,888	61.0%	3.2%	98.1%
R-13	KC21 Building	Sendai, Miyagi	3-1997	79	900	0.2%	1,000	843	18.6%	2.4%	93.7%
R-14	RESIDIA Utubokoen	Osaka, Osaka	1-2006	94	1,170	0.3%	1,650	1,012	62.9%	6.6%	98.9%
R-15	RESIDIA Kyoto-ekimae	Kyoto, Kyoto	2-2006	116	1,970	0.4%	2,750	1,731	58.8%	9.9%	95.7%
R-16	RESIDIA Takaoka	Nagoya, Aichi	8-2007	198	2,330	0.5%	3,430	2,093	63.8%	3.5%	92.4%
R-17	RESIDIA Hibino	Nagoya, Aichi	4-1992	124	1,340	0.3%	1,540	1,087	41.6%	3.9%	96.0%
R-19	RESIDIA Tenjin-Minami	Fukuoka, Fukuoka	1-2004	56	936	0.2%	1,210	894	35.3%	4.9%	96.4%
R-20	RESIDIA Hakataeki-Minami	Fukuoka, Fukuoka	1-2003	39	324	0.1%	432	304	41.9%	2.7%	97.4%
R-21	RESIDIA Hisaya-Odori II	Nagoya, Aichi	2-2005	38	685	0.2%	844	583	44.7%	5.0%	92.1%
R-24	RESIDIA Minami-Ichijo	Sapporo, Hokkaido	12-2006	179	1,640	0.4%	2,170	1,415	53.3%	0.9%	97.2%
R-25	RESIDIA Odori-Nishi	Sapporo, Hokkaido	12-2006	103	1,320	0.3%	1,520	1,164	30.5%	1.1%	96.1%
R-26	RESIDIA Kita-Sanjo	Sapporo, Hokkaido	1-2007	100	1,130	0.3%	1,480	967	52.9%	1.4%	96.0%
R-27	RESIDIA Shirakabe-Higashi	Nagoya, Aichi	5-2005	33	831	0.2%	979	731	33.8%	4.1%	93.9%
R-29	RESIDIA Uzumasa	Kyoto, Kyoto	1-2000	48	701	0.2%	802	717	11.7%	13.5%	95.8%
R-30	RESIDIA Izumi	Nagoya, Aichi	11-2005	122	3,700	0.8%	4,520	3,223	40.2%	3.1%	97.5%
R-31	RESIDIA Maruyama Kita-Gojo	Sapporo, Hokkaido	2-2007	56	1,050	0.2%	1,300	923	40.8%	1.2%	91.1%
R-32	RESIDIA Tokugawa	Nagoya, Aichi	12-2006	27	751	0.2%	937	702	33.4%	3.9%	92.6%
R-34	RESIDIA Odori-Koen	Sapporo, Hokkaido	8-2007	109	2,010	0.4%	2,660	1,796	48.0%	0.9%	95.4%

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R-35	RESIDIA Tanimachi	Osaka, Osaka	8-2008	108	1,100	0.2%	1,730	1,063	62.7%	7.5%	97.2%
R-36	RESIDIA Hisaya-Odori	Nagoya, Aichi	2-2007	57	652	0.1%	997	619	60.8%	4.8%	94.7%
R-37	RESIDIA Sendai-Miyamachi	Sendai, Miyagi	1-2008	67	529	0.1%	807	491	64.3%	2.5%	100.0%
R-38	RESIDIA Hirose-dori	Sendai, Miyagi	2-2010	63	494	0.1%	709	458	54.5%	2.8%	100.0%
R-39	RESIDIA Edobori	Osaka, Osaka	2-2007	127	1,400	0.3%	1,950	1,356	43.7%	8.7%	95.3%
R-40	RESIDIA Kyomachibori	Osaka, Osaka	3-2007	84	1,000	0.2%	1,460	974	49.8%	7.8%	96.4%
R-41	RESIDIA Esaka	Suita, Osaka	7-2007	68	989	0.2%	1,320	989	33.3%	4.8%	95.6%
R-42	RESIDIA Nishijin	Fukuoka, Fukuoka	1-2008	173	2,380	0.5%	3,270	2,185	49.6%	2.6%	97.1%
R-43	RESIDIA Tsurumai	Nagoya, Aichi	2-2008	122	1,206	0.3%	1,720	1,120	53.5%	3.6%	95.1%
R-44	RESIDIA Kobe-Isogami	Kobe, Hyogo	3-2008	196	2,740	0.6%	3,800	2,524	50.5%	3.6%	94.4%
R-45	RESIDIA Kita-Nijyo-East	Sapporo, Hokkaido	3-2006	56	894	0.2%	1,160	846	37.1%	1.1%	98.2%
R-46	RESIDIA Shinsaibashi West	Osaka, Osaka	2-2007	97	1,921	0.4%	2,630	1,844	42.6%	9.1%	94.8%
R-47	RESIDIA Marunouchi	Nagoya, Aichi	1-2007	86	972	0.2%	1,260	922	36.6%	2.8%	95.3%
R-48	RESIDIA Sapporo-Ekimae	Sapporo, Hokkaido	2-2007	168	1,483	0.3%	2,270	1,382	64.2%	0.7%	97.6%
R-49	RESIDIA Gosyo-Higashi	Kyoto, Kyoto	9-2007	57	1,227	0.3%	1,700	1,176	44.5%	8.9%	98.2%
R-50	RESIDIA Rakuohoku	Kyoto, Kyoto	3-2008	75	874	0.2%	1,110	843	31.7%	12.4%	97.3%
R-51	RESIDIA Miyakojima I & II	Osaka, Osaka	9-2006	178	3,232	0.7%	5,250	3,157	66.3%	7.1%	98.3%
R-52	RESIDIA TOWER Sendai	Sendai, Miyagi	1-2008	67	1,705	0.4%	2,070	1,694	22.2%	2.3%	95.5%
R-53	RESIDIA Higashizakura II	Nagoya, Aichi	2-2006	127	2,862	0.6%	3,770	2,894	30.3%	3.1%	96.1%
R-54	RESIDIA Tsutsujigaoka	Sendai, Miyagi	11-2006	168	1,796	0.4%	2,520	1,705	47.7%	(EAST)2.6% (WEST)2.7%	94.6%
R-55	RESIDIA Kobe-Motomachi	Kobe, Hyogo	6-2007	85	1,052	0.2%	1,410	1,017	38.6%	5.8%	90.6%
R-56	RESIDIA Sendai-Honcho	Sendai, Miyagi	6-2007	105	1,117	0.2%	1,710	1,068	60.1%	2.3%	96.2%
R-57	RESIDIA Sendai-Haranomachi	Sendai, Miyagi	9-2007	72	593	0.1%	890	556	60.0%	2.1%	97.2%
R-58	RESIDIA Minami-Ichijo East	Sapporo, Hokkaido	1-2008	85	1,062	0.2%	1,440	1,015	41.8%	1.1%	97.6%
R-59	RESIDIA Shin-Osaka	Osaka, Osaka	2-2014	208	2,644	0.6%	3,850	2,711	42.0%	6.2%	93.3%



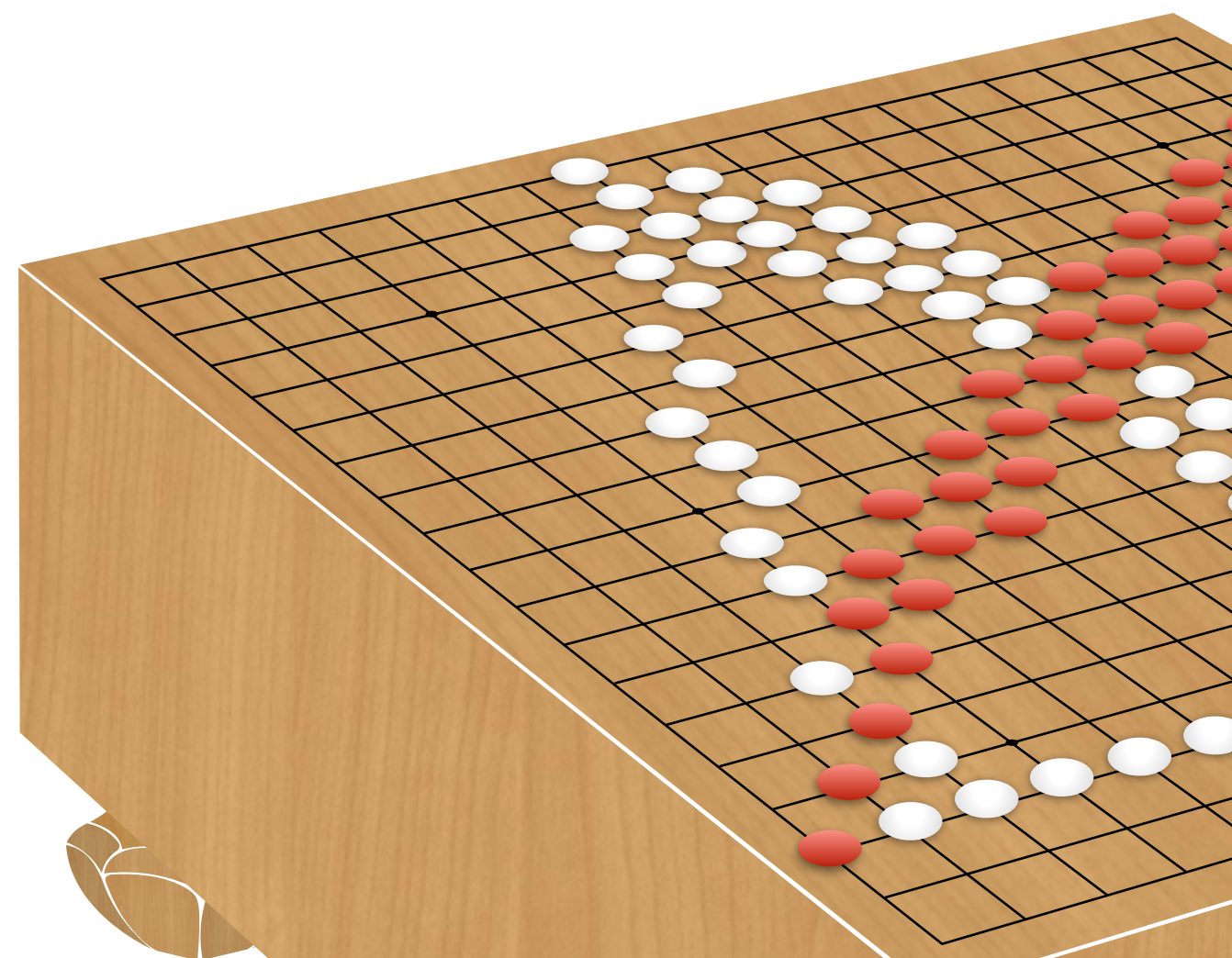
Portfolio



as of Jan. 31, 2020

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	Unrealized Profit and Loss (%)	PML	Period End Occupancy
R-60	RESIDIA Okayama-ekimae	Okayama, Okayama	3 - 2004	108	772	0.2%	1,060	814	30.2%	1.7%	100.0%
R-61	RESIDIA Kyoto-Okazaki	Kyoto, Kyoto	3 - 2005	23	227	0.1%	326	231	41.1%	14.1%	100.0%
R-62	RESIDIA Sendai-Ichibancho	Sendai, Miyagi	3 - 2006	103	1,083	0.2%	1,360	1,067	27.5%	2.4%	100.0%
R-63	RESIDIA Kita-Nijyo East II	Sapporo, Hokkaido	2 - 2007	51	538	0.1%	749	537	39.3%	1.2%	100.0%
R-64	RESIDIA Takamiya	Fukuoka, Fukuoka	2 - 2007	51	488	0.1%	601	489	22.9%	6.1%	100.0%
R-65	RESIDIA Soen	Sapporo, Hokkaido	2 - 2007	60	384	0.1%	545	381	42.9%	1.4%	93.3%
R-66	RESIDIA Tenjin	Fukuoka, Fukuoka	5 - 2007	88	1,122	0.3%	1,360	1,116	21.8%	3.4%	100.0%
R-67	RESIDIA Yakuin-Odori	Fukuoka, Fukuoka	6 - 2007	91	1,123	0.3%	1,370	1,122	22.1%	4.5%	97.8%
R-68	RESIDIA Hakata II	Fukuoka, Fukuoka	9 - 2007	124	1,358	0.3%	1,690	1,349	25.2%	1.8%	97.6%
R-69	RESIDIA Kego	Fukuoka, Fukuoka	1 - 2008	86	834	0.2%	1,200	824	45.6%	2.3%	95.3%
R-70	RESIDIA Shirakabe	Nagoya, Aichi	3 - 2008	70	907	0.2%	1,140	928	22.7%	4.4%	94.3%
R-71	RESIDIA Sakae	Nagoya, Aichi	12 - 2007	77	868	0.2%	976	922	5.8%	4.2%	92.2%
R-72	RESIDIA Senri-Fujishirodai	Suita, Osaka	2 - 2017	90	1,430	0.3%	1,750	1,527	14.6%	5.2%	100.0%
R-73	RESIDIA Senri-Banpakukoen	Suita, Osaka	10 - 2005	68	2,124	0.5%	2,420	2,219	9.1%	5.2%	100.0%
R-74	RESIDIA Sapporo-eki North	Sapporo, Hokkaido	2 - 2003	46	679	0.2%	706	808	-12.6%	1.5%	82.6%
R-75	RESIDIA Hijiyama Koen	Hiroshima, Hiroshima	2 - 1997	81	663	0.1%	752	687	9.4%	5.9%	90.1%
R-76	RESIDIA Kita-Nijyo East III	Sapporo, Hokkaido	10 - 2007	40	420	0.1%	442	444	-0.5%	1.2%	97.5%
R-77	RESIDIA Shin-Osaka II	Osaka, Osaka	2 - 2008	35	647	0.1%	701	698	0.3%	8.9%	91.4%
R-78	RESIDIA Tsutsujigaoka-koen	Sendai, Miyagi	2 - 2006	63	740	0.2%	775	786	-1.5%	2.7%	93.7%
Total 269 properties				21,399	452,999	100.0%	598,229	427,399	40.0%	2.4%	97.1%

	Region	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)
P	Tokyo Central 7 Wards	91	5,596	178,277	39.4%	233,739	169,516	37.9%
C	Central Tokyo ex 7 wards	84	6,662	144,442	31.9%	197,383	136,893	44.2%
S	Tokyo Metropolitan	25	2,297	41,552	9.2%	51,550	37,173	38.7%
R	Major Regional Cities	69	6,844	88,727	19.6%	115,557	83,816	37.9%
Total		269	21,399	452,999	100%	598,229	427,399	40.0%





Asset Management Company Profile



AD Investment Management Co., Ltd.

as of January 31, 2020

Address: 17F Jimbocho Mitsui Bldg., 1-105 Kanda-Jimbocho, Chiyoda-ku, Tokyo

Company Representative: Takeshi Takano, Representative Director and President

Amount of Capital: 300 million yen

Type of Business: Asset Management

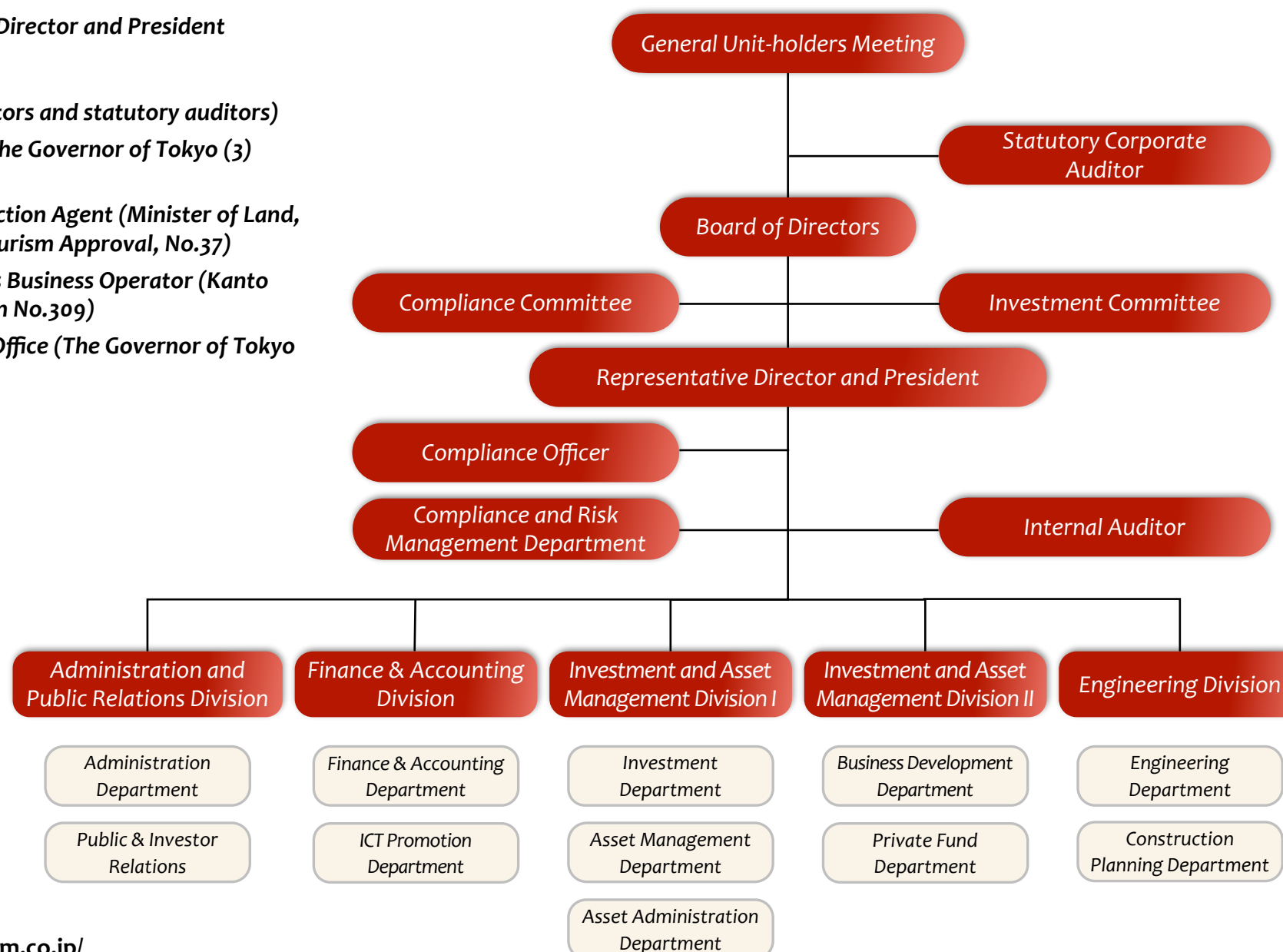
Number of Employees: 74 (excluding independent directors and statutory auditors)

Registrations and Licenses: Real Estate Brokerage License (The Governor of Tokyo (3) No.84325)
Discretionary Real Estate Transaction Agent (Minister of Land, Infrastructure, Transport and Tourism Approval, No.37)
Registered Financial Instruments Business Operator (Kanto Local Finance Bureau registration No.309)
Registered First-Class-Architect Office (The Governor of Tokyo No. 58856)

Major Initiatives By the Asset Management Co.

- ✓ Registered as first-class architect office
- ✓ Constantly hiring new graduates every year (13 new hires in the past six years)
- ✓ Received a BCM (BCP) rating from DBJ
- ✓ Began providing engineering service to third-parties
- ✓ Held architectural design competition for students

Organizational Chart

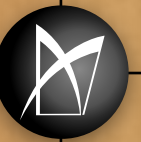


AD Investment Management Co., Ltd.
Advance Residence Investment Corporation

<https://www.adim.co.jp/>
<https://www.adr-reit.com/en/>

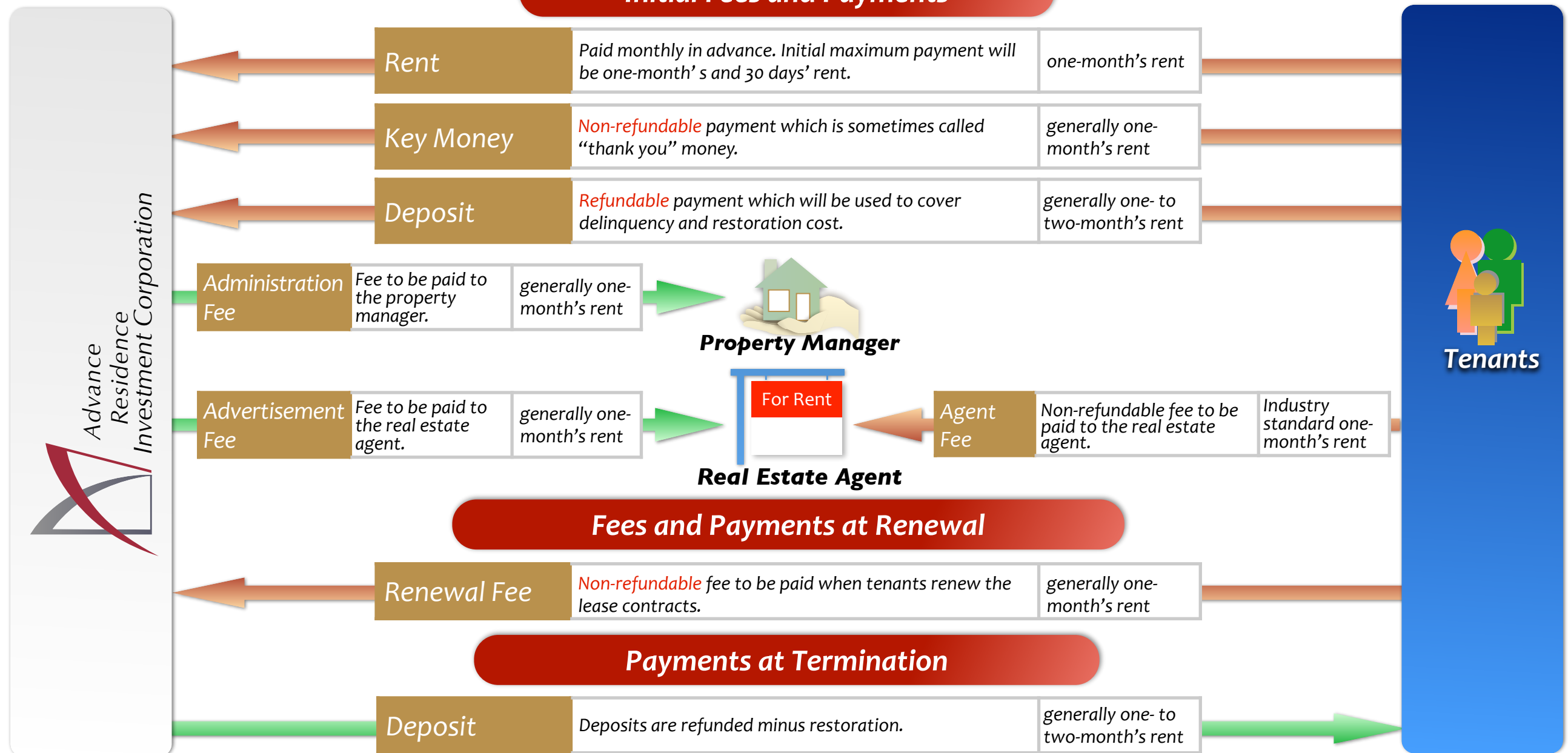


Japanese Real Estate Leasing Contract Practices



- Standard lease terms in Japan are mostly two years.
- Tenants are able to leave the leased space before contract expiration without paying for the remaining contract period.
- Japan's Lease Land and House Law makes raising rents of existing contracts almost impossible.

Initial Fees and Payments





Disclaimer



This material contains forward-looking statements on future operating results, plans, business objectives and strategies of the company.

Forward-looking statements provide current expectations of future events based on number of assumptions and include statements that do not directly relate to any historical or current facts. Forward-looking statements are not guarantees of future performance and the Company's actual results may differ significantly from the results discussed in the forward-looking statements.

Although the financial figures in the material are based on Japanese GAAP, the material does not necessarily follow any official rules or regulations on financial disclosures.

This material was not created for the purpose of soliciting investment in the company. Investments should be based on your own judgment and responsibility.

The purpose of this material is to present you with an update on the financial performance of Advance Residence Investment Corporation (the “Corporation”). We do not intend to conduct any advertising or solicitation with respect to any units of the Corporation in connection with this material. Nothing in this material should be regarded as an offer to sell or a solicitation of an offer to buy, a recommendation to sell or buy, or a direct or indirect offer or placement of, any units of the Corporation, except for the purpose of meeting certain requirements under the European Alternative Investment Fund Managers Directive

(European Directive 2011/61/EU)(the “AIFMD”) as described below.

Disclaimer for Dutch Investors: The prospectus containing the information required under Article 23(1) and (2) of the AIFMD as implemented in the Netherlands is available at [<https://www.adr-reit.com/en/financial/en/financial/sonota/>].

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Memo





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Advance Residence Investment Corporation

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