

Advance Residence Investment Corporation

3269

4th *Fiscal Period*

February 1, 2012 to July 31, 2012

Index



Executive Summary **3**

*Fourth Fiscal Period Result
Fifth and Sixth Period Guidance* **4~6**

*Portfolio of Advance Residence
Investment Corporation* **7~9**

External Growth **10~13**

Internal Growth **14~18**

Finance **19~21**

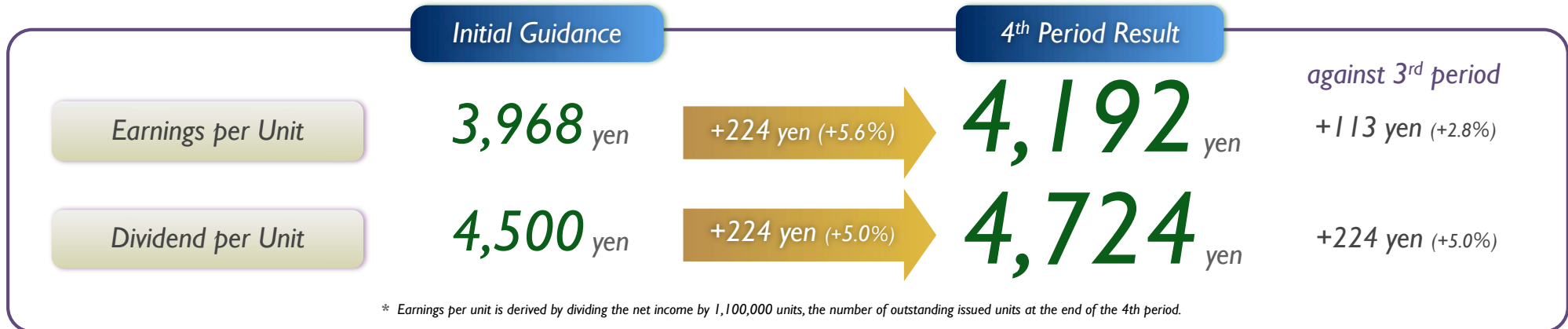
Management Strategy **22~23**

Appendix **24~48**

Executive Summary

Committed in Delivering Strong and Stable Dividend

5% Dividend Increase



Amount of 4th period drawdown from the dividend reserve: **0.5 billion yen**
 Remaining amount of the dividend reserve after the 4th period drawdown: **34.6 billion yen**

Increasing Earnings by Asset Acquisitions

- Asset Acquisitions funded by P.O.
17 properties 26bn yen 5.9%*
- Preparing for Future External Growth
~TK Investment → acquiring right of first refusal ~
(Assets held in TK)
7 properties 8.1 bn yen 6.4%*

Internal Growth

- Maintaining high occupancy
- Decelerating rent decline
- Increase in key money
- Decline in property tax value
- Reducing costs

Strengthening Financial Foundation

- Reducing interest payment
- Lengthening duration & increasing fixed interest debts
- Lowering LTV through P.O.
(4th period end)
Loan-to-value
(Interest bearing debts / total assets) **53.7%**

* Weighted average NOI yield is derived by dividing the appraisal annual NOI of each asset at the time of (TK) acquisition by the (right of first refusal) acquisition price.



4th *Period Result*

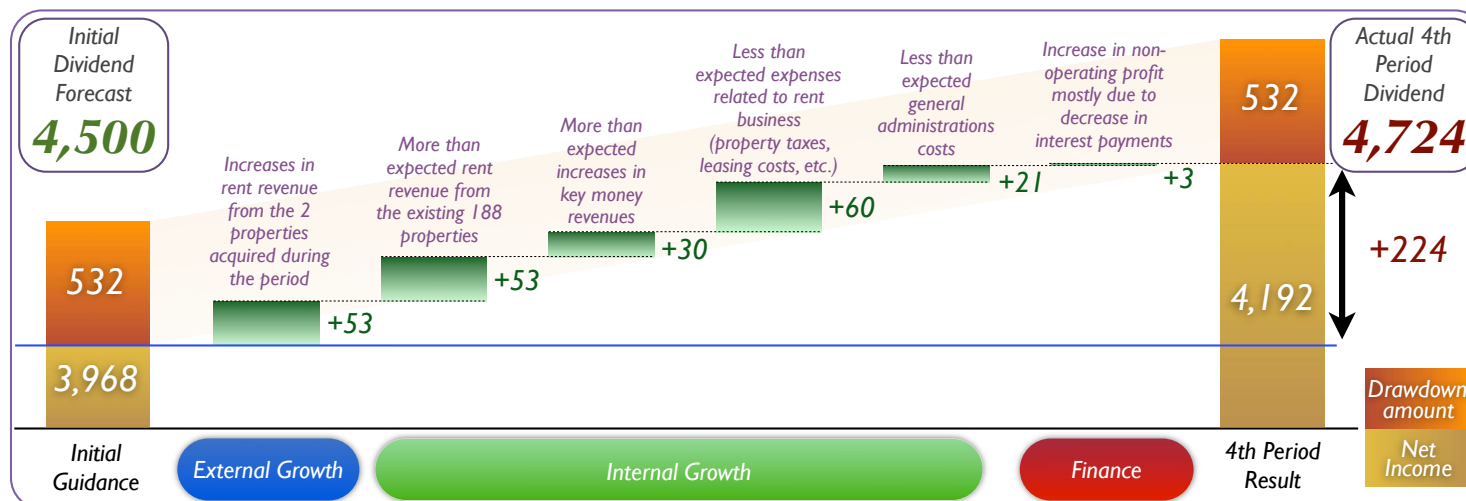
5th & 6th *Period Earnings Guidance*

4th Period Results

Please refer to page 28 for 4th period earnings analysis.

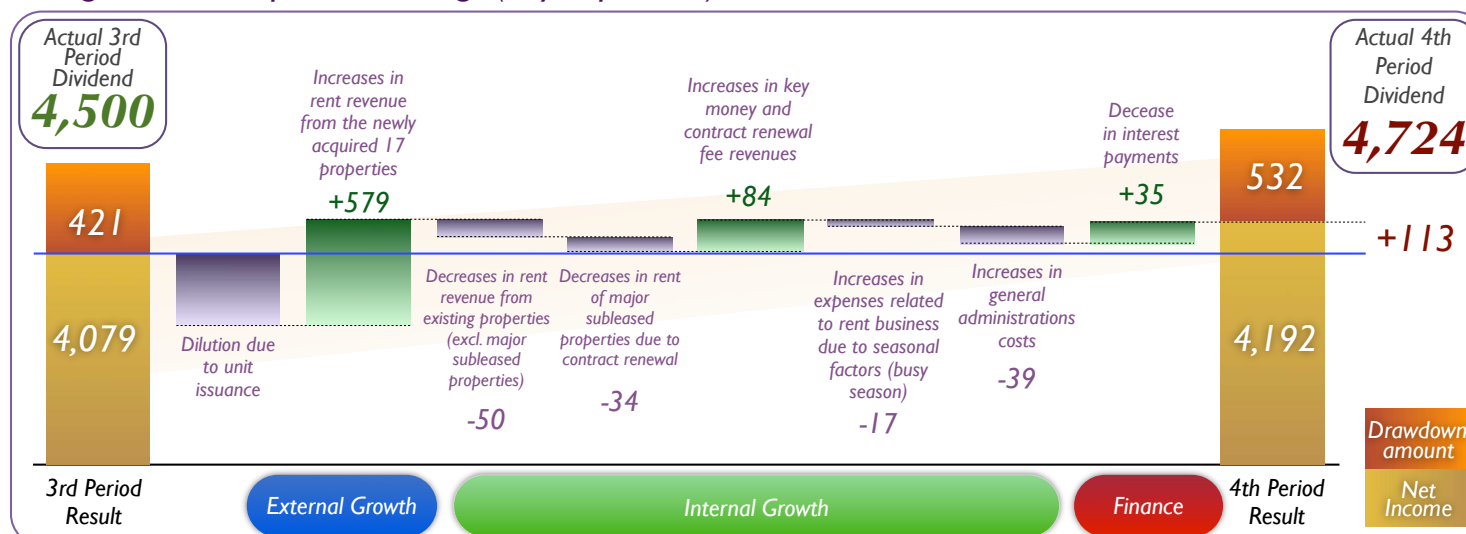
Dividend increase achieved through internal growth

Changes from Initial earnings guidance (in yen per unit)



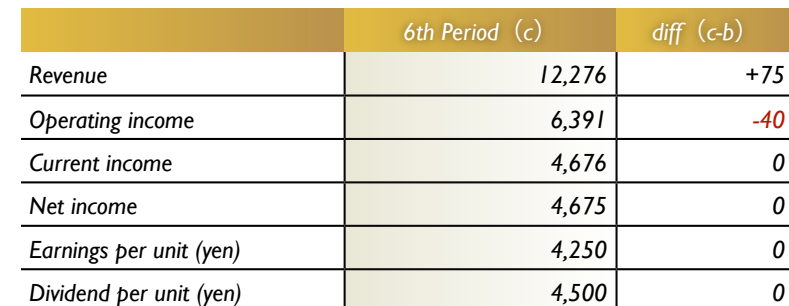
	in million yen		
	Initial Guidance	4th Period	diff
Revenue	12,068	12,219	+151
Operating income	6,317	6,559	+242
Current income	4,365	4,612	+246
Net income	4,365	4,611	+246
Earnings per unit (yen)	3,968	4,192	+224
Dividend per unit (yen)	4,500	4,724	+224

Changes from 3rd period earnings (in yen per unit)



	in million yen		
	3rd Period	4th Period	diff
Revenue	11,259	12,219	+959
Operating income	5,984	6,559	+574
Current income	3,998	4,612	+613
Net income	3,997	4,611	+613
Earnings per unit (yen)	4,079	4,192	+113
Dividend per unit (yen)	4,500	4,724	+224

in yen per unit





Portfolio of Advance Residence Investment Corporation



The Largest Portfolio Among Residential J-REITs



Appraisal and Yields

The Largest Portfolio Among Residential J-REITs

as of July 31, 2012

Number of Properties

190 properties

Assets Under Management
(Acquisition Price)

367.9 billion yen

Average Property Price

1.93 billion yen

Leasable units

16,127 units

Total Leasable Area

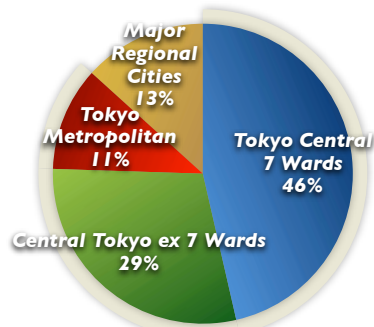
590,672 m²

Book Value
NOI Yield

5.4%

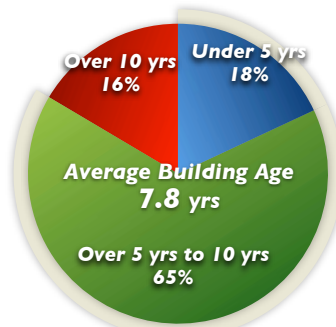
* NOI yield = annualized NOI ÷ book value. The NOI are annualized according to the number of actual days of operation for each properties during the periods.

Investment Location (based on acquisition price)



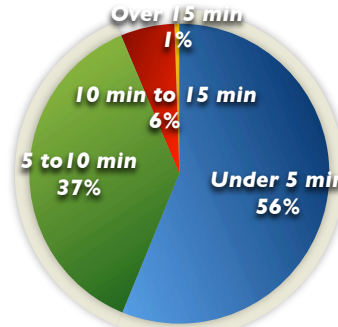
Tokyo 23 Wards **76%**

Building Age (based on acquisition price)



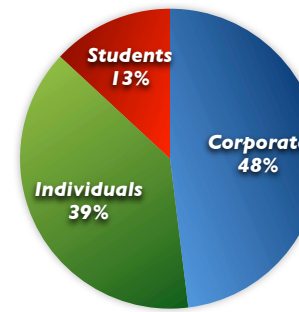
Under 10 years **84%**

Walking Minutes to Train Station (based on acquisition price)



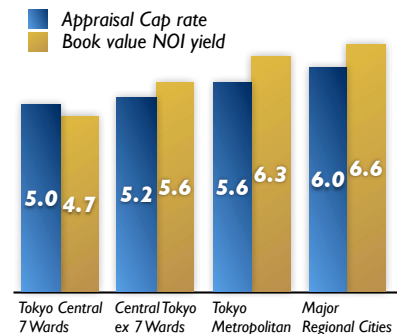
Under 5 min **56%**
Under 10 min **94%**

Tenant Category (Based on no. of unit)

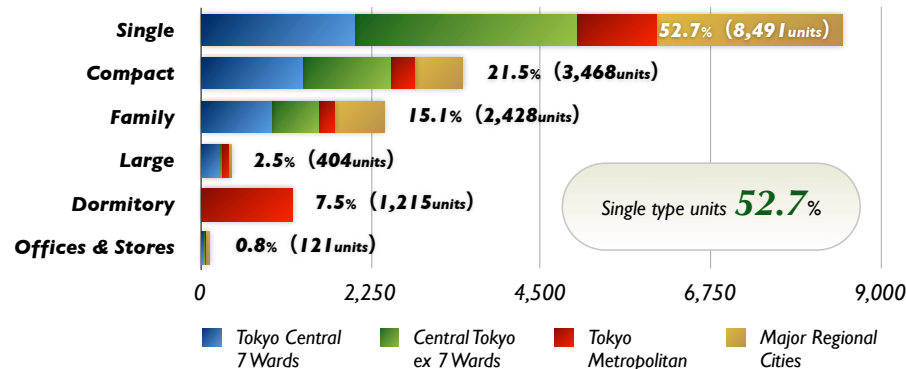


NOI Yields (%) (weighted average by location)

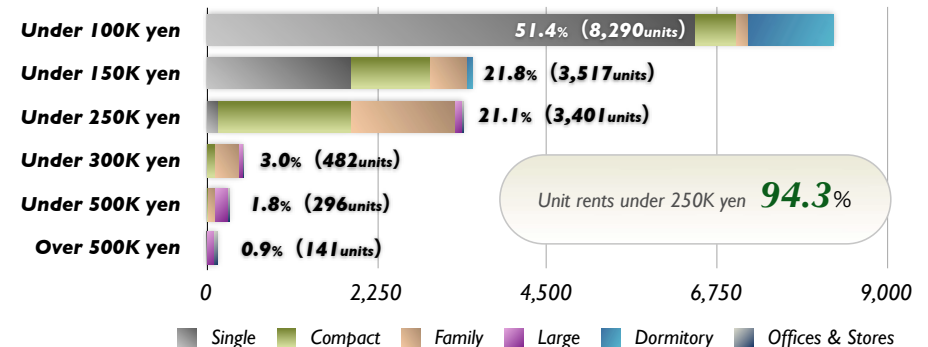
* Dormitory assets are excluded



Unit type (Based on no. of unit)



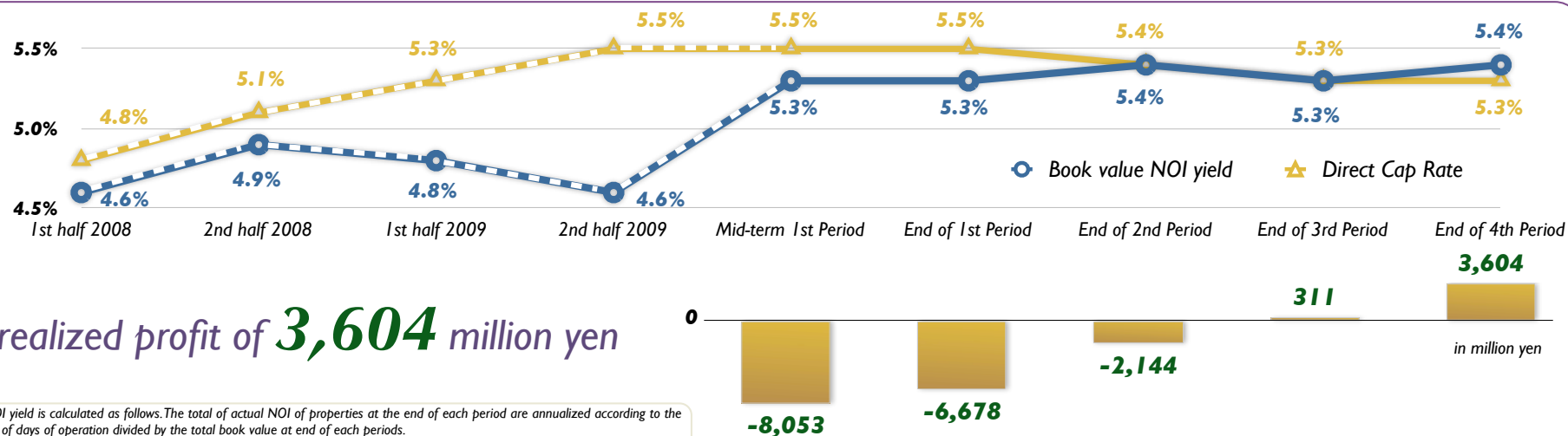
Rents (Based on no. of unit)



Appraisal Value

Please refer to pages 44 to 46 for individual appraisal value.

Direct Cap Rate • Unrealized Profit and Loss



* Book value NOI yield is calculated as follows. The total of actual NOI of properties at the end of each period are annualized according to the actual number of days of operation divided by the total book value at end of each periods.
 * Dotted line expresses the periods that are before the merger.

Summary of End of 4th Period Appraisal

note: For properties acquired during the 4th period, appraisals at the time of the acquisitions are used as the last period appraisals.

	Appraisal (in million yen)		Appraisal NCF (in million yen)		Direct Cap Rate (%)		Movements in Appraisal			Unrealized Profit and Loss (million yen)		
	End of 4 th Period	diff vs last period	End of 4 th Period	diff vs last period	End of 4 th Period	diff vs last period	Deterioration	Unchanged	Improvement	Book Value (a)	Difference from the appraisal (b)	(b)/(a)
Tokyo Central 7 Wards	163,703	-957	8,298	-107	5.00	-0.04	28	11	35	168,114	-4,411	-2.62%
Central Tokyo ex. 7 Wards	110,853	1,153	5,772	9	5.15	-0.05	11	8	41	106,185	4,667	4.40%
Tokyo 23 Wards Total	274,556	196	14,071	-98	5.06	-0.04	39	19	76	274,300	255	0.09%
Tokyo Metropolitan	42,118	241	2,505	4	5.93	-0.03	3	3	15	40,401	1,717	4.25%
Major Regional Cities	50,186	1,087	3,019	22	5.97	-0.09	3	3	29	48,553	1,632	3.36%
Portfolio Total	366,860	1,524	19,596	-71	5.28	-0.04	45	25	120	363,255	3,604	0.99%

- Decrease in Appraisal NCF : **-1.3** billion yen
- Improvement in Appraisal Cap Rate : **+2.8** billion yen

Increase in appraisal value for around **60%** of the properties (**120** out of **190** properties)
 Improvement in direct cap rate for around **50%** of the properties (**92** out of **190** properties)



External Growth

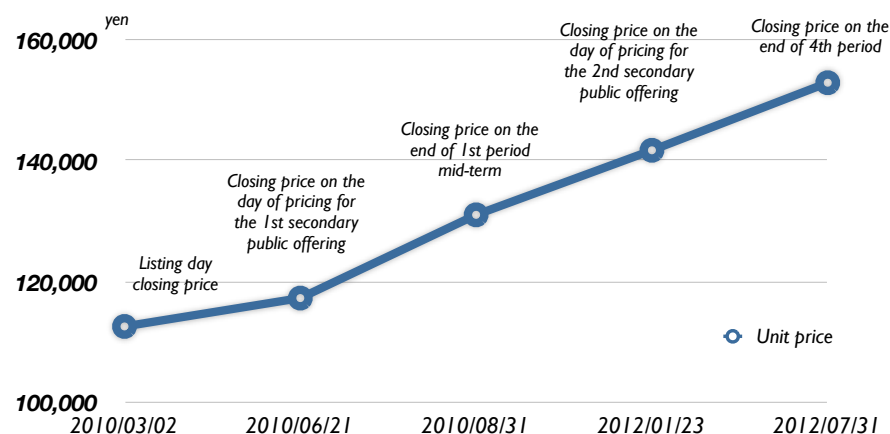
- *External Growth through Equity Financing*
- *Building a High Quality Portfolio*
- *Preparing for Future External Growth*

External Growth through Equity Financing

The Public Offerings

Outline	The 2nd Secondary Public Offering	The 1st Secondary Public Offering
Launch Date	January 12, 2012	June 4, 2010
Offering Price	133,770yen	113,684yen
No. of New Units (incl. 3rd party allotment)	120,000units	257,694units
Amount Raised	15.5bn yen	28.2bn yen
Assets Acquired Using the Fund Raised	15 properties 23.4bn yen (NOI yield 6.0%)	6 properties 10.4bn yen (NOI yield 6.4%)

Unit Price Moving Higher after the Pubic Offerings



The Effects of the 2nd Public Offering

Increased net income per unit

Lowered loan-to-value

Significant Figures	End of 3rd Period (before the offering)	End of 4th Period (after the offering)
No. of outstanding issued Units	980,000units	1,100,000units
Total no. of properties	173properties	190properties
AUM (based on acquisition price)	341.8bn yen	367.9bn yen
Loan-to-value	54.6%	53.7%
NAV per unit	156,459yen	155,966yen
NAV / unit (excl. negative goodwill)	120,504yen	124,465yen
Net income per unit	4,079yen	4,192yen
FFO per unit	6,025yen	6,075yen
Dividend per unit	4,500yen	4,724yen

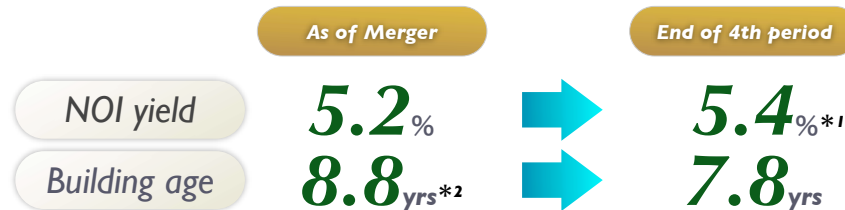
* Per unit figures use outstanding number of issued units at the end of the respective periods.

* NAVs are ex-dividend figures.

* Loan-to-value is calculated by dividing interest bearing debt by total assets.

Building a High Quality Portfolio

Improving Yield and Reducing Average Age through Acquisitions and Dispositions



Balanced and Diversified Acquisition Sources

4 th Period Acquisitions	Main Sponsor*3*4	Bridge Funds*5	Third party and other sources	Total
No. of Properties	4	5	8	17
Total Acquisition Value	7.9bn yen	9.2bn yen	8.8bn yen	26.0bn yen
Share of Sources	30.6%	35.3%	34.1%	100%

Acquisitions and Dispositions Since the Merger

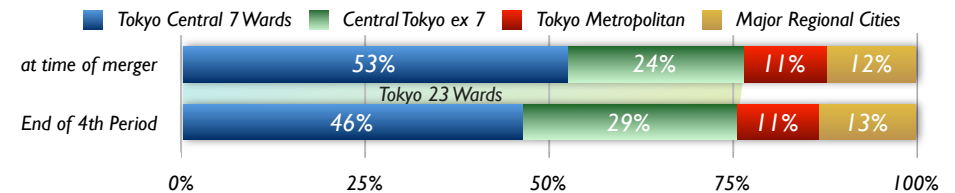
	Acquisitions	Dispositions
No. of Properties	38	36
Total Value (Acquisition Price)	61.3bn yen	39.3bn yen
Weighted Average NOI Yield	6.1%*6	4.9%*7
Weighted Average Building age*8	3.6years	9.9years

Focusing on Central Tokyo ex 7 and Single type units

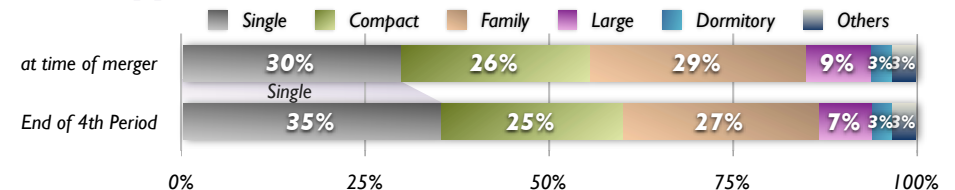
(in no. of units)

	Single	Compact	Family	Large	Dormitory	Others	Total
Tokyo Central 7 Wards	+50	△ 128	△ 55	△ 66	0	+5	△ 194
Central Tokyo ex 7	+883	+251	+138	+7	0	+3	+1,282
Tokyo Metropolitan	+241	△ 18	△ 72	0	+91	△ 6	+236
Major Regional Cities	+682	△ 7	△ 89	△ 11	0	△ 8	+567
Total	+1,856	+98	△ 78	△ 70	+91	△ 6	+1,891

Investment Regions (based on acquisition price)



Unit-type Ratio (based on rentable space)



* The figures in this slide are all based on data as of July 31, 2012.

*1 Annualized NOI divided by book value.

Annualized NOI for each properties are actual NOI during the respective periods annualized by using the actual number of days of operation during the period.

*2 Weighted Average age of buildings held at the time of merger as of July 31, 2012.

*3 The "Main Sponsor" is Itochu Corporation who is the parent company of ADR's asset management company.

*4 Assets acquired from the Main Sponsor includes one property (acquisition price: 3,760 million yen / source share of 14.4%) developed by the Main Sponsor and three properties (acquisition price: 4,229 million yen / source share of 16.2%) where the seller was the Main Sponsor but the properties were not developed by them. Two properties out of the three properties were warehoused by the Main Sponsor according to ADR's request. ADR request the Main Sponsor to warehouse (to acquire and temporary hold on behalf of ADR) properties when ADR cannot timely acquire the properties.

*5 Bridge Funds are property funds which are often TK and where ADR has a right of first refusal on the assets under management.

*6 Weighted average NOI yield of acquisitions

= Total annual NOI as entered on the appraisal of acquisitions ÷ Total of the acquisition prices × 100%

*7 Weighted average NOI yield of dispositions = Total actual annual NOI ÷ Total of the historical acquisition prices × 100

*8 Weighted average building age is acquisition price weighted average as of the time of acquisition or disposition.

Preparing for Future External Growth

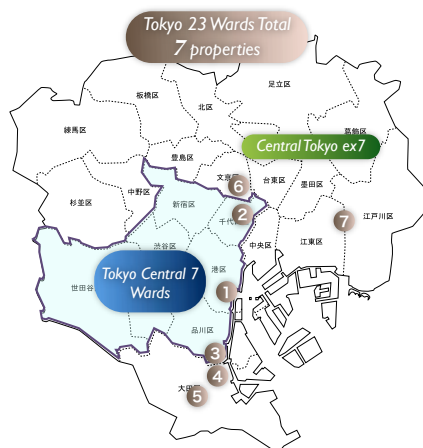
Itochu group development properties*1

Developments underway in 23 Wards of Tokyo

Tokyo Central 7 Wards **3** properties **191** units

Central Tokyo ex 7 Wards **4** properties **350** units

	Development Location	Planned Units
①	Central 7 Takanawa, Minato-ku*2	53units
②	Kanda-jinbocho, Chiyoda-ku*2	48units
③	Minami-oi, Shinagawa-ku*2	90units
④	Regional Central Tokyo Omori-kita, Ota-ku	65units
⑤	Minami-kamata, Ota-ku	110units
⑥	Hongo, Bunkyo-ku	47units
⑦	Kameido, Koto-ku	128units
⑧	Chuo-ku, Osaka	156units



5 pre-building permit properties in Tokyo 23 wards

*1 "Sponsor group development properties" are examples of rental apartment property developments by Itochu Corporation and Itochu Property Development Ltd, and listed above as a reference. As such, ADR is under no obligation to acquire the properties.

*2 The properties listed in red letters indicate completed developments.

Acquired right of first refusal for properties through equity interest in TK property funds (bridge funds)

	Total	Hokkaido	Tohoku (North East Japan)	Tokyo 23 wards	Chubu & West Japan
No. of Properties	13	2	2	4	5
Acquisition Price Total	16.8bn yen	2.3bn yen	1.7bn yen	4.8bn yen	7.8bn yen
Weighted Ave. NOI Yield	6.2%	6.9%	6.8%	5.4%	6.4%

Fund No. 2 (G.K. RBFA2)

4 properties

Right of first refusal price total:

4.5 billion yen

Weighted average NOI yield:

6.5%

Pacific Residence
Gosho-higashi
(Kyoto)



Current
Marunouchi
(Nagoya)



Current Sapporo
Estacion
(Sapporo)



Pacific Residence
Rakuhoku
(Kyoto)



Fund No. 3 (G.K. RBFA3)

3 properties

Right of first refusal price total:

3.5 billion yen

Weighted average NOI yield:

6.2%

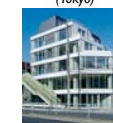
Park Homes
Sapporo East
(Sapporo)



Lietocourt
Shinsaibashi West
(Osaka)



CR Residence
Jiyugaoka
(Tokyo)



Fund No. 4 (G.K. RISING)

6 properties

Right of first refusal price total:

8.6 billion yen

Weighted average NOI yield:

6.1%

Forecity Ojima
(Tokyo)



Artis Court
Minamiaoyama
(Tokyo)



Human Heim
Honcho
(Sendai)



Pleiade
Nakameguro
(Tokyo)



Sun Vario
Haranomachi-
ekimae (Sendai)



N.S ZEAL
Higashizakura
(Nagoya)



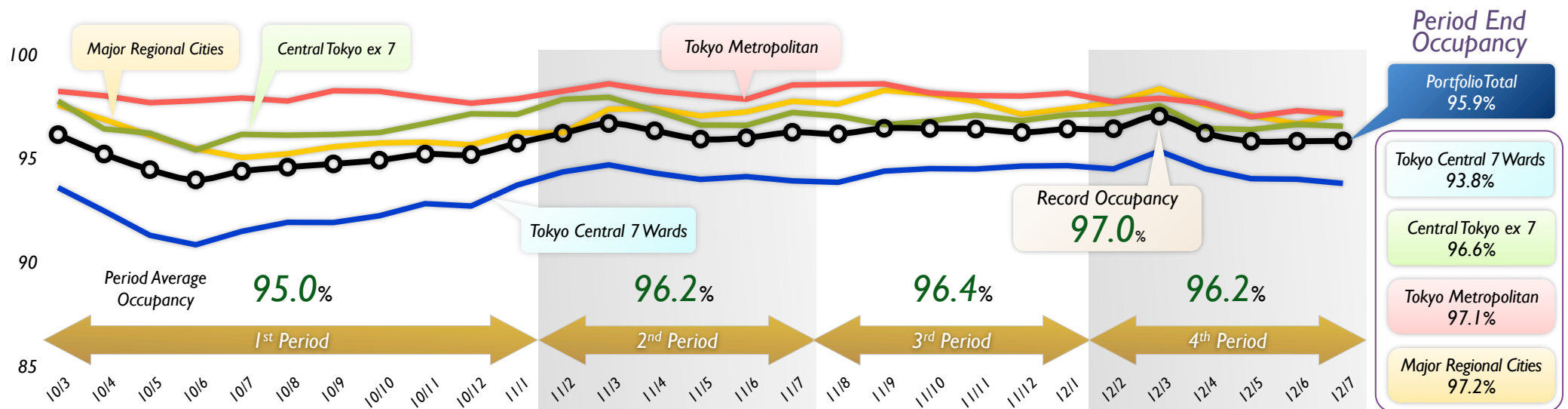


Internal Growth

- *Occupancy & Leasing Cost Reductions*
- *Measures to Reduce Rent Declines Caused by Aging*
- *Examples in ADR's Properties*
- *Minimal Rent Decline*

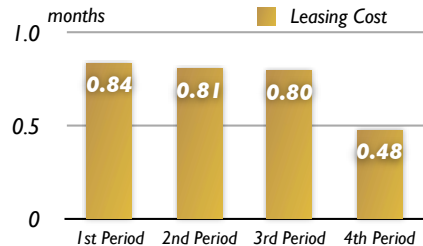
Occupancy & Leasing Cost Reductions

High Occupancy Maintained throughout 4th Period

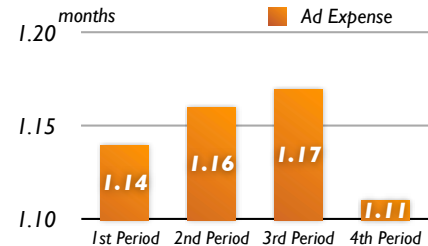


Achieved Significant Reduction in Leasing Cost
(Figures are in one month rent equivalent)

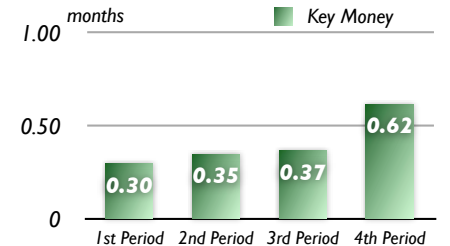
Significant Reduction in Leasing Cost



4th Period Reduction in Ad Expense



Increasing Key Money



Cost Control

Please refer to page 37 for details.

4th Period Cost Control
38 million yen per annum

Total Cost Control Achieved since the Merger

235 million yen per annum

Measures to Reduce Rent Declines Caused by Aging

Rent Decline due to Aging

Supply of new properties

Equipments become obsolete

Quality decline due to wearing

Change in tenants' needs



Gradual decline in Competitiveness

Measures taken to prevent or reduce rent declines

Building Maintenance

Daily Cleaning

Equipment Maintenance

Daily Repairs

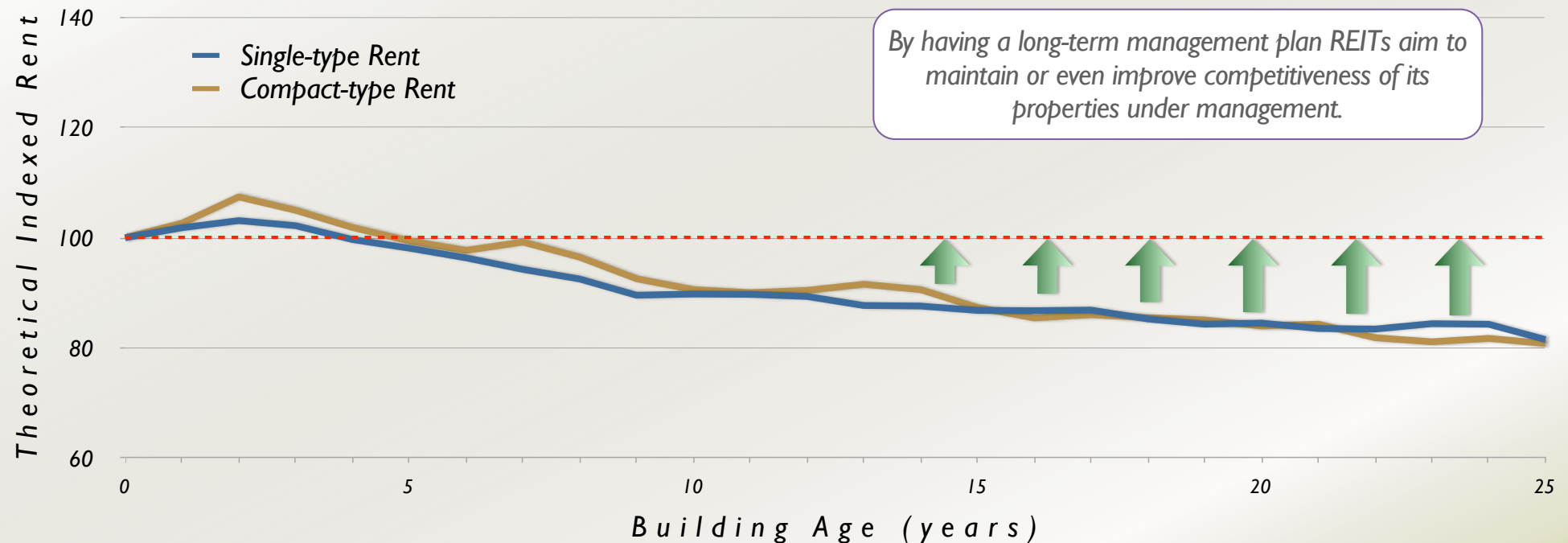
Timely Capital Expenditures

Large-scale renovations of common areas and exteriors

Renovations of individual apartment units



Providing living environment matching 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 Research Institute Co., Ltd. statistically processed using hedonic method.

* Analysis was conducted separately between rent data from single-type units (18m² to 30m²) and compact-type units (30m² to 60m²) of apartment in 23 wards of Tokyo.

Examples in ADR's Properties

By taking proper measures competitiveness can be maintained

Examples of Measures Taken

P-73 RESIDIA Shibaura

Building age 20 years

Common area renovation
(Cost: 128million yen)

before



after

Individual apartment unit
upgrading renovations
(Cost: 4,500thousand yen/unit)

before



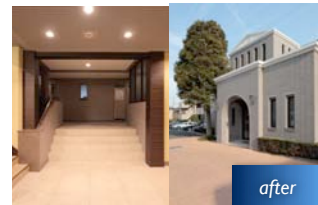
after

S-19 RESIDIA Kichijoji

Building age 17 years

Common area renovation
(Cost: 32million yen)

before



after

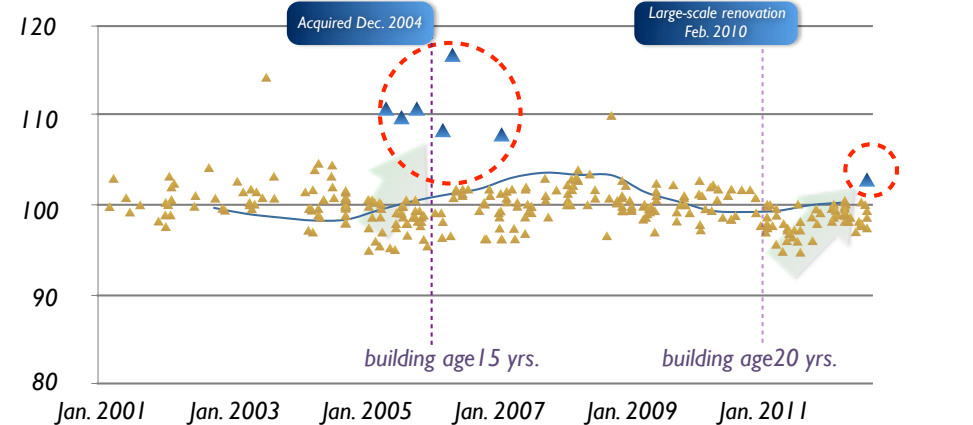
Individual apartment unit
upgrading renovations
(Cost: 4,390thousand yen/unit)

before



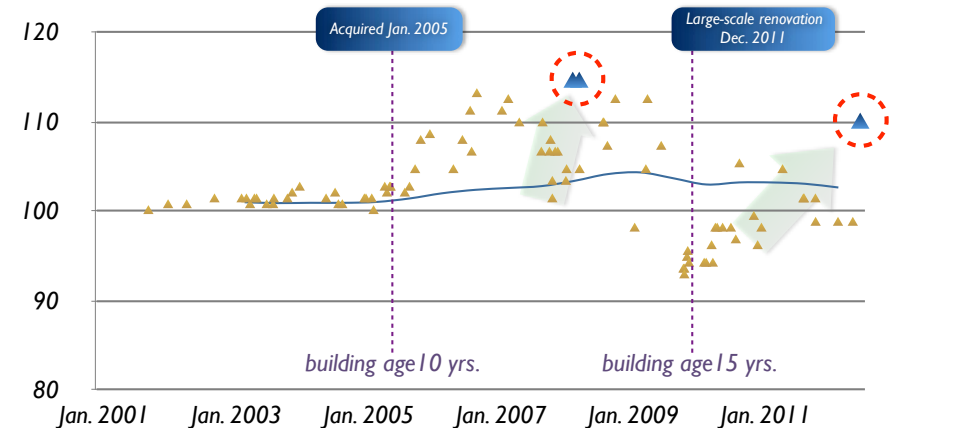
after

Impact of the measures taken



* Rents for RESIDIA Shibaura are indexed by basing the average per m² rent during 2001 as 100.
* Figures are indexed theoretical rent categorized by year and building age using actual rents provided by At Home Co., Ltd., of which Sumitomo Mitsui Research Institute Co., Ltd. statistically processed using hedonic method. Building age is fixed at 10 years for the theoretical rent.

▲ Indexed rent for upgraded units
▲ Indexed rent for non-upgraded units
— Indexed theoretical Rent for Compact-type units in Shiba / Hamamatsucho Area



* Rents for RESIDIA Kichijoji are indexed by basing the average per m² rent during 2001 as 100.
* Figures are indexed theoretical rent categorized by year and building age using actual rents provided by At Home Co., Ltd., of which Sumitomo Mitsui Research Institute Co., Ltd. statistically processed using hedonic method. Building age is fixed at 10 years for the theoretical rent.

▲ Indexed rent for upgraded units
▲ Indexed rent for non-upgraded units
— Indexed theoretical Rent for Compact-type units in Nakano / Kichijoji Area

Rents Bottoming Out

Rent Changes in Replacements & Renewals

in million yen per month

Total Portfolio Rent Change

	No. of Units	Previous Rents	New Rents	Change	% Change
Replacements	1,037 units	144	142	-1	-1.32%
Renewals	1,589 units	190	190	-0	-0.33%
Others	5,693 units	807	807	-0	-0.02%
Total	8,319 units	1,143	1,140	-2	-0.23%

Total % change **0.25pt.** improvement
(Total % change | 3rd FP -0.48% → 4th FP -0.23%)

Rent change in Tenant Replacements

(4th Period avg. turnover : **38** months, ref. 2nd Period **40** month)

	No. of Units	Previous Rents	New Rents	Change	% Change
Rent increase	372 units	45	47	1	4.17%
Rent decrease	412 units	55	52	-3	-6.78%
Rent unchanged	253 units	43	43	-	-
Total	1,037 units	144	142	-1	-1.32%

% change in tenant replacements **2.29pt.** improvement
(Total % change | 3rd FP -3.61% → 4th FP -1.32%)

Rent Change in Renewals (renewal rate **83%**)

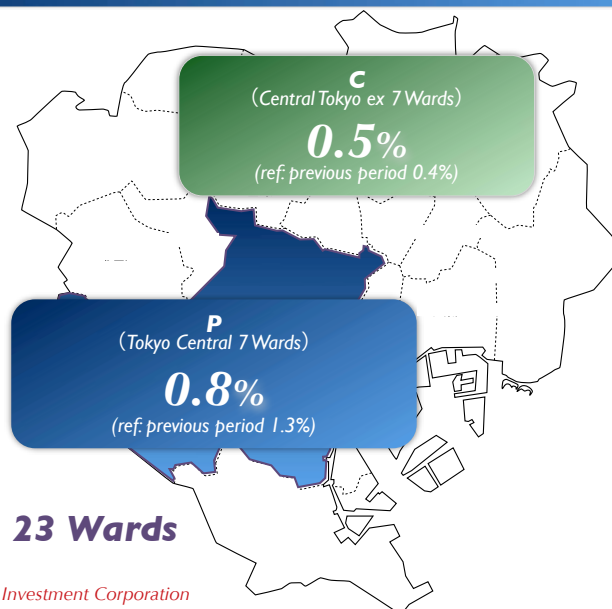
(4th Period renewal rate : **83** %, ref. 2nd Period **79** %)

	No. of Units	Previous Rents	New Rents	Change	% Change
Rent increase	0 units	0	0	0	-
Rent decrease	36 units	7	7	-0	-7.85%
Rent unchanged	1,553 units	182	182	-	-
Total	1,589 units	190	190	-0	-0.33%

% change in renewals **0.25pt.** improvement
(Total % change | 3rd FP -0.58% → 4th FP -0.33%)

Only path-through units that are both occupied at the beginning and the end of the period are counted in. Whole building leases are excluded.

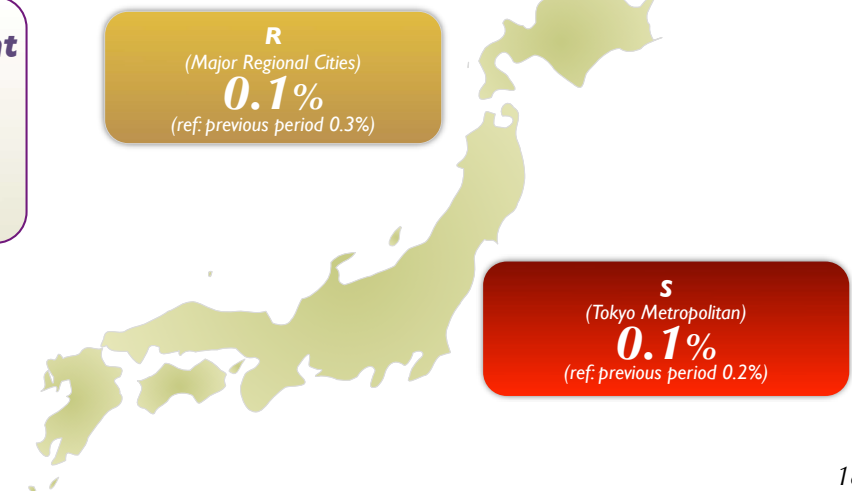
Rents have mostly adjusted to market level



Total Rent Adjustment

Total : **1.4%**
(ref: previous period 2.2%)

Tokyo Metropolitan Major Regional Cities





Finance

-  *Key Finance Figures*
-  *Strengthening Financial Foundation Taking Advantage of the Positive Funding Environment*

Key Finance Figures

Credit Ratings

JCR : AA- R&I : A+

ADR's investment corporation bonds have credit ratings as follows. They are AA- from JCR, A+ from R&I, and Baa1 from Moody's as of end of 4th period. Furthermore, credit rating from Moody's will end with the redemption of a bond issue on Sept. 24, 2012.

Interest Bearing Debt Outstanding

	end of 3rd Period	Loan/bond ratio	end of 4th Period	Loan/bond ratio
Loans	153.5 billion yen	(78.7%)	168.8 billion yen	(81.8%)
Bonds	41.5 billion yen	(21.3%)	37.5 billion yen	(18.2%)
Debt Outstanding	195.0 billion yen	(100%)	206.3 billion yen	(100%)

Favorable Bond Issuing Environment

Maturity	Issue Date	Sept. 2011	Apr. 2012	Sept. 2012
3 yrs			4 billion yen 0.86%	
5 yrs	8 billion yen 1.27%	4 billion yen 1.08%	8 billion yen 0.87%	
7 yrs	2 billion yen 1.68%		4 billion yen 1.23%	

Amounts are listed on the upper corner. Coupon yields are listed on the lower corner.

Balanced Lender Line-up

as of July 31, 2012

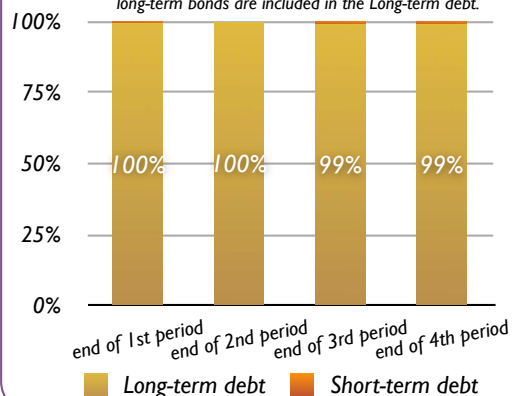
The lineup of **19** lenders centers on Japanese banks, including **3** mega banks, **3** major trust banks

▶ Tokyo Tomin Bank • Yamaguchi Bank • Iyo Bank • Gunma Bank joined line-up during 4th period

Lengthening Maturities & Increasing Fixed Rate Debts

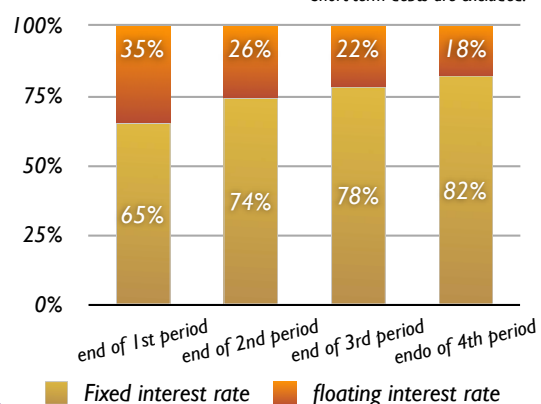
Long-term Short-term Ratio History

Long-term debts with term to maturity less than a year and long-term bonds are included in the Long-term debt.

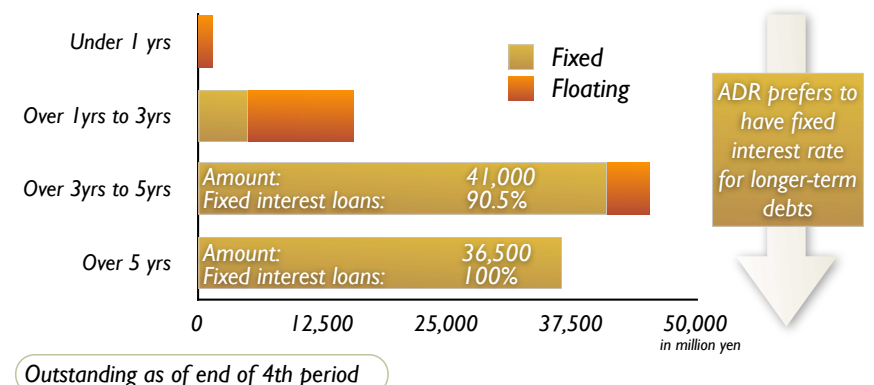


Ratio of Fixed Interest Rate Debts

Short-term debts are excluded.

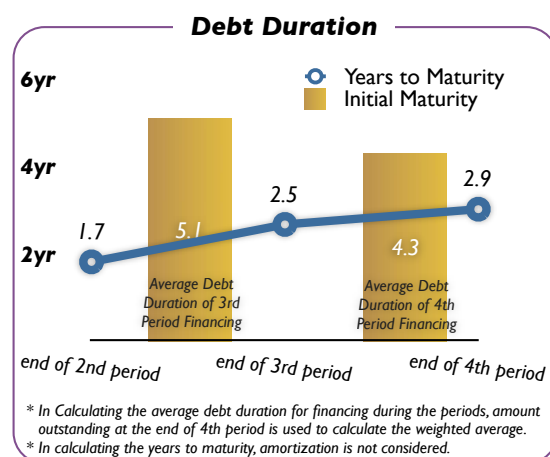
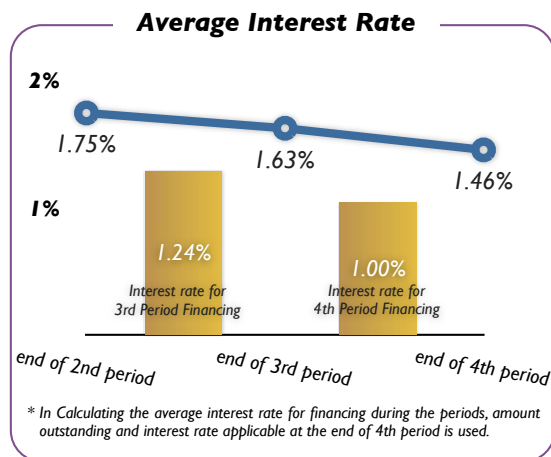


Ratio of Fixed Interest according to Duration of Debts Financed during 3rd and 4th Periods

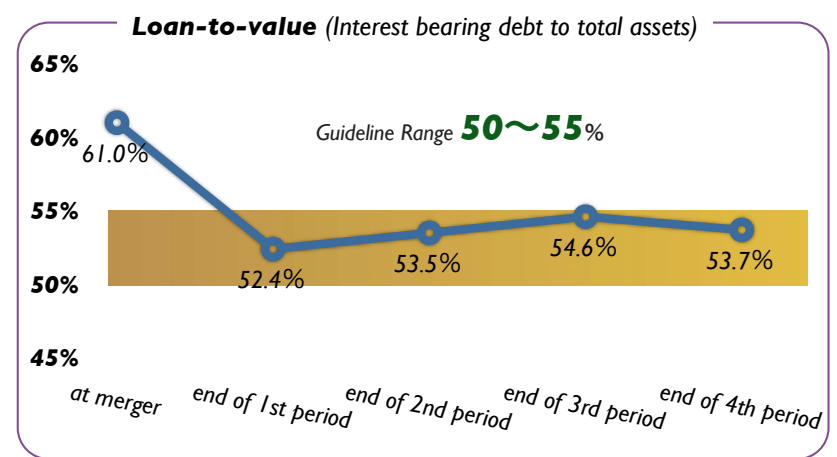


Strengthening Financial Foundation Taking Advantage of the Positive Funding Environment

Strengthening Financial Foundation by Lengthening Duration and Lowering Interest payment

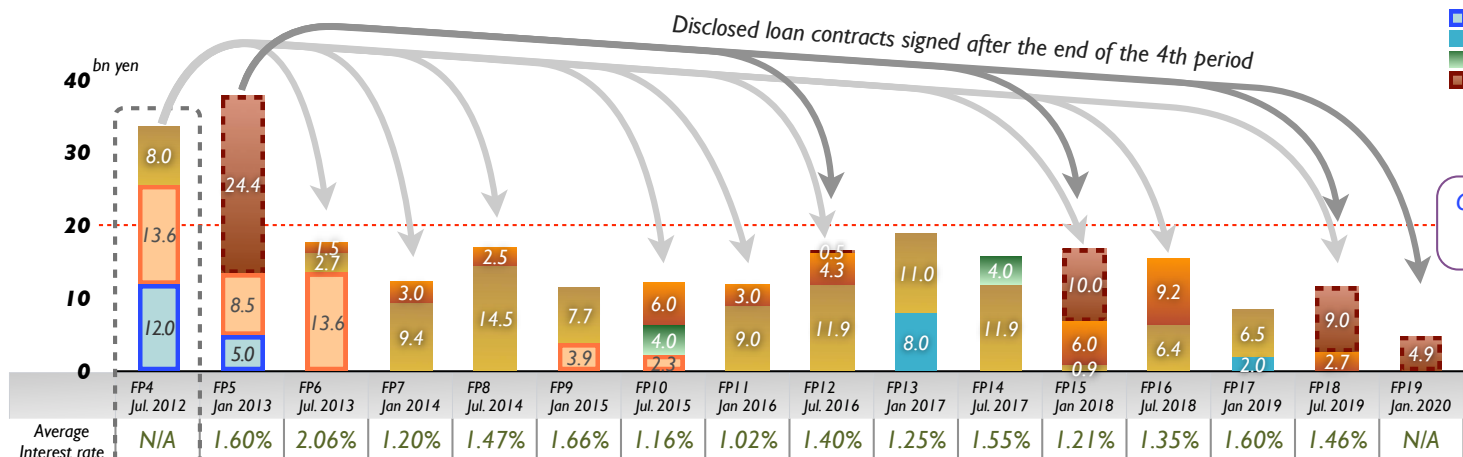


Controlling Loan-to-value within Guideline Range since the End of First Period



Diversified Maturity • Procuring a Long-term Commitment Line

Rounded down to the nearest 100million yen



Commitment Line
20bn yen

1 year loan: 10bn yen
3 year loan: 10bn yen

Fund Usage

- Property acquisitions
- Debt repayments

Benefit

- make it possible for timely property acquisitions
..... and even if the financial environment turn sour
- makes it possible for ADR to refinance smoothly

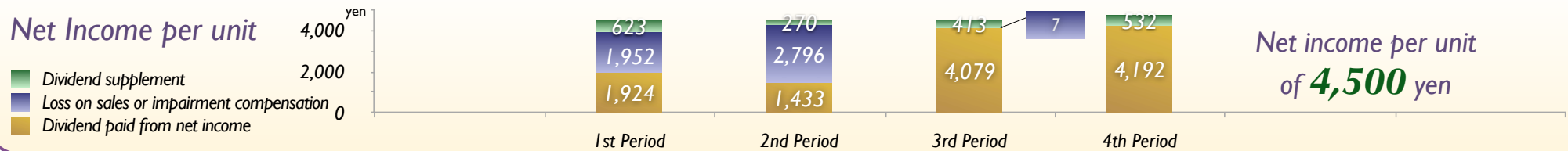
* Amortization is not consider on this graph. (It presumes that the outstanding amount at the end of 4th period will be repaid on maturity)
* In Calculating the average interest rate, amount outstanding and interest rate applicable at the end of 4th period is used. Refinancing executed after the end of 4th period will be included in the original maturity period.



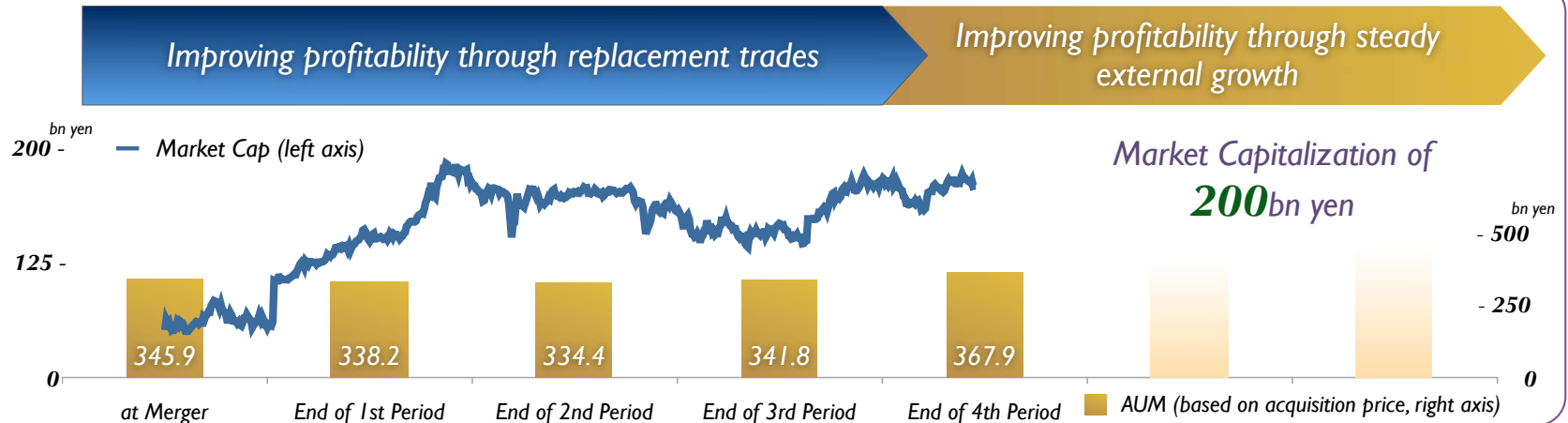
ADR's Management Goals

ADR's Management Goals

Net Income per unit



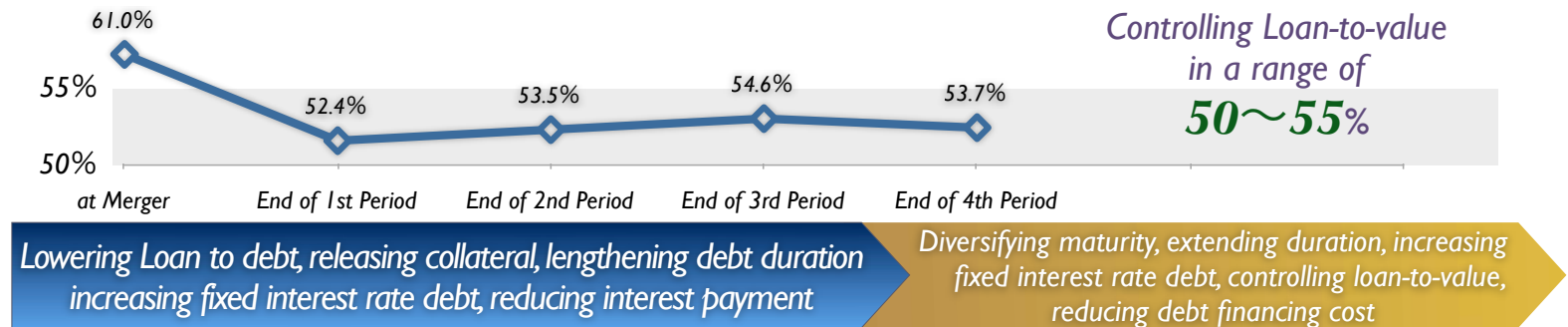
External Growth



Internal Growth



Finance



Appendix

Financial Statements	25~27
4th Period Result	28
5th & 6th Period Dividend Forecast	29
Largest Negative Goodwill Among J-REITs	30
The New Payout Policy	31
Portfolio Analysis	32
Changes in Rents	33
Bridge Fund	34
Acquired Assets in 4th Period	35~36
Cost Effectiveness	37

Dormitories and Student Apartments	38
Brand Strategy	39
Unit Price Chart	40
Unit Holdings	41
Portfolio Diversification Policy	42
Portfolio Map	43
Portfolio	44~46
Sponsor Support	47
Asset Management Company Profile	48

Balance Sheet

in thousand yen

4th Period ending July 31, 2012	
Assets	
Current assets	
Cash and deposits	6,701,044
Cash and deposits in trust	7,055,796
Operating accounts receivables	291,076
Short-term investment securities	4,500,000
Prepaid expenses	406,093
Consumption tax receivables	31,779
Other	23,797
Allowance for doubtful accounts	△ 22,546
Current assets	18,987,040
Fixed assets	
Property, plant and equipment	
Buildings	68,682,879
Structures	6,082
Machinery and equipment	3,535
Tools, furniture and fixtures	36,684
Land	68,868,819
Buildings in trust	101,780,939
Structures in trust	92,923
Machinery and equipment in trust	71,926
Tools, furniture and fixtures in trust	177,917
Land in trust	122,331,287
Property, plant and equipment	362,052,996
Intangible assets	
Leasehold right	1,071,902
Leasehold right in trust	130,929
Other	16,264
Intangible assets	1,219,096
Investments and other assets	
Securities investments	441,066
Long-term prepaid expenses	656,647
Guarantee deposits	628,756
Other	1,654
Investments and other assets	1,728,124
Fixed assets	365,000,218
Deferred assets	
Investment unit issuance expenses	21,394
Investment corporation bond issuance costs	82,953
Deferred assets	104,348
Assets	384,091,606

4th Period ending July 31, 2012	
Liabilities	
Current liabilities	
Operating accounts payable	131,864
Short-term loans payable	1,500,000
Current portion of investment corporation bond payable	19,500,000
Current portion of long-term loans payable	35,212,200
Accounts payable-other	958,733
Accrued expenses	266,931
Accrued consumption taxes	—
Advances received	47,053
Interest received in advance	—
Derivatives liabilities	—
Other	43,275
Current liabilities	57,660,058
Long-term liabilities	
Investment corporation bond	18,000,000
Long-term loans payable	132,132,311
Tenant leasehold and security deposits	1,234,796
Tenant leasehold and security deposits in trust	1,876,498
Long-term deposits received	23,344
Other	9,525
Long-term liabilities	153,276,476
Liabilities	210,936,534
Net assets	
Unitholders' equity	
Unitholders' capital, gross	80,087,298
Surplus	
Capital surplus	53,220,279
Reserve for dividend	35,236,060
Unappropriated retained earnings (undisposed loss)	4,611,435
Surplus	93,067,774
Unitholders' equity	173,155,072
Valuation and translation adjustments	
Deferred gains or losses on hedges	—
Valuation and translation adjustments	—
Net assets	173,155,072
Liabilities and net assets	384,091,606

Profit and Loss Statement

in thousand yen

4th Period From February 1, 2012 to July 31, 2012	
Operating revenue	
Rent revenue-real estate	12,193,737
Dividend income	25,887
Operating revenue	12,219,625
Operating expenses	
Expenses related to rent business	4,551,721
Loss on sales of real estate properties	—
Impairment loss	—
Asset management fee	765,489
Asset custody fee	12,443
Administrative service fees	65,507
Directors' compensations	2,400
Taxes and dues	78,446
Provision of allowance for doubtful accounts	7,150
Bad debts expenses	194
Other operating expenses	176,803
Operating expenses	5,660,157
Operating income	6,559,467
Non-operating income	
Interest income	8,181
Interest on securities	2,285
Reversal of distributions payable	11,984
Reversal of bad debt reserve	—
Other	4,757
Non-operating income	27,209
Non-operating expenses	
Interest expenses	1,311,406
Interest expenses on investment corporation bonds	246,749
Amortization of investment unit issuance expenses	8,100
Amortization of investment corporation bond issuance costs	11,439
Investment unit issuance expenses	14,711
Borrowing related expenses	379,076
Other	3,153
Non-operating expenses	1,974,636
Ordinary income	4,612,040
Extraordinary loss	
Loss on Disaster	—
Extraordinary loss	—
Income before income taxes	4,612,040
Income taxes-current	605
Income taxes	605
Net income	4,611,435
Unappropriated retained earnings (undisposed loss)	4,611,435

4th Period From February 1, 2012 to July 31, 2012	
A. Revenue from Property Leasing	
Rental	
Rent income	11,030,977
Facility charge	410,236
Parking fee	349,979
Subtotal	11,791,192
Other revenues related to property leasing	
Income from leasing rights, etc.	31,754
Miscellaneous income	370,789
Subtotal	402,544
Total revenues from property leasing	12,193,737
B. Rental Expenses	
Property taxes	555,528
Property management fees	875,228
Utilities	190,875
Repairs and maintenance	356,027
Insurance	22,275
Trust fee	57,772
Other rental expenses	424,558
Depreciation and amortization	2,069,454
Total rental expenses	4,551,721
C. Operating Income from Property Leasing Activities (A-B)	7,642,016

Cash Flow Statement

in thousand yen

4th Period From February 1, 2012 to July 31, 2012	
Net cash provided by (used in) operating activities	
Income before income taxes	4,612,040
Depreciation and amortization	2,071,571
Amortization of investment unit issuance expenses	8,100
Amortization of investment corporation bond issuance costs	11,439
Other offering costs associated with the issuance of investment units	14,711
Increase (decrease) in allowance for doubtful accounts	899
Interest income	△ 10,467
Interest expenses	1,311,406
Interest expenses on investment corporation bonds	246,749
Decrease (increase) in operating accounts receivables	△ 27,050
Decrease (increase) in consumption tax receivables	△ 19,011
Decrease (increase) in prepaid expenses	△ 97,935
Increase (decrease) in accrued consumption taxes	-
Increase (decrease) in operating accounts payable	△ 2,311
Increase (decrease) in accounts payable-other	84,910
Increase (decrease) in accrued expenses	△ 10,153
Increase (decrease) in advances received	4,620
Decrease due to sale of property, plant and equipment	-
Decrease due to sale of property, plant and equipment in trust	-
Decrease (increase) in long-term prepaid expenses	△ 74,659
Other	△ 7,341
Subtotal	8,117,517
Payments for loss on disaster	-
Interest income received	3,856
Interest expenses paid	△ 1,671,517
Income taxes paid	△ 4,381
Net cash provided by (used in) operating activities	6,445,475

4th Period From February 1, 2012 to July 31, 2012	
Net cash provided by (used in) investing activities	
Payments into time deposits	△ 2,000,000
Proceeds from withdrawal of time deposits	3,000,000
Purchase of short-term investment securities	△ 4,500,000
Proceeds from sales of short-term investment securities	2,000,000
Purchase of property, plant and equipment	△ 60,878
Purchase of property, plant and equipment in trust	△ 27,615,375
Purchase of intangible fixed assets in trust	-
Proceeds from tenant leasehold and security deposits	△ 8,087
Proceeds from tenant leasehold and security deposits in trust	272,156
Proceeds from collection of lease and guarantee deposits	17,260
Proceeds from collection of lease and guarantee deposits in trust	4,485
Payments of leasehold and security deposits in trust	-
Purchase of Securities Investment	△ 161,199
Proceeds from withdrawal of investment securities	10,000
Repayments of long-term deposits received	△ 6,348
Net cash provided by (used in) investing activities	△ 29,047,988
Net cash provided by (used in) financing activities	
Increase in short-term loans payable	9,550,000
Decrease in short-term loans payable	△ 9,090,000
Proceeds from long-term loans payable	36,750,000
Repayment of long-term loans payable	△ 21,867,668
Proceeds from investment corporation bond issuance	8,000,000
Redemption of investment corporation bonds	△ 12,000,000
Payments for investment corporation bond issuance costs	△ 39,968
Proceeds from issuance of investment units	15,525,480
Payments for investment unit issuance expenses	△ 14,208
Other offering costs associated with the issuance of investment units	△ 42,528
Repayments of finance lease obligations	△ 1,360
Dividends paid	△ 4,419,819
Net cash provided by (used in) financing activities	22,349,927
Net increase (decrease) in cash and cash equivalents	△ 252,585
Cash and cash equivalents	12,009,427
Cash and cash equivalents	11,756,841

4th Period Result

February 1, 2012 ~ July 31, 2012

in million yen

	(1) Forecast as of March 16 2012	(2) 4th Fiscal Period Result July 31, 2012	Changes (2)-(1)	Notes		(3) 3rd Fiscal Period Result	Changes (2)-(3)	Notes	
Revenue	12,068 188 operating properties Average Period Occupancy 95.8%	12,219 190 operating properties Average Period Occupancy 96.2%	+151	Rent income increase from two new properties Higher occupancy, smaller decline in rents Increase in key money income Lower renewal fee income, etc	+59 +59 +40 △7	11,259 173 operating properties Average Period Occupancy 96.4%	+959	Rent income increase from 17 new properties Full-term operation from 3rd Period acquisition lower same-store rent Parking and other rental revenue increase Seasonal key money increase Seasonal renewal fee increase	+781 +101 △102 +47 +77 +55
Operating Income	6,317 Depreciation : 2,057 Property Taxes : 582	6,559 Depreciation : 2,069 Property Taxes : 555	+242	Leasing expense decrease due to favorable leasing environment Decrease in property tax due to revaluation Increase in depreciation from the two new properties Decrease in consumption tax settlement loss, etc	+52 +27 △12 +24	5,984 Depreciation : 1,900 Property Taxes : 545	+574	Increase in leasing expense due to new acquisition Repair and renovation cost increase AD expense increase 3rd period acquisition property tax No loss on sales Increase in depreciation from the 17 new properties Increase in other administrative expense	△117 △34 △19 △10 +7 △169 △43
Current Income	4,365 financing cost : 1,938	4,612 financing cost : 1,937	+246	Subsidy on LED lighting and other non-operating income Interest payment decrease Increase in financial cost	+9 +16 △21	3,998 financing cost : 1,950	+613	Subsidy on LED lighting and other non-operating income Interest payment decrease Increase in financial cost reduction Lower equity finance expenses	+7 +69 △48 +11
Net Income	4,365	4,611	+246			3,997	+613		
EPS (yen)	3,968	4,192	+224			4,079	+113		
FFO per Unit (yen)	5,838	6,075	+237			6,025	+50		
Net Income	4,365	4,611	+246			3,997	+613		
Drawdown of Retained Earnings	+) 584	+) 584	-	Retained earnings after dividend	34.6 billion yen	+) 412	+172		
Dividend Amount	=) 4,950	=) 5,196	+246	Units issued and outstanding	11,000,000 units	=) 4,410	+786	Units issued and outstanding	980,000 units
Dividend per unit (yen)	4,500	4,724	+224	Please refer to page 31 for detail on the new payout policy.		4,500	+224	Please refer to page 31 for detail on the new payout policy.	

Financing cost includes interest payments for loans and bonds as well as other finance fees.

5th & 6th Period Dividend Forecast

in million yen

5th fiscal period : August 1, 2012 ~ January 31, 2013

	(1) 4th Fiscal Period Result July 31, 2012	(2) 5th Fiscal Period Forecast as of September 14, 2012	Changes (2)-(1)	Notes
Revenue	12,219 190 operating properties Average Period Occupancy 96.2%	12,201 190 operating properties Average Period Occupancy 96.0%	△18	Full-term operation from 4th Period acquisition +146 Lower occupancy and lower same-store rent △69 Parking and other rental revenue decline △10 key money decrease due to non-seasonal △40 renewal fee decrease due to non-seasonal △45
Operating Income	6,559 Depreciation : 2,069 Property Taxes : 555	6,431 Depreciation : 2,081 Property Taxes : 565	△127	Increase in property tax △10 Property management fees and Ad expense decrease +50 Increase in depreciation from the new properties △12 Increase in Consumption tax settlement loss △51 Increase in appraisal fees and other fees due to larger asset size △86
Current Income	4,612 financing cost : 1,937	4,676 financing cost : 1,734	+64	Decrease in non-operating income △16 Decrease in interest payment due to refinancing +193 No equity finance fees +14
Net Income	4,611	4,675	+64	
EPS (yen)	4,192	4,250	+58	
FFO per Unit (yen)	6,075	6,145	+70	

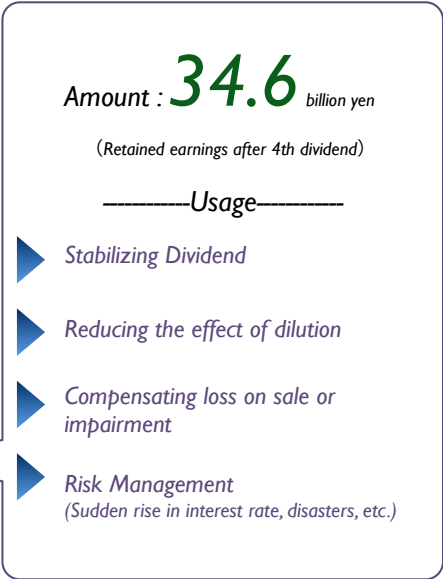
Net Income	4,611	4,675	+64	
Drawdown of Retained Earnings	+) 584	+) 274	△310	Retained earnings after dividend 34.3 billion yen
Dividend Amount	=) 5,196	=) 4,950	△246	Units issued and outstanding 11,000,000 units
Dividend per unit (yen)	4,724	4,500	△224	Please refer to page 31 for detail on the new payout policy.

6th fiscal period : February 1, 2013 ~ July 31, 2013

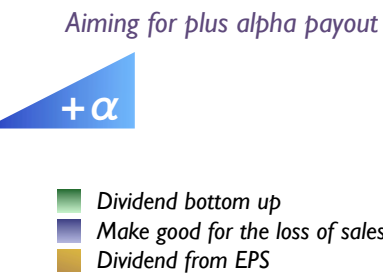
	(3) 6th Fiscal Period Forecast as of September 14, 2012	Change s (2)-(3)	Notes
Revenue	12,276 190 operating properties Average Period Occupancy 96.0%	+75	Rent income decrease △3 Seasonal key money increase +19 Seasonal renewal fee increase +54 Silent partnership dividend increase +5
Operating Income	6,391 Depreciation : 2,078 Property Taxes : 599	△40	4th period acquisitions property tax △33 Repair and renovation cost increase △41 Increase in leasing expense due to busy season △59 Decrease in other administrative expense +18
Current Income	4,676 financing cost : 1,704	0	Decrease in interest payment +85 Increase in other financial cost △54 Decrease in other non-operating expense +7
Net Income	4,675	0	
EPS (yen)	4,250	0	
FFO per Unit (yen)	6,142	△3	

Net Income	4,675	0	
Drawdown of Retained Earnings	+) 274	0	Retained earnings after dividend 34.1 billion yen
Dividend Amount	=) 4,950	0	Units issued and outstanding 11,000,000 units (expected)
Dividend per unit (yen)	4,500	0	Please refer to page 31 for detail on the new payout policy.

Financing cost includes interest payments for loans and bonds as well as other finance fees.



Continue to payout stable dividend based on the New Payout Policy



The New Payout Policy

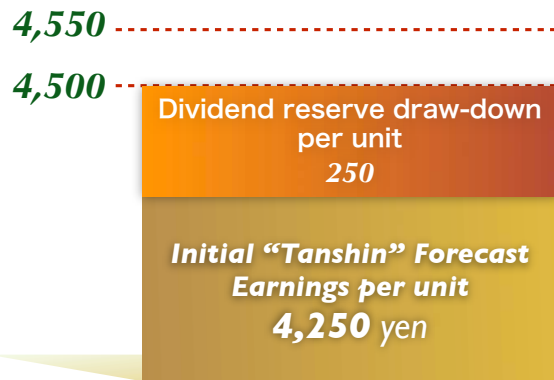
Stable Payout with an Upside Potential

Under the new new payout policy, ADR will continue to stabilize dividends by using reserve for dividends as before, but when the management performance is solid, dividends will be increased by how much the result beats the “Tanshin” forecast.

Forecast

“Tanshin” Forecast

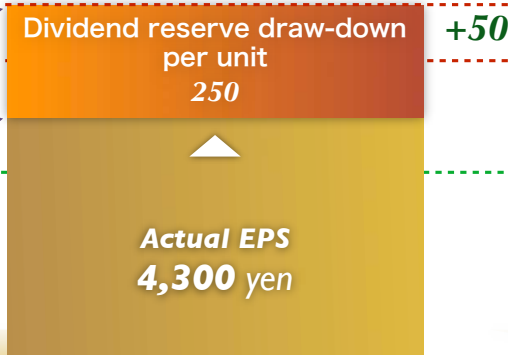
Earnings per share **4,250** yen
Reserve draw-down per share **250** yen
Dividend per share **4,500** yen



Result

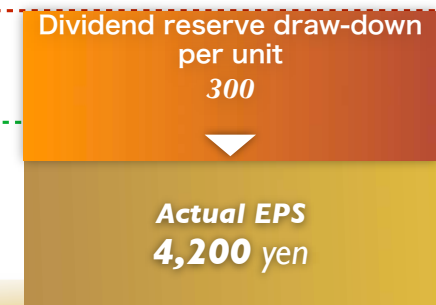
IF the result beats the forecast

Assuming the actual EPS result is **4,300** yen
beating the forecast by **50** yen
dividend will increase **50** yen
to **4,550** yen



IF the result is lower than the forecast

Assuming the actual EPS result is **4,200** yen
lower than the forecast by **50** yen
reserve draw-down will be increased by **50** yen
and the dividend will remain at **4,500** yen



The actual dividends will be decided by the ADR's board based on a comprehensive consideration of such factors as the amount exceeding the forecast net income per investment unit announced in the previous fiscal period's "tanshin" (an abridgment of business performance), increase/decrease in rent and status of occupancy of portfolio, status of cash reserves, level of LTV, debt costs and balance of reserve for dividends.

Portfolio Analysis

Greater Tokyo Area

Single Type Units

Occupancies and monthly rents are stable in all rent levels and regions.

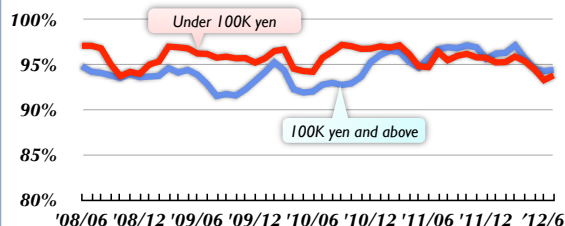
% share by area

Under 100K yen 9.6%

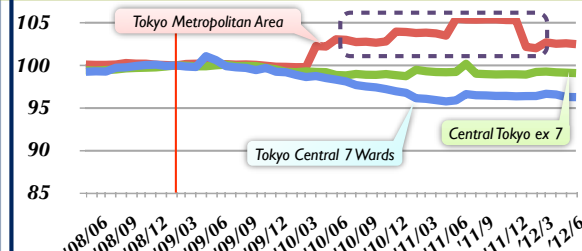
100K yen and above 8.6%

18.2 %

Rent Level Occupancy



Change in Monthly Rent* by Region



Compact Type Units

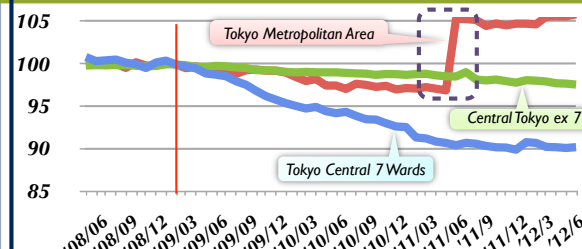
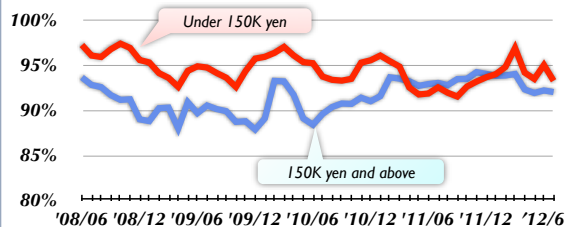
Volatilities in occupancies and monthly rents are high in the Tokyo Central 7 Wards.

% share by area

Under 150K yen 3.8%

150K yen and above 11.4%

15.2 %



Family & Large Type Units

Volatilities in occupancies are highest in rents above 250K yen and volatilities in monthly rents are highest in the Tokyo Central 7 Wards.

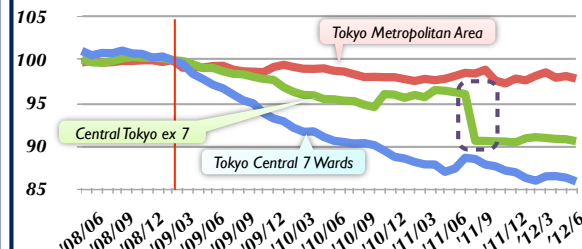
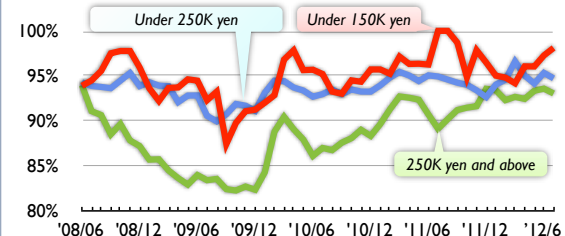
% share by area

Under 150K yen 1.5%

Under 250K yen 9.5%

250K yen and above 8.1%

19.0 %



Regional Areas

Major Regional Cities

Volatilities in occupancies are relatively stable in rent levels under 150K yen.

Monthly rents are stable compared to other areas

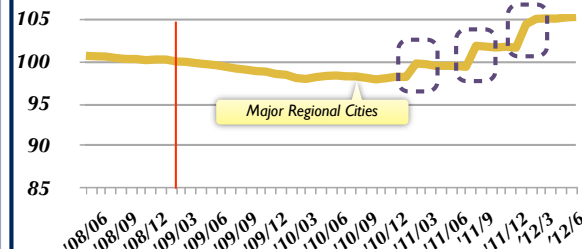
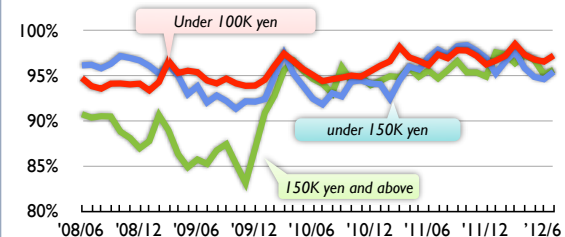
% share by area

Under 100K yen 10.9%

Under 150K yen 4.8%

150K yen and above 3.4%

19.1 %



Sharp rise in rent

- Rise caused by disposition of low rent properties
- Rise caused by acquisition of high rent properties

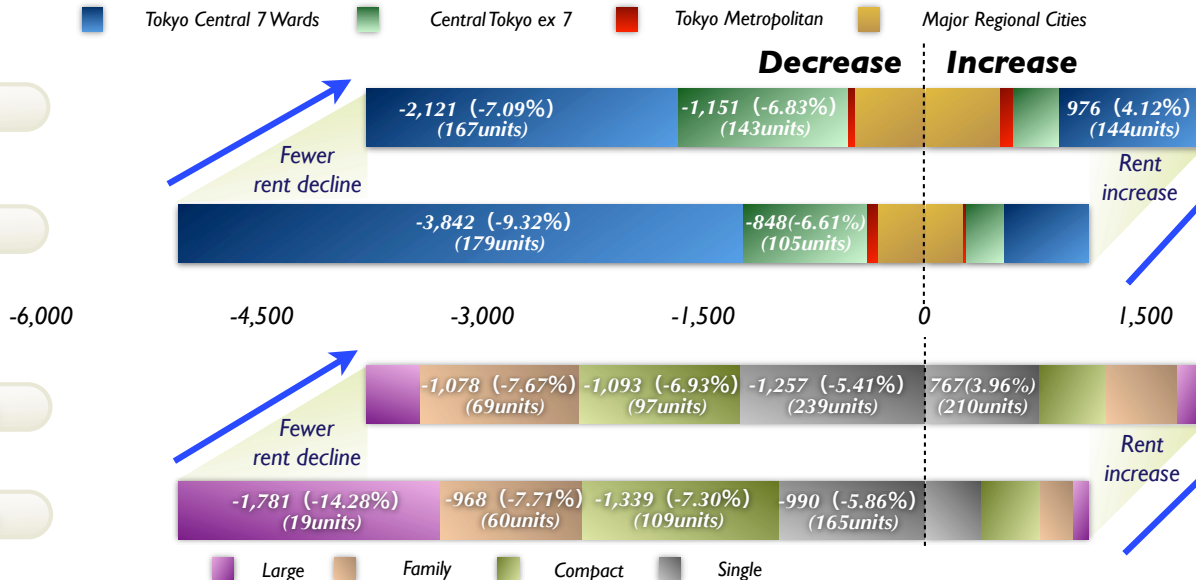
Sharp fall in rent

- fall caused by acquisition of low rent properties

* Chart of Changes in Monthly Rent indicates the price movement by indexing the monthly rent as of March 2009 as 100. The date range of the charts are from June 2008 to July 2012.

* Guarantee contract units, office, stores and other non-residential units are exclude from the data which leaves with 71.6% of the total leasable area to be represented in these charts. % share by area are percentage share of the total leasable area.

Only path-through units that are both occupied at the beginning and the end of the period are counted in. Whole building leases are excluded.

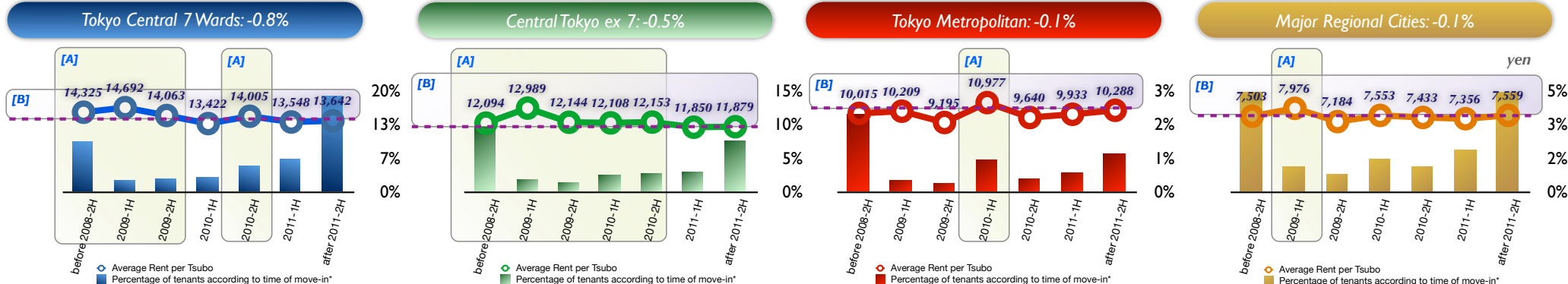


Rents have mostly adjusted to market level

[A]
Share of tenants that have higher average rent per tsubo than
tenants after 2H 2011

[B]
% difference between 2H 2011 rent per tsubo
and rents per tsubo that are higher

[C] Rent Gap
Total: **-1.4%**
(Previous Period: **-2.2%**)

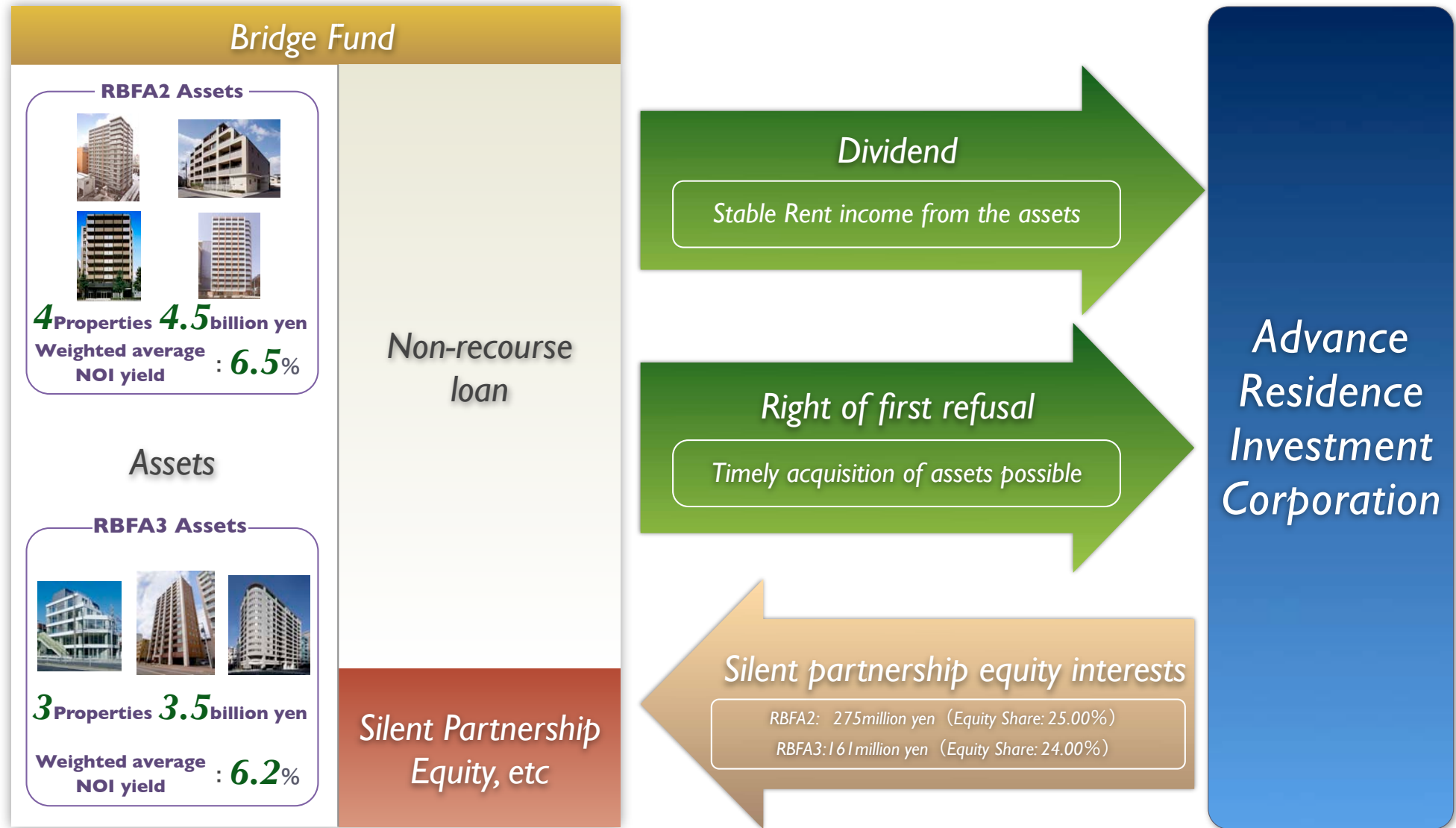


* The calculations are only for pass-through rent contracts. Block leased property units are excluded.
 * Contract renewal on RESIDIA Minami Senju is excluded from the data since it is an extraordinary circumstance
 * 1H: January to June, 2H: July to December

* Share of tenants according to time of move-in (bar chart) shows the percentage of tenants that are present as of end of July 2012 in proportion to the time of move-in.

* Average Rent per tsubo¹⁾ (line chart) shows the average rent per tsubo actually paid by the tenants as of end of July 2012 and plotted according to the time of move-in. Therefore the per tsubo rents are not the average of initial rents paid by tenants at the time of move-in.

Bridge Fund



Acquired Assets in 4th Period

	Total	Tokyo Central 7 Wards	Central Tokyo ex 7	Tokyo Metropolitan	Major Regional Cities	PO
Properties	17	1	8	4	4	15
Acquisition price (million yen)	26,088	3,760	10,957	4,056	7,315	23,470
Share	100.0%	14.4%	42.0%	15.5%	28.0%	90.0%
Weighted average NOI yield	5.9%	5.3%	5.6%	6.2%	6.6%	6.0%
Weighted average building age (as of acquired)	4.5yrs	1.1yrs	5.2yrs	6.2yrs	4.1yrs	4.4yrs
No. of rentable units	1,600	166	537	338	559	1,443

P-90 RESIDIA Sasazuka II

Bought at PO

	Area	Tokyo Central 7 Wards
	Location	Shibuya-ku, Tokyo
	Acquisition price	3,760million yen
	Appraisal price	3,810million yen
	NOI yield	5.3%
	No. of rentable units	166units
	Completion date	Jan. 2011

C-57 RESIDIA Monzennakacho

Bought at PO

	Area	Central Tokyo ex 7
	Location	Koto-ku, Tokyo
	Acquisition price	970million yen
	Appraisal price	993million yen
	NOI yield	5.6%
	No. of rentable units	68units
	Completion date	Feb. 2005

C-58 RESIDIA Ochanomizu

Bought at PO

	Area	Central Tokyo ex 7
	Location	Bunkyo-ku, Tokyo
	Acquisition price	2,090million yen
	Appraisal price	2,230million yen
	NOI yield	5.6%
	No. of rentable units	80units
	Completion date	Sep. 2005


C-59 RESIDIA Omori

Bought at PO

	Area	Central Tokyo ex 7
	Location	Ota-ku, Tokyo
	Acquisition price	1,150million yen
	Appraisal price	1,220million yen
	NOI yield	5.9%
	No. of rentable units	75units
	Completion date	Mar. 2006

C-60 RESIDIA Nakamurabashi

Bought at PO

	Area	Central Tokyo ex 7
	Location	Nerima-ku, Tokyo
	Acquisition price	1,075million yen
	Appraisal price	1,110million yen
	NOI yield	5.6%
	No. of rentable units	66units
	Completion date	Feb. 2008

C-61 RESIDIA Kachidoki

Bought at PO

	Area	Central Tokyo ex 7
	Location	Chuo-ku, Tokyo
	Acquisition price	1,805million yen
	Appraisal price	1,950million yen
	NOI yield	5.7%
	No. of rentable units	55units
	Completion date	Feb. 2008

C-62 RESIDIA Bunkyo-Otowa II

Bought at PO

	Area	Central Tokyo ex 7
	Location	Bunkyo-ku, Tokyo
	Acquisition price	2,268million yen
	Appraisal price	2,330million yen
	NOI yield	5.4%
	No. of rentable units	89units
	Completion date	Feb. 2008

C-63 RESIDIA Kinshicho III

Bought at PO

	Area	Central Tokyo ex 7
	Location	Koto-ku, Tokyo
	Acquisition price	651million yen
	Appraisal price	665million yen
	NOI yield	5.8%
	No. of rentable units	51units
	Completion date	Feb. 2005

※1 Names of the part of properties will be changed to the listed names.

※2 : Acquisition prices are rounded down to the nearest million.

※3 : NOI yields = appraisal NOI ÷ acquisition price × 100%

Acquired Assets in 4th Period

C-63 RESIDIA Kamata III



Area	Central Tokyo ex 7
Location	Ota-ku, Tokyo
Acquisition price	948million yen
Appraisal price	981million yen
NOI yield	5.5%
No. of rentable units	53units
Completion date	Mar. 2007

S-25 RESIDIA Minami-Gyotoku



Area	Tokyo Metropolitan
Location	Ichikawa City, Chiba
Acquisition price	823million yen
Appraisal price	872million yen
NOI yield	6.6%
No. of rentable units	85units
Completion date	Feb. 2005

S-26 RESIDIA Urayasu II



Area	Tokyo Metropolitan
Location	Urayasu City, Chiba
Acquisition price	802million yen
Appraisal price	850million yen
NOI yield	6.4%
No. of rentable units	74units
Completion date	Feb. 2005

S-27 RESIDIA Gyotoku



Area	Tokyo Metropolitan
Location	Ichikawa City, Chiba
Acquisition price	761million yen
Appraisal price	807million yen
NOI yield	6.6%
No. of rentable units	75units
Completion date	Feb. 2005

S-28 RESIDIA Kawasaki



Area	Tokyo Metropolitan
Location	Kawasaki City, Kanagawa
Acquisition price	1,670million yen
Appraisal price	1,740million yen
NOI yield	5.8%
No. of rentable units	104units
Completion date	Mar. 2007

R-41 RESIDIA Esaka



Area	Major Regional Cities
Location	Suita City Osaka
Acquisition price	989million yen
Appraisal price	1,040million yen
NOI yield	6.1%
No. of rentable units	68units
Completion date	Jul. 2007

R-42 RESIDIA Nishijin



Area	Major Regional Cities
Location	Fukuoka City, Fukuoka
Acquisition price	2,380million yen
Appraisal price	2,560million yen
NOI yield	6.8%
No. of rentable units	173units
Completion date	Jan. 2008

R-43 RESIDIA Tsurumai



Area	Major Regional Cities
Location	Nagoya City, Aichi
Acquisition price	1,206million yen
Appraisal price	1,250million yen
NOI yield	6.5%
No. of rentable units	122units
Completion date	Feb. 2008

R-44 RESIDIA Kobe-Isogami



Area	Major Regional Cities
Location	Kobe City, Hyogo
Acquisition price	2,740million yen
Appraisal price	2,900million yen
NOI yield	6.6%
No. of rentable units	196units
Completion date	Mar. 2008

※1 Names of the part of properties will be changed to the listed names.

※2 : Acquisition prices are rounded down to the nearest million.

※3 : NOI yields = appraisal NOI ÷ acquisition price × 100%

Cost Effectiveness

Total cost cutting since the merger

237 million yen / annum

4th Period cost reduction

38 million yen / annum

■ Property Management Fees

total **67**

1 st Fiscal Period	34
2 nd Fiscal Period	14
3 rd Fiscal Period	7
4 th Fiscal Period	11

■ Appraisal Fees

total **39**

1 st Fiscal Period	39
2 nd Fiscal Period	n.a.
3 rd Fiscal Period	n.a.
4 th Fiscal Period	n.a.

■ Building Management Fees

total **60**

1 st Fiscal Period	6
2 nd Fiscal Period	9
3 rd Fiscal Period	31
4 th Fiscal Period	12

■ Custodian Fees

total **36**

1 st Fiscal Period	11
2 nd Fiscal Period	11
3 rd Fiscal Period	12
4 th Fiscal Period	0.7

■ Electricity Bill for Shared Spaces

■ LED Lighting

total **24**

1 st Fiscal Period	5
2 nd Fiscal Period	n.a.
3 rd Fiscal Period	6
4 th Fiscal Period	12

■ Property Insurance Fees

■ Internet Provider

total **6**

1 st Fiscal Period	5
2 nd Fiscal Period	n.a.
3 rd Fiscal Period	n.a.
4 th Fiscal Period	1



Dormitories and Student Apartments

No. of properties	Actual NOI yield	Occupancy (Residential portion)	No of rentable units	Total of acquisition price	Investment ratio of portfolio
10 properties	7.0%	100%	2,035 units	15,426 million yen	4.2%

Dormitories^{※1}

*1 Dormitories are apartments either have common bathrooms or laundry spaces within in the property and offer meals

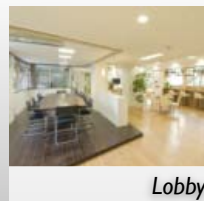
S-I Hiyoshidai Student Heights

* Quake-proofing renovation in 2002

Actual NOI yield 10.5%



Location	Yokohama-shi, Kanagawa
No of units	920units
Completion Date	Mar. 1969
Main Univ.	Keio University



Lobby



Gym

S-II Wako Student Heights

Actual NOI yield 6.4%

Study room



Location	Wako-shi, Saitama
No of units	127units
Completion Date	Apr. 1990
Main Univ.	Waseda university



S-23 College Court Tanashi

Actual NOI yield 7.4%

Cafeteria



Location	Nishitokyo-shi, Tokyo
No of units	91units
Completion Date	Feb. 2010
Main Univ.	Waseda university



Student apartments^{※2}

*2 Student apartments are normal apartments where the tenants are exclusively students.

P-3 RESIDIA Nakameguro

Actual NOI yield 5.5%



Location	Meguro-ku, Tokyo
No of units	88units
Completion Date	Feb. 2005
Main Univ.	The University of the Sacred Heart Keio University

C-50 RESIDIA Shin Itabashi

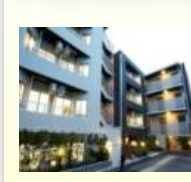
Actual NOI yield 6.1%



Location	Itabashi-ku, Tokyo
No of units	67units
Completion Date	Aug. 2009
Main Univ.	Teikyo University Toyo university

P-85 RESIDIA Komazawa

Actual NOI yield 6.0%



Location	Setagaya-ku, Tokyo
No of units	59units
Completion Date	Oct. 2008
Main Univ.	Komazawa University Aoyama Gakuin University

S-15 RESIDIA Okurayama

Actual NOI yield 5.2%



Location	Yokohama-shi, Kanagawa
No of units	64units
Completion Date	Mar. 1998
Main Univ.	Kanagawa University Teikyo University

C-28 RESIDIA Oji

Actual NOI yield 6.1%



Location	Kita-ku, Tokyo
No of units	61units
Completion Date	Jul. 2005
Main Univ.	Tokyo University

R-2 RESIDIA Imadegawa

Actual NOI yield 6.6%



Location	Kyoto-shi, Kyoto
No of units	154units
Completion Date	Feb. 1999
Main Univ.	Doshisha University

R-8 RESIDIA Kobe Port Island

Actual NOI yield 6.0%



Location	Kobe-shi, Hyogo
No of units	404units
Completion Date	Mar. 2007
Main Univ.	Kobe Gakuin University Kobe Women's University Hyogo University of Health Sciences

Brand Strategy

The Brand

RESIDENCE



ARCADIA



176 properties

as of July 31, 2012

Tenant Service

RESIDIA Customer Service

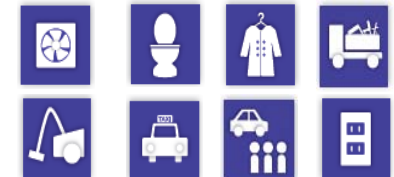
24hours, 7days a week, RESIDIA customer support for tenants. Providing housekeeping services (ex. cleaning) and emergency responses (ex. water leak, key lost), etc.

Moving Support from RESIDIA to RESIDIA

If RESIDIA tenants move to other RESIDIA apartments, tenants do not have to pay key money nor broker fee. Therefore tenants can save moving cost and ADR can keep high occupancy.

KAJITAKU ~Tenant Service~

“KAJITAKU” provides housekeeping services.



Leasing Channel



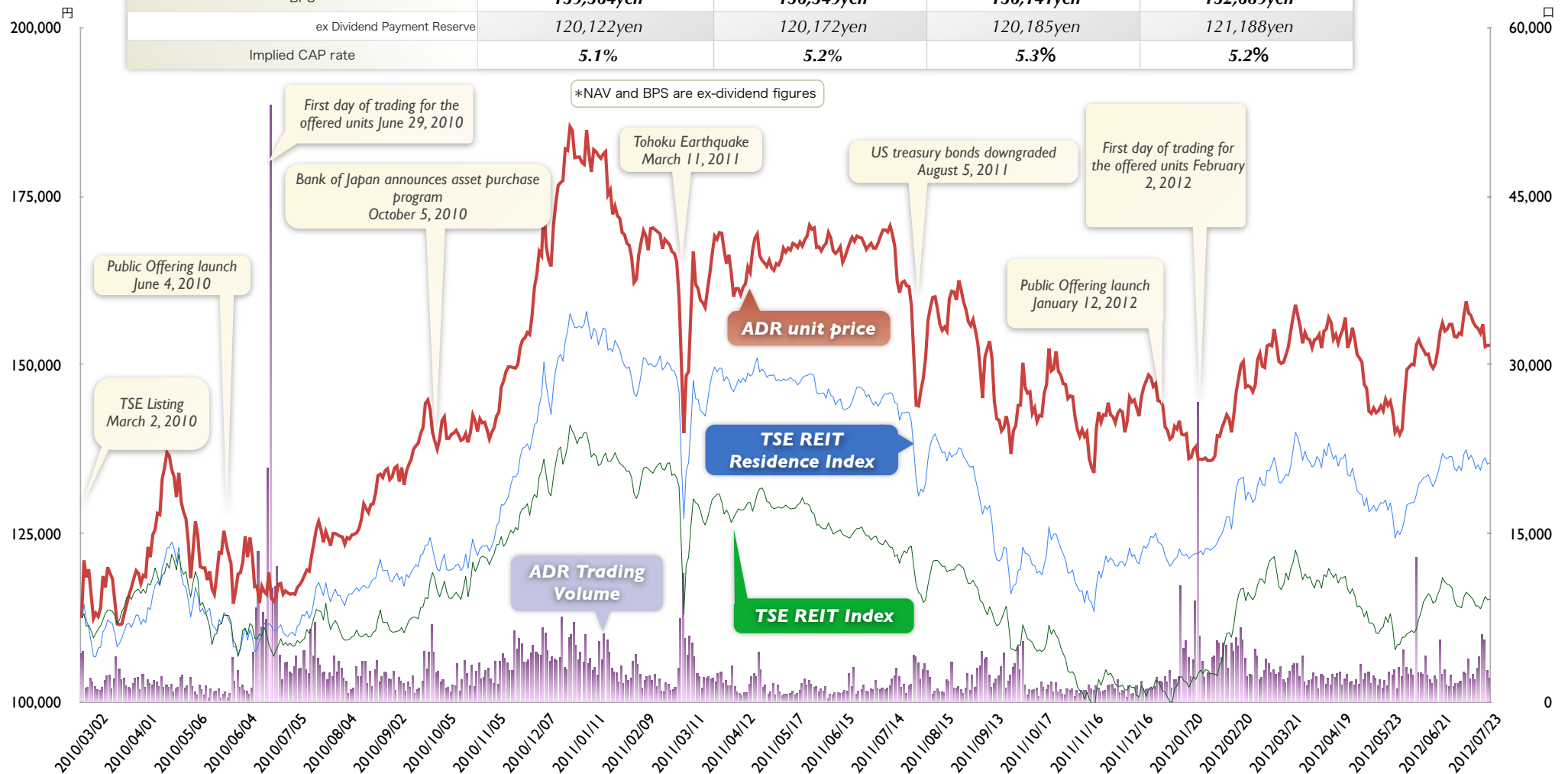
RESIDIA Leasing Website <http://www.residia.jp/>



RESIDIA Shibuya Building Sign

Unit Price Chart

主要指標	The end of 1st Period	The end of 2nd Period	The end of 3rd Period	The end of 4th Period
Market capitalization	168.8 billion Jan. 31, 2012 closing @ JPY172,300	158.9 billion July 31, 2012 closing @ JPY162,200	134.7 billion Jan. 31, 2012 closing @ JPY137,500	168.1 billion July 31, 2012 closing @ JPY152,900
Trading volume	JPY 0.55 billion/day Average 3,247units	JPY 0.31 billion/day Average 1,920units	JPY 0.26 billion/day Average 1,908units	JPY 0.48 billion/day Average 3,160units
LTV (Total assets base)	52.4%	53.5%	54.6%	53.7%
NAV per Unit	152,749yen	154,360yen	156,459yen	155,966yen
ex Dividend Payment Reserve	113,307yen	117,984yen	120,504yen	124,465yen
BPS	159,564yen	156,549yen	156,141yen	152,689yen
ex Dividend Payment Reserve	120,122yen	120,172yen	120,185yen	121,188yen
Implied CAP rate	5.1%	5.2%	5.3%	5.2%



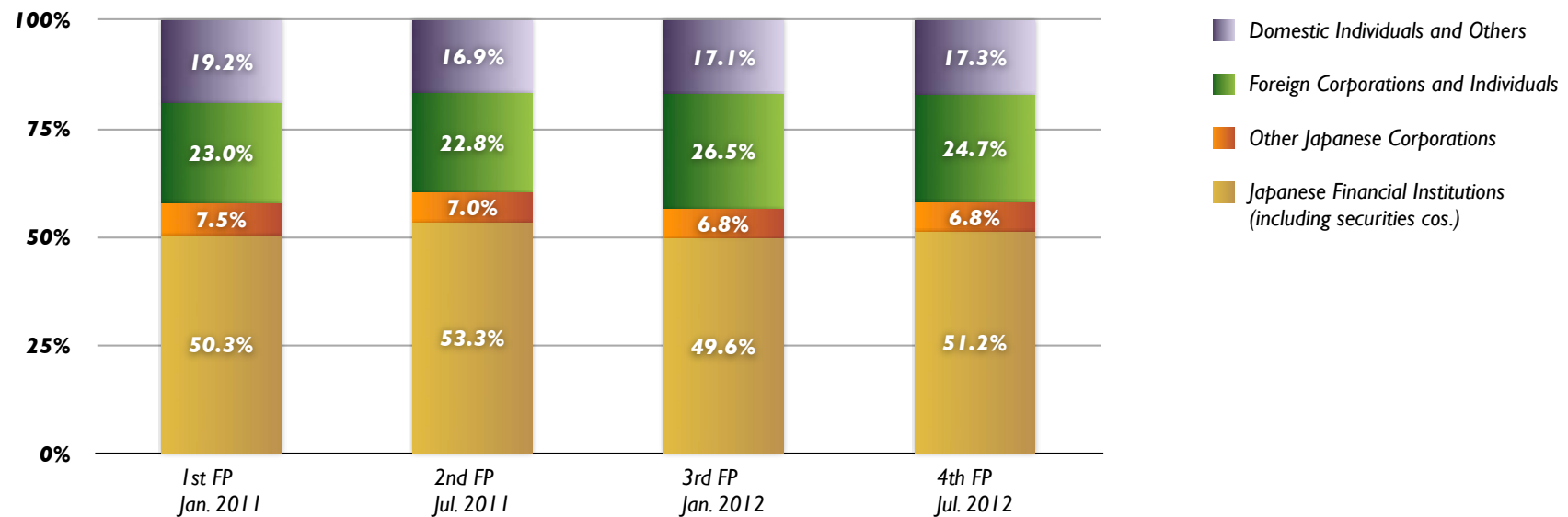
Unit Holdings

Increase in Unit-holdings by Financial Institutions and Individuals

as of July 31, 2012

	Number of Units		Number Unitholders	
	units	(%)	Unit-holders	(%)
Japanese Financial Institutions (including securities cos.)	562,683	51.2%	132	0.6%
Other Japanese Corporations	75,060	6.8%	356	1.5%
Foreign Corporations and Individuals	271,627	24.7%	221	1.0%
Domestic Individuals and Others	190,630	17.3%	22,438	96.9%
Total	1,100,000	100%	23,147	100.0%

Name of Unitholders	Holdings (units)	% share of issued and outstanding
Japan Trustee Services Bank, Ltd. (Tr.Acc.)	197,292	17.9%
The Nomura Trust and Banking Co., Ltd. (Inv.Tr.Acc.)	69,088	6.3%
Trust & Custody Services Bank, Ltd. (Securities Inv.Tr.Acc.)	63,108	5.7%
The Master Trust Bank of Japan ,Ltd (Tr.Acc.)	49,837	4.5%
NOMURA BANK (LUXEMBOURG) S.A.	39,920	3.6%
ITOCHU Corporation	34,800	3.2%
JP Morgan Chase Bank 385174	16,356	1.5%
Mizuho Trust & Banking Co., Ltd.	13,826	1.3%
State Street Bank and Trust Co.	12,893	1.2%
Trust & Custody Services Bank, Ltd. (Cash in Tr. Taxable Acc.)	12,694	1.2%



Portfolio Diversification Policy

Investment Regions ^{*3}	Investment ratio ^{*1}
Tokyo Central 7 Wards	40 ~ 60%
Central Tokyo ex 7 Wards	20 ~ 40%
Tokyo Metropolitan (ex. the 23 Wards)	5 ~ 20%
Major Regional Cities	5 ~ 20%

Unit types	Investment ratio ^{*2}
Singles	~ 50%
Compacts	20 ~ 40%
Families	20 ~ 40%
Large	~ 10%

■ In addition to the above, we invest in the following unit type.

Unit types	Investment ratio ^{*2}
Dormitories	up to 20%

* Note

1. Investment ratios are calculated based on acquisition price.
2. Investment ratios are calculated based on leasable area.
3. Tokyo Central 7 Wards include Minato, Chiyoda, Shibuya, Shinjuku, Meguro, Setagaya and Shinagawa. Tokyo Metropolitan (ex. the 23 Wards) include Tokyo (ex. the 23 Wards), Kanagawa, Saitama and Chiba.

Unit-type Definition

No. of Bedrooms	~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

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

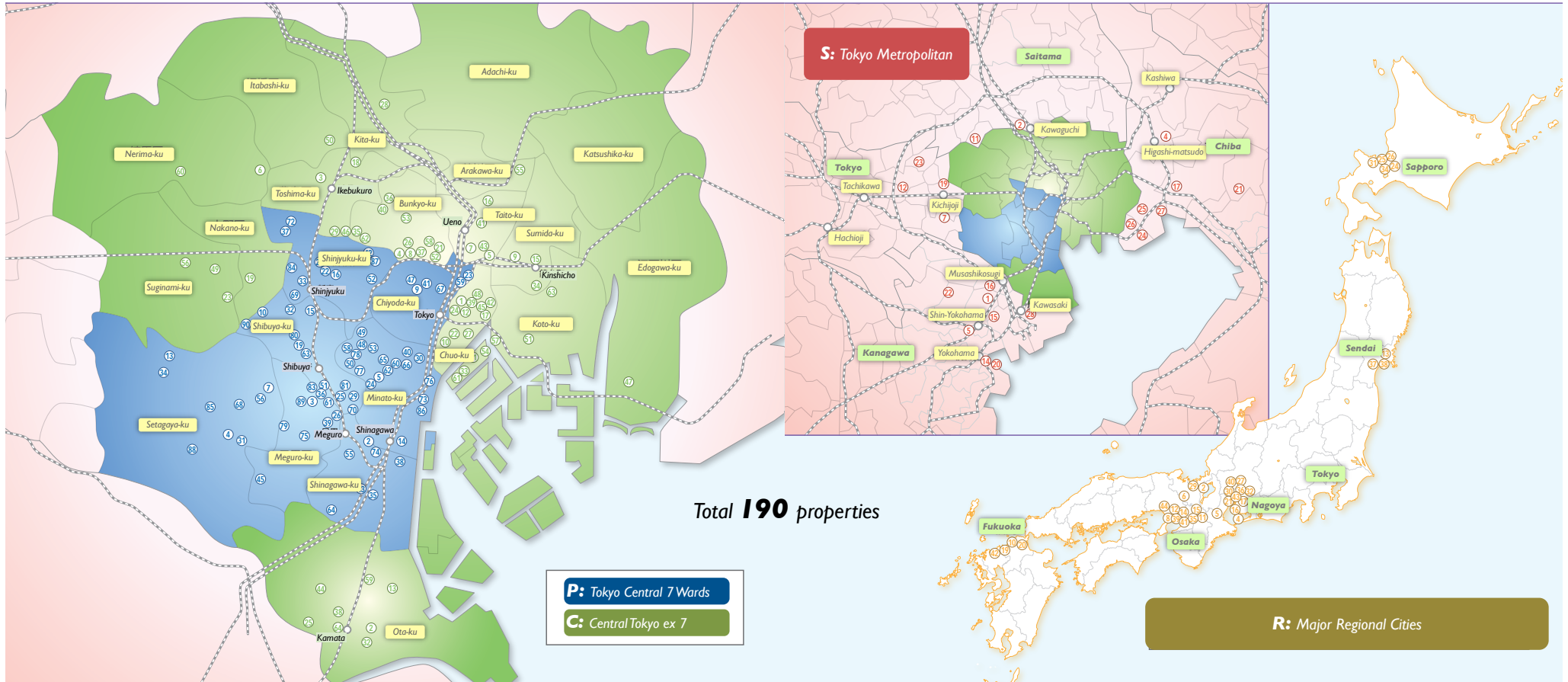
Dormitory Type Units The units share common bathrooms and laundry spaces within in the property

S = Single Type Units
C = Compact Type Units
F = Family Type Units
L = Large Type Units

mostly for singles
 mostly for singles, couples or small families
 mostly for families
 mostly for foreign executives

Portfolio Map

as of July 31, 2012



P-2 RESIDIA Shimazuyama	P-25 RESIDIA Etsu	P-47 RESIDIA Suibabashi	P-66 RESIDIA Shibadai II	P-84 RESIDIA Kito-Shinjuku	C-13 RESIDIA Omori-Higashi	C-33 RESIDIA Tsukishima II	C-49 RESIDIA Suganami-Hanacho	S-27 RESIDIA Gyotaku	R-20 RESIDIA Hakataeki-Minami	R-39 RESIDIA Edabari
P-3 RESIDIA Nakameguro	P-26 RESIDIA Meguro	P-48 RESIDIA TOWER Nagasaki	P-67 RESIDIA Kanda	P-85 RESIDIA Kamazawa	C-15 RESIDIA Kinshicho	C-34 RESIDIA Kinshicho II	C-50 RESIDIA Shin Itabashi	S-29 RESIDIA Kawasaki	R-21 Mare	R-40 RESIDIA Kyomachibori
P-4 RESIDIA Setagaya-Tsurumaki	P-29 RESIDIA Hiroo II	P-49 RESIDIA Akasaka	P-68 RESIDIA Sangenjaya II	P-86 RESIDIA Shibaura KAIGAN	C-16 RESIDIA Negishi	C-35 RESIDIA Bunkyo-Otowa	C-51 RESIDIA Kiba	R-2 RESIDIA Imadegawa	R-24 RESIDIA Minami-Ichijo	R-41 RESIDIA Esaka
P-5 RESIDIA Azabujuban	P-30 Planetta Shinjome	P-50 RESIDIA Nishi-Azabu	P-69 RESIDIA Nishi-Shinjuku II	P-87 RESIDIA Ichigaya-Yokoji	C-17 RESIDIA Negishi	C-36 RESIDIA Bunkyo-Sengoku	C-52 RESIDIA Bunkyo-Yushima	S-11 Wako Student Heights	R-25 RESIDIA Odori-Nishi	R-42 RESIDIA Nishijin
P-7 RESIDIA Ikejirihashi	P-31 RESIDIA Komazawadagaku	P-51 RESIDIA Dakanyama	P-70 RESIDIA Hiroo-Minami	P-88 RESIDIA Yogo	C-18 RESIDIA Kamikabukuro	C-37 RESIDIA Bunkyo-Yushima	C-53 RESIDIA Bunkyo-Hankomogome	S-12 RESIDIA Kakubunji	R-26 RESIDIA Kito-Sango	R-43 RESIDIA Tsurumi
P-9 RESIDIA Kudanshita	P-32 RESIDIA Yoyogi	P-52 RESIDIA Ichigaya	P-72 RESIDIA Meiji-Otameyama	P-89 RESIDIA TOWER Nakameguro	C-19 RESIDIA Shin-nakano	C-38 RESIDIA Ikegami	C-54 RESIDIA Tsukishima III	R-5 RESIDIA Kaneyama	R-27 RESIDIA Shirakabe-Higashi	R-44 RESIDIA Kabe-Iigami
P-10 RESIDIA Hatagaya	P-33 RESIDIA Nishi-Shinjuku	P-53 RESIDIA Roppongi-Hirokashoen	P-73 RESIDIA Shibaura	P-90 RESIDIA Sasazuka II	C-21 RESIDIA Bunkyo-Yushima II	C-39 RESIDIA Nihonbashi-Ningyochi	C-55 RESIDIA Minamijingu	R-6 Zeus Ryokuchi PREMIUM	R-29 RESIDIA Unumasa	
P-13 RESIDIA Sakurajou	P-34 RESIDIA Kyodo	P-55 RESIDIA TOWER Meguro-Futamae	P-74 RESIDIA Gotenjima	C-1 RESIDIA Mitsukoshimae	C-22 RESIDIA Tsukiji	C-40 RESIDIA Bunkyo-Sengoku II	C-56 RESIDIA Ogikubo	R-8 RESIDIA Kabe Port Island	R-30 RESIDIA Izumi	
P-14 RESIDIA Kito-Shinjawa	P-35 RESIDIA Oimachi	P-56 RESIDIA Sangenjaya	P-75 RESIDIA Yuterji	C-2 RESIDIA Kamata	C-23 RESIDIA Sasazuka	C-41 RESIDIA Iriya	C-57 RESIDIA Monzenmachi	R-10 RESIDIA Hakata	R-31 RESIDIA Maruyama Kito-Gojo	
P-15 RESIDIA Yoyoginami	P-36 RESIDIA Ebisu II	P-58 RESIDIA Minami-Aoyama	P-76 Park Tower Shibaura Bayward Urban Wing	C-3 RESIDIA Itabukuro	C-24 RESIDIA Kyobashi	C-42 RESIDIA Nihonbashi-Hamacho	C-58 RESIDIA Ochonomizu	R-11 RESIDIA Tenjinbashi	R-32 RESIDIA Tokugawa	
P-16 RESIDIA Shinjuku-East III	P-37 RESIDIA Kamichiai	P-59 RESIDIA Kanda-Higashi	P-77 Motoazabu Place	C-4 RESIDIA Bunkyo-Hongo	C-25 RESIDIA Tamogawa	C-43 RESIDIA Shin-Okachimachi	C-59 RESIDIA Omori	R-12 RESIDIA Sannomiyama-Higashi	R-34 RESIDIA Odori-Koen	
P-19 Leopoldo Udagawacho Mansion	P-38 RESIDIA Higashi-Shinjawa	P-60 RESIDIA Higashi-Azabu	P-78 RESIDIA TOWER Roppongi	C-5 RESIDIA Asakusabashi	C-26 RESIDIA Karakum	C-44 RESIDIA Chidori	C-60 RESIDIA Nakamabashi	R-13 KC21 Building	R-35 RESIDIA Tanimachi	
P-21 RESIDIA Shinjuku-East II	P-39 RESIDIA Meguro II	P-61 RESIDIA Ebisu-Minami	P-79 RESIDIA Kamimeguro	C-6 Maison Edoire Ekado	C-27 RESIDIA Gracia-Higashi	C-45 RESIDIA Shinjuku II	C-61 RESIDIA Kachidoki	R-14 RESIDIA Utsuboken	R-36 RESIDIA Hisaya-Odori	
P-22 RESIDIA Shinjuku-East	P-40 RESIDIA Taranomon	P-62 RESIDIA TOWER Azabujuban	P-80 RESIDIA Yoyogikoen	C-7 RESIDIA Ueno-Okachimachi	C-28 RESIDIA Oji	C-46 RESIDIA Meiji	C-62 RESIDIA Bunkyo-Otowa II	R-15 RESIDIA Kyoto-ekimae	R-37 RESIDIA Sendai-Miyamachi	
P-23 RESIDIA Kanda-Iwamotocho	P-41 RESIDIA Shin-Ochanomizu	P-63 RESIDIA Shibuya	P-81 Windsor House Hiroo	C-8 RESIDIA Bunkyo-Hongo II	C-29 RESIDIA Meiji II	C-47 RESIDIA Kasai	C-63 RESIDIA Kinshicho III	S-24 RESIDIA Urayasu	R-38 RESIDIA Hirotsudori	
P-24 RESIDIA Azabujuban II	P-42 RESIDIA Kagurazaka	P-64 RESIDIA Nakanobu	P-83 RESIDIA Dakanyama-Sangakucha / Dakanyama Parkside Village	C-9 RESIDIA Ryogoku	C-31 RESIDIA Tsukishima	C-48 RESIDIA Nihonbashi-Bakuracho	C-64 RESIDIA Kamata III	S-25 RESIDIA Minami-Gyotaku		
P-25 RESIDIA Etsu	P-43 RESIDIA Oimachi II	P-65 RESIDIA Azabudai		C-10 RESIDIA Higashi-Ginza	C-32 RESIDIA Kamata II	C-49 RESIDIA Suganami-Hanacho	S-1 Hyoshida Student Heights	S-26 RESIDIA Urayasu II		
	P-45 RESIDIA Jiyugakka			C-12 RESIDIA Nihonbashi-Ningyochi II			S-2 Chester House Kawaguchi			

Portfolio

(as of July 31, 2012)

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	PML
P-2	RESIDIA Shimazuyama	Shinagawa-ku, Tokyo	2004/12/24	115	2,860	0.8%	2,800	2,563	6.28
P-3	RESIDIA Nakameguro	Meguro-ku, Tokyo	2005/2/10	88	1,730	0.5%	1,730	1,553	2.66
P-4	RESIDIA Setagaya-Tsurumaki	Setagaya-ku, Tokyo	2002/3/11	28	1,229	0.3%	1,158	1,184	8.15
P-5	RESIDIA Azabujuban	Minato-ku, Tokyo	1999/11/29	44	1,987	0.5%	1,804	1,949	6.34
P-7	RESIDIA Ikejirihashi	Setagaya-ku, Tokyo	2005/8/19	42	1,230	0.3%	1,190	1,177	6.26
P-9	RESIDIA Kudanshita	Chiyoda-ku, Tokyo	2004/3/9	86	2,270	0.6%	2,217	2,167	6.26
P-10	RESIDIA Hatagaya	Shibuya-ku, Tokyo	2006/2/9	35	1,130	0.3%	1,040	1,108	8.13
P-13	RESIDIA Sakurajosui	Setagaya-ku, Tokyo	2006/7/7	39	1,120	0.3%	1,080	1,109	5.11
P-14	RESIDIA Kita-Shinagawa	Shinagawa-ku, Tokyo	2007/2/23	120	2,720	0.7%	2,570	2,685	5.97
P-15	RESIDIA Yoyoginomori	Shibuya-ku, Tokyo	2007/3/8	22	732	0.2%	586	733	11.49
P-16	RESIDIA Shinjuku-East III	Shinjuku-ku, Tokyo	2009/2/23	39	750	0.2%	749	762	8.17
P-19	Leopalace Udagawacho Mansion	Shibuya-ku, Tokyo	2001/8/7	30	588	0.2%	613	580	11.24
P-21	RESIDIA Shinjuku-East II	Shinjuku-ku, Tokyo	2004/2/6	54	1,380	0.4%	1,450	1,352	7.86
P-22	RESIDIA Shinjuku-East	Shinjuku-ku, Tokyo	2000/8/1	48	941	0.3%	913	922	9.28
P-23	RESIDIA Kanda-Iwamotocho	Chiyoda-ku, Tokyo	2004/2/12	65	1,520	0.4%	1,600	1,482	7.13
P-24	RESIDIA Azabujuban II	Minato-ku, Tokyo	2001/2/14	37	874	0.2%	863	857	3.14
P-25	RESIDIA Ebisu	Shibuya-ku, Tokyo	2001/1/31	26	554	0.2%	554	539	3.95
P-26	RESIDIA Meguro	Shinagawa-ku, Tokyo	1999/10/13	20	722	0.2%	636	714	5.26
P-29	RESIDIA Hiroo II	Shibuya-ku, Tokyo	2005/11/1	76	1,660	0.5%	1,660	1,620	2.82
P-30	Pianetta Shiodome	Minato-ku, Tokyo	2005/2/18	67	1,950	0.5%	1,860	1,903	5.47
P-31	RESIDIA Komazawadaigaku	Setagaya-ku, Tokyo	2004/10/22	18	333	0.1%	339	326	4.48
P-32	RESIDIA Yoyogi	Shibuya-ku, Tokyo	2005/2/24	16	326	0.1%	321	321	2.87
P-33	RESIDIA Nishi-Shinjuku	Shinjuku-ku, Tokyo	2005/2/18	19	363	0.1%	356	357	4.89
P-34	RESIDIA Kyodo	Setagaya-ku, Tokyo	2005/2/23	15	286	0.1%	280	280	3.86
P-35	RESIDIA Oimachi	Shinagawa-ku, Tokyo	2005/12/16	48	947	0.3%	937	923	3.09
P-36	RESIDIA Ebisu II	Shibuya-ku, Tokyo	2006/1/31	61	2,280	0.6%	2,330	2,255	6.34
P-37	RESIDIA Kamiachiai	Shinjuku-ku, Tokyo	2006/9/5	70	1,180	0.3%	1,200	1,154	7.83
P-38	RESIDIA Higashi-Shinagawa	Shinagawa-ku, Tokyo	2006/8/1	122	2,040	0.6%	2,100	2,003	3.46
P-39	RESIDIA Meguro II	Meguro-ku, Tokyo	2006/1/31	34	1,190	0.3%	1,190	1,176	9.52
P-40	RESIDIA Toranomon	Minato-ku, Tokyo	2006/9/22	63	1,320	0.4%	1,310	1,296	5.64
P-41	RESIDIA Shin-Ochanomizu	Chiyoda-ku, Tokyo	2006/3/17	52	1,160	0.3%	1,140	1,143	9.08
P-42	RESIDIA Kagurazaka	Shinjuku-ku, Tokyo	2006/8/4	52	918	0.2%	910	901	8.11
P-43	RESIDIA Oimachi II	Shinagawa-ku, Tokyo	2007/7/2	40	1,050	0.3%	1,090	1,032	3.86
P-45	RESIDIA Jiyugaoka	Meguro-ku, Tokyo	2002/3/19	28	1,050	0.3%	1,050	1,027	5.02

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	PML
P-47	RESIDIA Suidobashi	Chiyoda-ku, Tokyo	2004/12/22	65	2,310	0.6%	2,320	2,264	4.39
P-48	RESIDIA TOWER Nogizaka	Minato-ku, Tokyo	2004/8/31	68	3,660	1.0%	3,230	3,590	8.05
P-49	RESIDIA Akasaka	Minato-ku, Tokyo	2004/5/21	37	1,180	0.3%	1,150	1,158	12.33
P-50	RESIDIA Nishi-Azabu	Minato-ku, Tokyo	2004/7/15	125	6,780	1.8%	6,510	6,657	5.00
P-51	RESIDIA Daikanyama	Shibuya-ku, Tokyo	2004/7/23	42	2,150	0.6%	1,930	2,096	4.98
P-52	RESIDIA Ichigaya	Shinjuku-ku, Tokyo	2004/8/20	85	2,500	0.7%	2,480	2,447	4.98
P-53	RESIDIA Roppongi-Hinokichokoen	Minato-ku, Tokyo	1999/9/16	88	3,570	1.0%	3,540	3,512	12.79
P-55	RESIDIA TOWER Meguro-Fudomae	Shinagawa-ku, Tokyo	2007/1/7	358	16,500	4.5%	16,200	16,047	3.29
P-56	RESIDIA Sanganjaya	Setagaya-ku, Tokyo	2005/1/11	78	2,760	0.8%	2,720	2,691	2.29
P-58	RESIDIA Minami-Aoyama	Minato-ku, Tokyo	2005/3/14	13	728	0.2%	498	737	5.22
P-59	RESIDIA Kanda-Higashi	Chiyoda-ku, Tokyo	2003/10/29	64	1,620	0.4%	1,610	1,584	5.17
P-60	RESIDIA Higashi-Azabu	Minato-ku, Tokyo	2006/4/17	31	1,430	0.4%	1,280	1,404	8.45
P-61	RESIDIA Ebisu-Minami	Shibuya-ku, Tokyo	2007/3/6	39	2,020	0.5%	1,880	2,000	6.05
P-62	RESIDIA TOWER Azabujuban	Minato-ku, Tokyo	2003/1/19	113	6,190	1.7%	5,400	6,121	1.57
P-63	RESIDIA Shibuya	Shibuya-ku, Tokyo	2006/6/22	40	1,250	0.3%	1,280	1,237	2.74
P-64	RESIDIA Nakanabu	Shinagawa-ku, Tokyo	2005/1/11/6	65	1,880	0.5%	1,940	1,843	5.91
P-65	RESIDIA Azabudai	Minato-ku, Tokyo	2006/2/28	47	1,610	0.4%	1,540	1,589	8.13
P-66	RESIDIA Shibadaimon II	Minato-ku, Tokyo	2006/8/24	48	1,740	0.5%	1,600	1,714	4.98
P-67	RESIDIA Kanda	Chiyoda-ku, Tokyo	2006/6/1	43	1,140	0.3%	1,130	1,125	6.11
P-68	RESIDIA Sanganjaya II	Setagaya-ku, Tokyo	2006/3/13	34	1,280	0.3%	1,290	1,261	5.93
P-69	RESIDIA Nishi-Shinjuku II	Shinjuku-ku, Tokyo	2007/5/16	74	1,830	0.5%	1,870	1,795	4.18
P-70	RESIDIA Hiroo-Minami	Shibuya-ku, Tokyo	2007/8/30	26	923	0.3%	895	907	3.63
P-72	RESIDIA Mejiro-Otomeyama	Shinjuku-ku, Tokyo	2002/12/10	19	974	0.3%	1,010	954	4.61
P-73	RESIDIA Shibaura	Minato-ku, Tokyo	1991/9/30	154	4,670	1.3%	4,850	4,563	6.28
P-74	RESIDIA Gotenyama	Shinagawa-ku, Tokyo	2007/11/29	16	930	0.3%	801	915	10.52
P-75	RESIDIA Yutenji	Meguro-ku, Tokyo	2006/8/24	118	5,260	1.4%	5,170	5,192	7.56
P-76	Park Tower Shibaura Bayward Urban Wing	Minato-ku, Tokyo	2005/5/24	191	9,570	2.6%	9,470	9,371	3.72
P-77	Motoazabu Place	Minato-ku, Tokyo	2001/2/5	41	8,430	2.3%	7,090	8,349	6.03
P-78	RESIDIA TOWER Roppongi	Minato-ku, Tokyo	2006/2/28	83	7,040	1.9%	5,740	6,918	3.98
P-79	RESIDIA Kamimeguro	Meguro-ku, Tokyo	1993/11/27	16	878	0.2%	864	863	6.74
P-80	RESIDIA Yoyogikoen	Shibuya-ku, Tokyo	1998/7/15	6	1,100	0.3%	749	1,080	7.34
P-81	Windsor House Hiroo	Shibuya-ku, Tokyo	2003/6/13	12	1,750	0.5%	1,410	1,715	12.25
P-83	RESIDIA Daikanyama-Sarugakuchō / Daikanyama Parkside Village	Shibuya-ku, Tokyo	1998/1/14	77	7,360	2.0%	6,100	7,306	10.27
P-84	RESIDIA Kita-Shinjuku	Shinjuku-ku, Tokyo	1997/2/26	26	1,460	0.4%	1,460	1,437	12.06

* Appraisal Prices are as of July 31, 2012

Portfolio

(as of July 31, 2012)

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	PML
P-85	RESIDIA Komazawa	Setagaya-ku, Tokyo	2008/10/17	59	870	0.2%	1,020	886	12.30
P-86	RESIDIA Shibaura KAIGAN	Minato-ku, Tokyo	2010/1/6	72	2,400	0.7%	2,710	2,466	5.43
P-87	RESIDIA Ichigaya-Yakuoji	Shinjuku-ku, Tokyo	2008/8/19	98	2,070	0.6%	2,300	2,123	6.76
P-88	RESIDIA Yoga	Setagaya-ku, Tokyo	2008/6/3	66	1,523	0.4%	1,620	1,633	10.45
P-89	RESIDIA TOWER Nakameguro	Meguro-ku, Tokyo	2007/3/30	70	3,300	0.9%	3,590	3,493	5.70
P-90	RESIDIA Sasazuka II	Shibuya-ku, Tokyo	2011/1/21	166	3,760	1.0%	3,830	3,882	6.50
C-1	RESIDIA Mitsukoshimae	Chuo-ku, Tokyo	2005/2/7	105	1,920	0.5%	2,020	1,735	4.72
C-2	RESIDIA Kamata	Ota-ku, Tokyo	2005/3/19	166	2,640	0.7%	3,040	2,384	6.36
C-3	RESIDIA Ikebukuro	Toshima-ku, Tokyo	2005/3/15	60	1,520	0.4%	1,560	1,466	7.86
C-4	RESIDIA Bunkyo-Hongo	Bunkyo-ku, Tokyo	2005/7/23	65	1,680	0.5%	1,770	1,626	5.43
C-5	RESIDIA Asakusabashi	Taito-ku, Tokyo	2005/8/27	47	1,060	0.3%	1,160	1,005	4.27
C-6	Maison Eclairée Ekoda	Nerima-ku, Tokyo	1993/3/31	93	953	0.3%	938	955	3.29
C-7	RESIDIA Ueno-Okachimachi	Taito-ku, Tokyo	2006/2/20	127	3,160	0.9%	3,160	3,039	1.84
C-8	RESIDIA Bunkyo-Hongo II	Bunkyo-ku, Tokyo	2006/1/27	70	1,623	0.4%	1,570	1,620	5.37
C-9	RESIDIA Ryogoku	Sumida-ku, Tokyo	2006/2/10	48	913	0.2%	939	895	6.38
C-10	RESIDIA Higashi-Ginza	Chuo-ku, Tokyo	2006/9/1	169	5,251	1.4%	4,780	5,213	6.19
C-12	RESIDIA Nihonbashi-Ningyocho II	Chuo-ku, Tokyo	2007/1/17	137	3,180	0.9%	3,180	3,131	5.35
C-13	RESIDIA Omori-Higashi	Ota-ku, Tokyo	2007/8/6	81	1,980	0.5%	1,740	1,957	9.32
C-15	RESIDIA Kinshicho	Sumida-ku, Tokyo	2007/11/13	157	4,200	1.1%	3,810	4,191	6.24
C-16	RESIDIA Negishi	Taito-ku, Tokyo	2005/1/22	28	856	0.2%	770	869	6.01
C-17	RESIDIA Shinkawa	Chuo-ku, Tokyo	2003/2/10	83	1,880	0.5%	1,880	1,841	9.61
C-18	RESIDIA Kamiikebukuro	Toshima-ku, Tokyo	2001/12/21	44	558	0.2%	565	540	6.60
C-19	RESIDIA Shin-nakano	Nakano-ku, Tokyo	2002/6/7	24	352	0.1%	402	342	3.60
C-21	RESIDIA Bunkyo-Yushima II	Bunkyo-ku, Tokyo	2004/3/1	63	1,010	0.3%	1,030	988	5.32
C-22	RESIDIA Tsukiji	Chuo-ku, Tokyo	2005/12/6	54	1,460	0.4%	1,530	1,419	4.21
C-23	RESIDIA Sasazuka	Suginami-ku, Tokyo	2000/3/15	96	1,800	0.5%	1,790	1,760	10.73
C-24	RESIDIA Kyobashi	Chuo-ku, Tokyo	2005/1/18	52	1,220	0.3%	1,240	1,188	6.03
C-25	RESIDIA Tamagawa	Ota-ku, Tokyo	2004/9/29	98	1,300	0.4%	1,300	1,260	12.83
C-26	RESIDIA Karakuen	Bunkyo-ku, Tokyo	2004/10/18	31	603	0.2%	618	586	7.67
C-27	RESIDIA Ginza-Higashi	Chuo-ku, Tokyo	2004/9/7	94	2,000	0.5%	1,950	1,946	6.28
C-28	RESIDIA Oji	Kita-ku, Tokyo	2005/2/15	61	867	0.2%	893	838	7.15
C-29	RESIDIA Mejiro II	Toshima-ku, Tokyo	2005/7/13	63	1,050	0.3%	1,030	1,027	7.75
C-31	RESIDIA Tsukishima	Chuo-ku, Tokyo	2006/2/27	40	1,100	0.3%	1,120	1,075	6.64
C-32	RESIDIA Kamata II	Ota-ku, Tokyo	2006/9/3	78	1,360	0.4%	1,400	1,334	7.15

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	PML
C-33	RESIDIA Tsukishima II	Chuo-ku, Tokyo	2006/9/22	105	2,440	0.7%	2,530	2,395	10.15
C-34	RESIDIA Kinshicho II	Sumida-ku, Tokyo	2008/11/29	99	2,380	0.6%	2,370	2,337	5.15
C-35	RESIDIA Bunkyo-Otowa	Bunkyo-ku, Tokyo	2003/8/4	104	3,380	0.9%	3,570	3,268	6.36
C-36	RESIDIA Bunkyo-Sengoku	Bunkyo-ku, Tokyo	2003/2/19	33	707	0.2%	766	684	6.58
C-37	RESIDIA Bunkyo-Yushima	Bunkyo-ku, Tokyo	2003/2/20	39	1,050	0.3%	1,120	1,019	3.89
C-38	RESIDIA Ikegami	Ota-ku, Tokyo	2003/7/2	19	378	0.1%	377	367	6.80
C-39	RESIDIA Nihonbashi-Ningyocho	Chuo-ku, Tokyo	2004/3/3	25	557	0.2%	598	540	9.52
C-40	RESIDIA Bunkyo-Sengoku II	Bunkyo-ku, Tokyo	2005/4/15	45	1,440	0.4%	1,420	1,412	6.44
C-41	RESIDIA Iriya	Taito-ku, Tokyo	2004/12/8	49	990	0.3%	1,000	955	3.77
C-42	RESIDIA Nihonbashi-Hamacho	Chuo-ku, Tokyo	2006/8/31	45	1,310	0.4%	1,320	1,292	7.77
C-43	RESIDIA Shin-Okachimachi	Taito-ku, Tokyo	2007/3/16	69	1,860	0.5%	1,840	1,828	6.64
C-44	RESIDIA Chidoricho	Ota-ku, Tokyo	2006/9/5	60	1,290	0.4%	1,300	1,266	7.48
C-45	RESIDIA Shinkawa II	Chuo-ku, Tokyo	2003/2/26	36	1,320	0.4%	1,360	1,281	6.52
C-46	RESIDIA Mejiro	Toshima-ku, Tokyo	1999/1/12	162	6,280	1.7%	6,220	6,102	2.69
C-47	RESIDIA Kasai	Edogawa-ku, Tokyo	2000/1/18	29	683	0.2%	721	660	9.02
C-48	RESIDIA Nihonbashi-Bakurocho	Chuo-ku, Tokyo	2007/2/15	132	5,500	1.5%	5,750	5,380	5.45
C-49	RESIDIA Suginami-Honacho	Suginami-ku, Tokyo	2009/2/26	194	3,834	1.0%	4,570	3,890	9.39
C-50	RESIDIA Shin Itabashi	Itabashi-ku, Tokyo	2009/8/4	67	888	0.2%	1,020	906	11.28
C-51	RESIDIA Kiba	Koto-ku, Tokyo	2008/3/13	155	1,950	0.5%	2,400	2,041	6.17
C-52	RESIDIA Bunkyo-Yushima	Bunkyo-ku, Tokyo	2008/12/18	52	1,129	0.3%	1,260	1,157	2.29
C-53	RESIDIA Bunkyo-Honkamagome	Bunkyo-ku, Tokyo	2008/3/6	98	2,340	0.6%	2,550	2,434	10.54
C-54	RESIDIA Tsukishima III	Chuo-ku, Tokyo	2008/2/25	119	2,570	0.7%	2,920	2,642	5.02
C-55	RESIDIA Minamisenju	Arakawa-ku, Tokyo	2007/3/3	175	2,580	0.7%	3,100	2,766	6.95
C-56	RESIDIA Ogikubo	Suginami-ku, Tokyo	2003/3/7	101	1,710	0.5%	1,860	1,832	8.45
C-57	RESIDIA Monzenakacho	Koto-ku, Tokyo	2005/2/24	68	970	0.3%	1,020	1,036	4.21
C-58	RESIDIA Ochanomizu	Bunkyo-ku, Tokyo	2005/9/7	80	2,090	0.6%	2,280	2,165	2.76
C-59	RESIDIA Omori	Ota-ku, Tokyo	2006/3/15	75	1,150	0.3%	1,260	1,191	6.90
C-60	RESIDIA Nakamurabashi	Nerima-ku, Tokyo	2008/2/21	66	1,075	0.3%	1,140	1,115	10.75
C-61	RESIDIA Kachidoki	Chuo-ku, Tokyo	2008/2/25	55	1,805	0.5%	1,960	1,870	3.19
C-62	RESIDIA Bunkyo-Otowa II	Bunkyo-ku, Tokyo	2008/2/26	89	2,268	0.6%	2,380	2,410	2.92
C-63	RESIDIA Kinshicho III	Koto-ku, Tokyo	2005/2/21	51	651	0.2%	686	698	6.17
C-64	RESIDIA Kamata III	Ota-ku, Tokyo	2007/3/2	53	948	0.3%	1,000	983	6.74
S-1	Hiyoshidai Student Heights	Yokohama City, Kanagawa	1969/3/31	920	3,420	0.9%	3,640	3,146	13.82
S-2	Chester House Kawaguchi	Kawaguchi City, Saitama	1991/3/7	39	770	0.2%	680	756	5.83

* Appraisal Prices are as of July 31, 2012

Portfolio

(as of July 31, 2012)

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	PML
S-4	RESIDIA Higashi-Matsudo	Matsudo City Chiba	2007/4/23	44	1,100	0.3%	1,030	1,111	10.04
S-5	RESIDIA Shin-Yokohama	Yokohama City, Kanagawa	2007/11/30	131	1,920	0.5%	1,740	1,889	11.52
S-7	RESIDIA Chofu	Chofu City, Tokyo	2007/3/17	41	1,143	0.3%	1,080	1,136	5.74
S-11	Wako Student Heights	Wako City, Saitama	1990/4/30	127	675	0.2%	622	701	13.18
S-12	RESIDIA Kokubunji	Kokubunji City, Tokyo	2003/2/10	33	518	0.1%	515	501	5.66
S-14	RESIDIA Yokohama-Kannai	Yokohama City, Kanagawa	2004/8/17	102	1,700	0.5%	1,720	1,643	13.55
S-15	RESIDIA Okurayama	Yokohama City, Kanagawa	1998/3/2	64	755	0.2%	799	764	13.79
S-16	RESIDIA Musashikosugi	Kawasaki City, Kanagawa	2007/2/26	68	1,580	0.4%	1,600	1,552	11.82
S-17	RESIDIA Funabashi I and II	Funabashi City, Chiba	2007/3/1	172	2,730	0.7%	2,760	2,666	8.58 / 9.33
S-19	RESIDIA Kichijoji	Musashino City, Tokyo	1995/3/20	48	1,380	0.4%	1,400	1,413	4.50
S-20	Pacific Royal Court Minato Mirai Ocean Tower	Yokohama City, Kanagawa	2007/11/6	416	14,000	3.8%	14,200	13,287	4.63
S-21	Maison Yachiyodai	Yachiyo City, Chiba	1989/8/7	39	882	0.2%	862	853	6.44
S-22	Life & Senior House Kohoku II	Yokohama City, Kanagawa	2003/10/31	78	1,670	0.5%	1,630	1,630	8.86
S-23	College Court Tanashi	Nishi-Tokyo City, Tokyo	2010/2/18	91	810	0.2%	961	826	10.16
S-24	RESIDIA Urayasu	Urayasu City, Chiba	2009/9/18	146	2,115	0.6%	2,480	2,219	8.28
S-25	RESIDIA Minami-Gyotoku	Ichikawa City, Chiba	2005/2/16	85	823	0.2%	903	882	10.38
S-26	RESIDIA Urayasu II	Urayasu City, Chiba	2005/2/25	74	802	0.2%	881	859	10.22
S-27	RESIDIA Gyotoku	Ichikawa City, Chiba	2005/2/25	75	761	0.2%	835	816	10.08
S-28	RESIDIA Kawasaki	Kawasaki City, Kanagawa	2007/3/16	104	1,670	0.5%	1,780	1,741	9.44
R-2	RESIDIA Imadegawa	Kyoto City, Kyoto	1999/2/26	154	1,671	0.5%	1,570	1,607	12.61
R-4	RESIDIA Higashi-Sakura	Nagoya City, Aichi	2006/2/20	91	1,290	0.4%	1,160	1,183	13.43
R-5	RESIDIA Kameyama	Kameyama City, Mie	2007/2/20	182	1,610	0.4%	1,150	1,629	15.40
R-6	Zeus Ryokuchi PREMIUM	Toyonaka City, Osaka	2007/5/7	44	979	0.3%	877	957	10.47
R-8	RESIDIA Kobe Port Island	Kobe City, Hyogo	2007/3/20	404	3,740	1.0%	3,500	3,709	10.89 / 11.47
R-10	RESIDIA Hakata	Fukuoka City, Fukuoka	2002/3/12	155	1,220	0.3%	1,180	1,198	1.42
R-11	RESIDIA Tenjinbashi	Osaka City Osaka	2000/2/15	78	871	0.2%	895	840	8.58
R-12	RESIDIA Sannomiya-Higashi	Kobe City, Hyogo	2005/11/7	161	2,220	0.6%	2,360	2,137	5.47
R-13	KC21 Building	Sendai City Miyagi	1997/3/12	79	900	0.2%	844	872	1.39
R-14	RESIDIA Utuboko	Osaka City Osaka	2006/11/1	94	1,170	0.3%	1,230	1,133	10.27
R-15	RESIDIA Kyoto-ekimae	Kyoto City, Kyoto	2006/2/28	116	1,970	0.5%	2,040	1,910	9.22
R-16	RESIDIA Takaoka	Nagoya City, Aichi	2007/8/20	198	2,330	0.6%	2,610	2,273	13.52
R-17	RESIDIA Hibino	Nagoya City, Aichi	1992/4/10	124	1,340	0.4%	1,350	1,280	11.76
R-19	RESIDIA Tenjin-Minami	Fukuoka City, Fukuoka	2004/11/15	56	936	0.3%	949	904	2.66

No.	Property Name	Location	Completion Date	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)	PML
R-20	RESIDIA Hakataeki-Minami	Fukuoka City, Fukuoka	2003/11/4	39	324	0.1%	336	309	1.39
R-21	Mare	Nagoya City, Aichi	2005/2/2	38	685	0.2%	685	660	12.59
R-24	RESIDIA Minami-Ichijo	Sapporo City, Hokkaido	2006/12/19	179	1,640	0.4%	1,710	1,584	1.81
R-25	RESIDIA Odori-Nishi	Sapporo City, Hokkaido	2006/12/5	103	1,320	0.4%	1,270	1,296	2.12
R-26	RESIDIA Kita-Sanjo	Sapporo City, Hokkaido	2007/11/25	100	1,130	0.3%	1,170	1,090	2.63
R-27	RESIDIA Shirakabe-Higashi	Nagoya City, Aichi	2005/5/25	33	831	0.2%	806	808	13.35
R-29	RESIDIA Uzumasa	Kyoto City, Kyoto	2000/11/17	48	701	0.2%	708	689	7.17
R-30	RESIDIA Izumi	Nagoya City, Aichi	2005/11/17	122	3,700	1.0%	3,770	3,587	12.14
R-31	RESIDIA Maruyama Kita-Gojo	Sapporo City, Hokkaido	2007/2/2	56	1,050	0.3%	1,060	1,019	1.42
R-32	RESIDIA Tokugawa	Nagoya City, Aichi	2006/12/19	27	751	0.2%	753	734	12.55
R-34	RESIDIA Odori-Koen	Sapporo City, Hokkaido	2007/8/2	109	2,010	0.5%	2,170	1,956	1.39
R-35	RESIDIA Tanimachi	Osaka City Osaka	2008/8/22	108	1,100	0.3%	1,300	1,190	10.08
R-36	RESIDIA Hisaya-Odori	Nagoya City, Aichi	2007/2/1	57	652	0.2%	767	677	13.97
R-37	RESIDIA Sendai-Miyamachi	Sendai City Miyagi	2008/1/30	67	529	0.1%	609	553	3.07
R-38	RESIDIA Hirose-dori	Sendai City Miyagi	2010/2/22	63	494	0.1%	557	518	2.69
R-39	RESIDIA Edobori	Osaka City Osaka	2007/2/11	127	1,400	0.4%	1,660	1,502	12.38
R-40	RESIDIA Kyomachibori	Osaka City Osaka	2007/3/16	84	1,000	0.3%	1,130	1,083	11.69
R-41	RESIDIA Esaka	Suita City Osaka	2007/7/31	68	989	0.3%	1,070	1,033	12.83
R-42	RESIDIA Nishijin	Fukuoka City, Fukuoka	2008/1/22	173	2,380	0.6%	2,590	2,490	4.02
R-43	RESIDIA Tsurumai	Nagoya City, Aichi	2008/2/7	122	1,206	0.3%	1,310	1,263	12.07
R-44	RESIDIA Kobe-Isogami	Kobe City, Hyogo	2008/3/17	196	2,740	0.7%	3,040	2,867	7.56
Total				16,127	367,911	100%	366,860	363,255	5.02

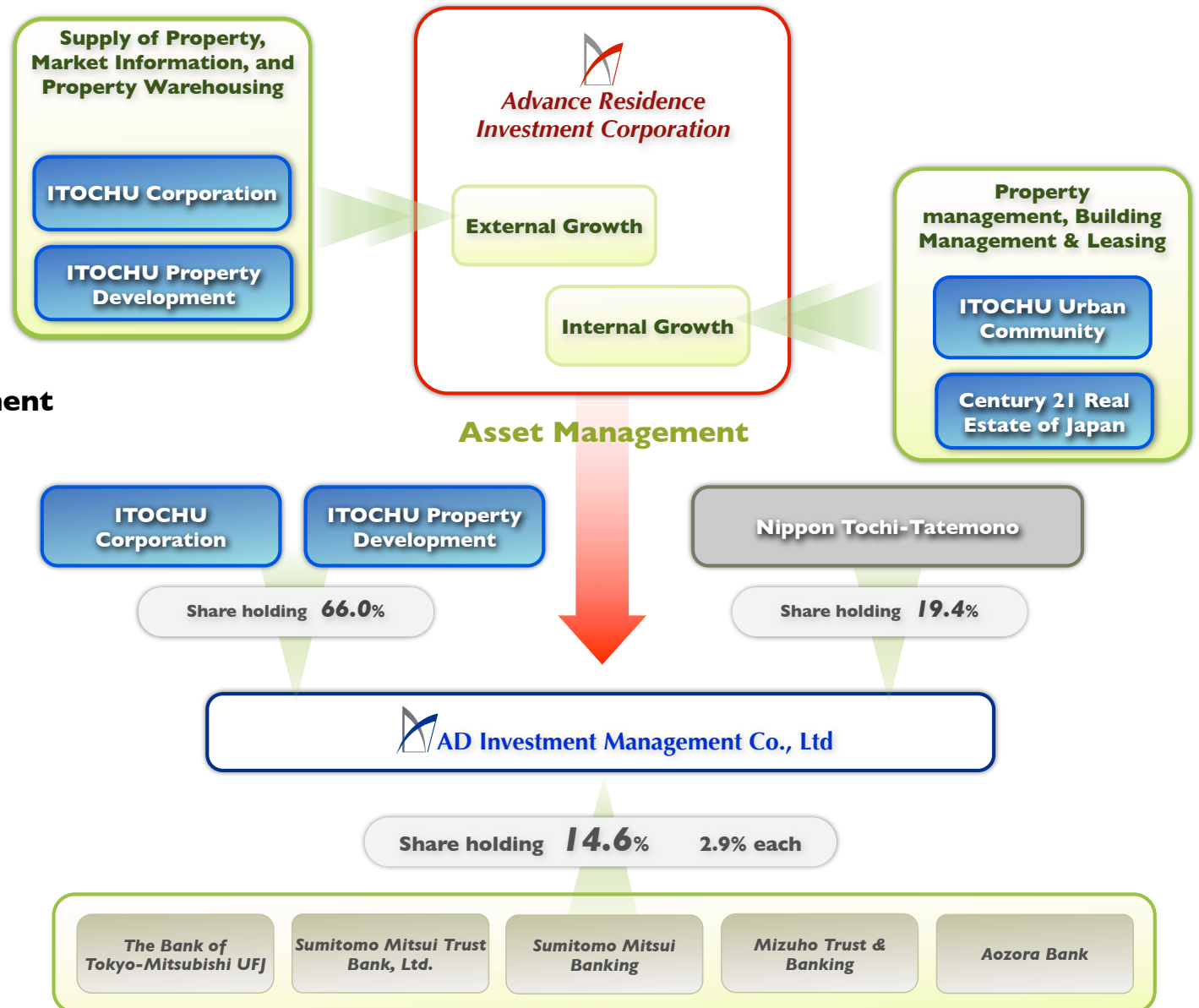
Area	Rentable Units	Acquisition Price (mil yen)	Share of Investment (%)	Appraisal Price (mil yen)	Book Value (mil yen)
P Tokyo Central 7 Wards	4,592	170,786	46.4%	163,703	168,114
C Central Tokyo ex 7 wards	4,783	107,020	29.1%	110,853	106,185
S Tokyo Metropolitan	2,897	41,224	11.2%	42,118	40,401
R Major Regional Cities	3,855	48,880	13.3%	50,186	48,553
Total	16,127	367,911	100%	366,860	363,255

* Appraisal Prices are as of July 31, 2012

Sponsor Support

Support from ITOCHU Group

Being a member of a major conglomerate trading house, the ITOCHU Group, AD Investment Management Co., Ltd., the asset management company, utilizes the support of ITOCHU Group to maximize the asset of Advance Residence through external and internal growth.



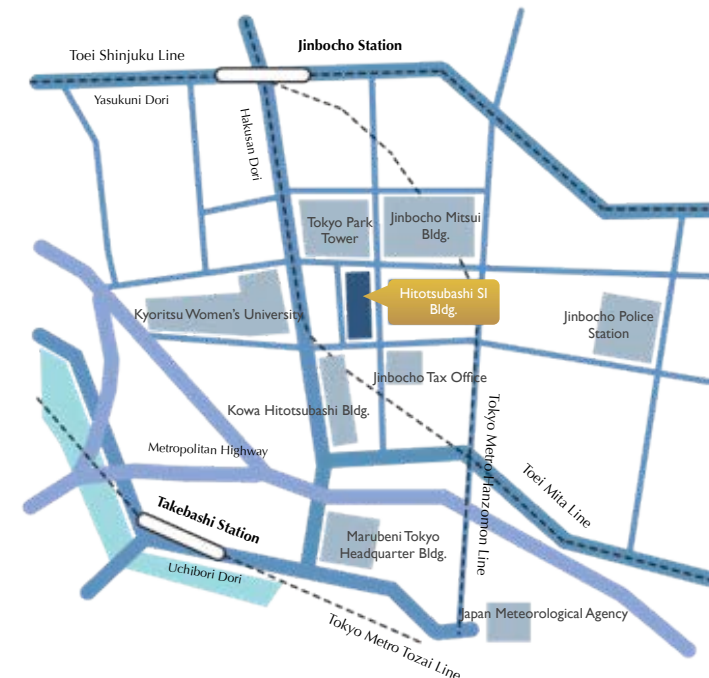
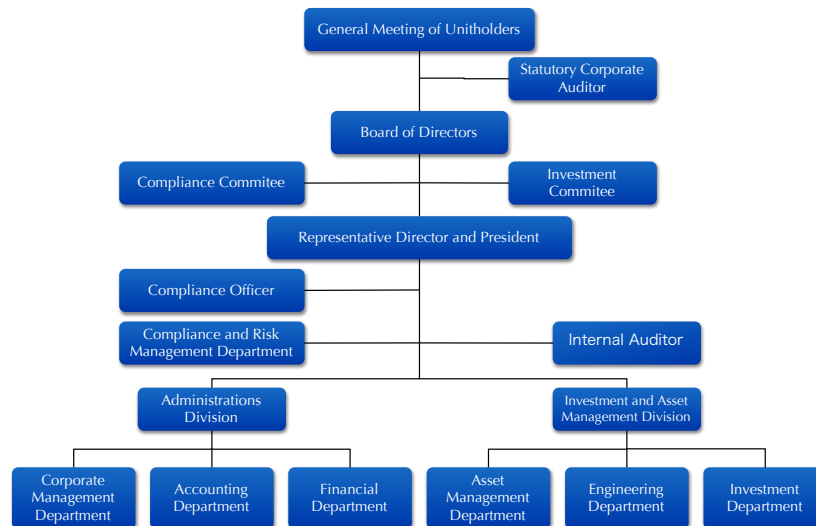
Asset Management Company Profile

Company Profile

Name:	AD Investment Management Co., Ltd.	<i>AD Investment Management Co., Ltd.</i>
Address:	9F Hitotsubashi SI Bldg., 3-26 Kanda-Nishikicho, Chiyoda-ku, Tokyo, Japan	<i>Advance Residence Investment Corporation</i>
Company Representative:	Kenji Kousaka, Representative Director and President	
Amount of Capital:	300 million yen	
Type of Business:	Asset Management	
History:	<p>March 1, 2010 Merges with Pacific Residential Corporation</p> <p>May 17, 2005 Company name is changed to AD Investment Management Co., Ltd.</p> <p>February 2, 2005 Established as Japan Residential Management Co., Ltd.</p>	
Registrations and Licenses:	<p>Real estate agent's license (The Governor of Tokyo (2) No.84325)</p> <p>Approval for a discretionary transaction agent (Minister of Land, Infrastructure, Transport and Tourism Approval, No.37)</p> <p>Certification to conduct businesses related to investment trust management (Prime Minister, License No. 49)</p> <p>Registered for a financial instruments business (Kanto Local Finance Bureau registration No.309)</p>	

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

Organizational Chart



Disclaimer



This material contain 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 certain assumptions and include any statement that does not directly relate to any historical or current fact. 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.

This material is based on Japanese GAAP unless otherwise stated.

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

Note



Note



Advance Residence Investment Corporation



20120928