

Brief Summary of Kessan Tanshin

Advance Residence Investment Corporation (Securities Code: 3269)
Sixth Fiscal Period (February 1, 2013 – July 31, 2013) Performance

1. Summary of Key Financial Data

Operating revenues	13,493 million yen
Operating profit	6,976 million yen
Recurring profit	5,292 million yen
Net profit	5,291 million yen
Earnings per share*	4,270 yen
DOE	2.9 %
FFO per share	6,109 yen
Dividend per unit	4,597 yen

Total assets	410,989 million yen
Net assets	195,446 million yen
Net assets per unit	157,617 yen
Net asset ratio	47.6 %
End-of-period LTV	51.2 %

* The earnings per share is calculated by dividing the net profit by the average number of outstanding issued units during the fiscal period.

2. Sixth Fiscal Period Highlights

- Earnings per unit* (EPU) increased by 12 yen to 4,267 against the 4,255 yen of last fiscal period. The increase in epu was achieved even through profits were diluted due to the equity finance carried out during the period. The 22.4 billion yen public offering was undertaken to procure funds for property acquisition and to lower the loan to Value (LTV).
- The dividend for the fiscal period is 4,597 yen, an increase of 92 yen compared to the previous fiscal period forecast. The dividend was increased by amount equal to the amount at which the EPU had beaten the initial earnings guideline of 4,170 yen.
- The 14 properties acquired during the period have a weighted average appraisal cap yield of 6.0% and a total deal value of 25.9 billion yen.
- The average portfolio occupancy for the period was 96.6%.
- The fund continued to strengthen its financial position by reducing interest expense, lengthening and diversifying debt maturities, and increasing the ratio of fixed rate interest debts.

* The earnings per unit is calculated by dividing the net profit by the number of outstanding issued units at the end of the fiscal period.

3. Earnings Forecasts

Seventh Fiscal Period Forecast
(August 1, 2013 to January 31, 2014)

Operating revenues	13,593million yen
Operating profit	6,938million yen
Recurring profit	5,333million yen
Net profit	5,332million yen
Earnings per share	4,300yen
Dividend per unit	4,500yen
Outstanding no. of issued units	1.24million units
Number of properties	204
Average period occupancy	96.0%

Eighth Fiscal Period Forecast
(February 1, 2014 to July 31, 2014)

Operating revenues	13,683million yen
Operating profit	6,902million yen
Recurring profit	5,333million yen
Net profit	5,332million yen
Earnings per share	4,300yen
Dividend per unit	4,500yen
Outstanding no. of issued units	1.24million units
Number of properties	204
Average period occupancy	96.2%



Eighth Fiscal Period Forecast If the Consumption tax is raised to 8%

Eighth Fiscal Period Forecast (February 1, 2014 to July 31, 2014)

Operating revenues	13,683million yen
Operating profit	6,849million yen
Recurring profit	5,280million yen
Net profit	5,279million yen
Earnings per share	4,257yen
Dividend per unit	4,500yen
Outstanding no. of issued units	1.24million units
Number of properties	204
Average period occupancy	96.2%

* The above forecasts employ figures that have been calculated based on certain premises. The actual net profit and the dividend may vary due to changes in those premises or in other conditions. Therefore, these forecasts do not in no way guarantee the dividend amounts for the respective periods.

This document is an English-language summary of the Japanese financial report “Kessan Tanshin” published in Japanese on September 9, 2013. The direct translation of title of the original report is “Kessan Tanshin” for the Financial Period Ending July 2013 (February 1, 2013 – July 31, 2013).

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