

For Immediate Release

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Notice Concerning Acquisition of Investment Assets
<<RESIDIA Takanawa-Katsurazaka and 8 other properties>>

AD Investment Management Co., Ltd. (ADIM) the asset management company to which Advance Residence Investment Corporation (ADR) entrusts the management of its assets announced its decision today to have ADR acquire assets (hereafter, the “Acquisition”) in Japan as detailed below as part of ADR’s growth strategy.

1. Details of the Acquisition

ADIM decided on the following acquisitions pursuant to the target and policy of asset management as stipulated in its Articles of Incorporation of ADR, to increase the asset under management and build a portfolio that earns stable income through diversified investment in all regions and in all apartment unit types.

No.	Property number	Name of the to-be-acquired asset (Note 1)	Type of asset ^(Note 2)	Proposed acquisition price ^(Note 3)
(1)	P-100	RESIDIA Takanawa-Katsurazaka	Beneficiary interests in trust (planned)	¥900 million
(2)	P-101	RESIDIA Ebisu III	Real Estate	¥611 million
(3)	P-102	RESIDIA Shinjuku-cho	Beneficiary interests in trust (planned)	¥687 million
(4)	C-75	RESIDIA Higashi-Nihonbashi	Beneficiary interests in trust	¥378 million
(5)	C-76	RESIDIA Nakano	Real Estate	¥652 million
(6)	C-77	RESIDIA Ogikubo II	Real Estate	¥460 million
(7)	C-78	RESIDIA Minamiyukigaya	Beneficiary interests in trust	¥1,299 million
(8)	S-32	RESIDIA Hon-Atsugi	Real Estate	¥606 million
(9)	R-70	RESIDIA Shirakabe	Beneficiary interests in trust	¥907 million
Total of 9 properties				¥6,500 million

(Note 1) ADR is scheduled to change the property names after acquisition of the to-be-acquired assets. For the to-be-acquired assets that are scheduled to have their name changed, the name after the change is shown. The seller wishes not to disclose the current name.

(Note 2) The to-be acquired assets P-100) RESIDIA Takanawa-Katurazaka, P-102) RESIDIA Shinjukugyoen are not placed in trust as of today, but it is scheduled to be placed in trust upon the acquisition by ADR.

(Note 3) “Proposed acquisition price” indicates the purchase price for the properties entered in the trust beneficiary interests disposition contracts, and real estate transaction agreements, which are exclusive of the various expenses required in the acquisition of the concerned properties (broker commission, taxes and public dues, etc.)

In the recent booming real estate market, we are witnessing increased number and types of players. This has amplified the continued difficulty in acquiring assets. The difficulty is especially acute for properties that have been recently built, located in city center of metropolises, and have a yield that will contribute in improving the existing ADR's portfolio yield. This also because supply of newly developed rental residential properties has not been enough to alleviate the shortage.

Under such an environment, by using ADIM's own sourcing network ADR has succeeded in acquiring in total nine properties of which, seven properties located in the 23 wards of Tokyo and one property each located in Tokyo metropolitan area and in a major regional city.

Even though most of the properties are recently built and located in 23 wards of Tokyo, which are scarce, the average yield after depreciation^(Note4) is 4.4% which will maintain the existing portfolio's average yield after depreciation^(Note4) of 4.4%.

Moreover, the seven properties located in 23 wards of Tokyo have an average yield after depreciation of 4.3%, which is higher than the average of 4.1% for the existing properties in the portfolio which are located in the same 23 wards. Combined with the younger average age compared to the existing properties in the portfolio, we believe that the acquisition will benefit unitholders' value.

Additionally, we will be acquiring the nine properties at 7.7% discount to the total appraisal value.

(Note4) The yield after depreciation of the to-be-acquired assets are calculated by dividing the total annualized appraisal NOI at acquisition minus total depreciation, by the total acquisition price. Depreciation of the to-be-acquired assets are calculated using same straight-line method as the portfolio and expect total depreciation of 55,361 thousand yen per annum. The yield after depreciation for the existing portfolio at the end of July 2014 is calculated by dividing the total annualized actual NOI minus total depreciation of each portfolio property by the total fiscal-end book value. Both figures are rounded at the second decimal point.

ADR evaluated the assets' attributes listed below in deciding to acquire the assets.

No.	Name of property	Attribute of property
(1)	RESIDIA Takanawa-Katsurazaka	It is a 7-minute walk from the property to Toei Subway Asakusa Line and Keihinn Electric Express Railway Sengakuji Station and 9-minute walk to JR Yamanote line Shinagawa Station giving tenants good access to commercial and business centers. There are many convenient facilities within 10 minute walking distance. The housing unit plans for the property are mostly 1K. Demand can be expected from young single professionals commuting to business centers.
(2)	RESIDIA Ebisu III	It is a 10-minute walk from the property to JR Yamanote Line Ebisu Station. From the station it is 2 minutes to Shibuya Station and 8 minutes to Shinjuku Station by train, giving tenants good access to commercial centers. There are many convenient facilities around nearest station. The housing unit plans for the property are mostly 1K. Demand can be expected from young single professionals commuting to business centers.
(3)	RESIDIA Shinjuku-gyoen	It is a 4-minute walk from the property to Tokyo Metro Marunouchi Line Shinjuku-gyoen station. From the station it is 3 minutes to Shinjuku Station by train, giving tenants good access to major centers. There are many convenient facilities around nearest station. The Shinjuku-gyoen Station is located next to Shinjuku-Sanchome Station where there are many commercial facilities such as department stores in giving tenants convenience. The housing unit plans for the property are mostly 1K. Demand can be expected from young single professionals commuting to business centers.
(4)	RESIDIA Higashi-Nihonbashi	It is a 7-minute walk from the property to Toei Subway Asakusa Line Higashi-Nihonbashi Station and walking distance to Toei Subway Shinjuku line Bakuroyokoyama Station and JR Sobu Line Bakurocho Station. From the Higashi-Nihonbashi Station, it is 9 minute to Otemachi Station by train giving tenants good access to commercial and business centers. There are many convenient facilities such as a convenience stores within walking distance. The housing unit plans for the property are mostly 1R. Demand can be expected from young single professionals commuting to business centers.
(5)	RESIDIA Nakano	It is a 1-minute walk from the property to JR Chuo Line, JR Sobu Line, Tokyo Metro Tozai Line Nakano Station. From the station, it is a 4-minute to Shinjuku Station and a 18-minute to Tokyo Station by rapid train giving tenants good access to commercial and business centers. There are many convenient facilities such as a commercial facilities and convenience facilities and public facilities within walking distance. The housing unit plans for the property are mostly 1K and 1LDK. Demand can be expected from young single professionals commuting to business centers as well as students commuting to redeveloped university around Nakano Station.
(6)	RESIDIA Ogikubo II	Although the distances to the nearest train stations are little long, a 14-minute walk from the property to the Keio Inokashira line Takaido Station and a 18-minute walk from the property to the JR Chuo line Ogikubo Station, both lines have direct access to Shinjuku Station and there are many convenient facilities within the 10 minute walking radius of the property. Additionally, the bus line from the nearest bus stop "Ogikubo 1 Chome" to Takaido Station and Ogikubo Station run very frequently during the peak hours of 7AM to 9AM, 7 buses per hour and 24 buses per hour respectively, therefore the living convenience is generally good. With the housing unit plans being mostly 1K, property can expect demands from students who commute to nearby universities such as Meiji University.
(7)	RESIDIA Minamiyukigaya	It is a 5-minute walk from the property to Tokyu Ikegami Line Yukigayaotsuka Station. From the station, it is a 11-minute to Kamata Station and a 13-minute walk to Gotanda Station by train giving tenants good access to commercial and business centers by using connecting with JR line. There are many convenient facilities such as a convenience stores and banks within a 10-minute walking distance. The housing unit plans for the property are mostly 1K and 1LDK. Demand can be expected from young single professionals and DINKS commuting to business centers.
(8)	RESIDIA Hon-Atsugi	The property is a 5-minute walk from Odakyu Odawara Line Hon-Atsugi Station. It is a 15-minute express train ride to Machida Station and there are a supermarket, convenience stores and many other facilities within 10-minute walking distance of the property, making it a convenient place to live. The area is accumulation of research and development centers of manufacturing companies in the city center. The property will see demand from singles who commute to those facilities .
(9)	RESIDIA Shirakabe	The property has superb access to city center. It is a 9-minute walk from the property to Nagoya Railway Seto Line Shimizu Station. From the Shimizu Station to Sakaemachi Station which is located in the city center of Nagoya is just 4 minutes. There are also Nagoya Municipal Subway Takaoka Station and Nagoya Minicipal Bus stop Shimizuguchi which are both with in walking distance from the property. One can get to Nagoya Station on a bus from the bus stop in 18 minutes. Because the bus line runs on a main route, there are frequent services. The housing unit plans are 1K and 1LDK. Because "Shirakabe" area where the property is located, is considered to have a good refined image, the property can expect demands from single business persons who value the location.

2. Acquisition Summary

No.	(1)	(2)	(3)
Name of property	RESIDIA Takanawa-Katsuarazaka	RESIDIA Ebisu III	RESIDIA Shinjukugyoen
Asset to be acquired	Beneficiary interests in trust (planned)	Real Estate	Beneficiary interests in trust (planned)
Proposed acquisition price	¥900 million	¥611 million	¥687 million
Real estate appraised value	¥959 million	¥667 million	¥740 million
Current titleholder	Not disclosed		
Previous titleholder	Not disclosed		
Scheduled agreement date	December 15, 2014		
Scheduled acquisition date	December 19, 2014		
Acquisition financing	Funds procured by borrowing or cash on hand.		
Payment method	Pay entire amount upon delivery		
Collateral	Not Scheduled		

No.	(4)	(5)	(6)
Name of property	RESIDIA Higashi-Nihonbashi	RESIDIA Nakano	RESIDIA Ogikubo II
Asset to be acquired	Beneficiary interests in trust	Real Estate	Real Estate
Proposed acquisition price	¥378 million	¥652 million	¥460 million
Real estate appraised value	¥421 million	¥703 million	¥508 million
Current titleholder	Not disclosed		
Previous titleholder	Not disclosed		
Scheduled agreement date	December 15, 2014		
Scheduled acquisition date	December 19, 2014		
Acquisition financing	Funds procured by borrowing or cash on hand.		
Payment method	Pay entire amount upon delivery		
Collateral	Not Scheduled		

No.	(7)	(8)	(9)
Name of property	RESIDIA Minamiyukigaya	RESIDIA Hon-Atsugi	RESIDIA Shirakabe
Asset to be acquired	Beneficiary interests in trust	Real Estate	Beneficiary interests in trust
Proposed acquisition price	¥1,299 million	¥606 million	¥907 million
Real estate appraised value	¥1,390 million	¥669 million	¥989 million
Current titleholder	Not disclosed		
Previous titleholder	Not disclosed		
Scheduled agreement date	December 15, 2014		
Scheduled acquisition date	December 19, 2014		
Acquisition financing	Funds procured by borrowing or cash on hand.		
Payment method	Pay entire amount upon delivery		
Collateral	Not Scheduled		

3. Summary of the To-be-acquired Assets

No.	(1)	(2)	(3)
Property number	P-100	P-101	P-102
Name of the to-be-acquired asset	RESIDIA Takanawa-Katsurazaka	RESIDIA Ebisu III	RESIDIA Shinjukugyoen
Address	2-13-16, Takanawa, Minato-ku, Tokyo	3-6-20, Higashi, Shibuya-ku, Tokyo	1-29-3, Shinjuku, Shinjuku-ku, Tokyo

Land			
Type of ownership	Proprietary ownership	Proprietary ownership	Proprietary ownership
Site area	293.93 ㎡	233.73 ㎡	255.90 ㎡
Zoning	Class I residential zone, Class II residential zone	Class II exclusive high and medium building residential zone	Commercial zone
FAR / Building coverage ratio	300%/60%、400%/60%	300%/60%	600%/80%

Building			
Type of ownership	Proprietary ownership	Proprietary ownership	Proprietary ownership
Total floor area	1,386.11 ㎡	785.15 ㎡	1,104.38 ㎡
Structure / Floors	RC with flat roof, 12F	RC with flat roof, 10F	RC with flat roof, 11F
Use	Apartment	Apartment	Apartment
Construction completion date	March, 2006	March, 2006	October, 2006
Confirmation inspection agency	JAPAN ERI CO.,LTD.	eHomes, Inc.	Tokyo Metropolitan Center for Fire Prevention, Architecture, and Town Planning
Building designer	Gendai Kobo Architect Planning Office, Inc	Gendai Kobo Architect Planning Office, Inc	K.K. Plus PM
Structural designer	K.K. T&A Associates	K.K. T&A Associates	K.K. Plus PM
Construction contractor	Fukuda Corporation.	K.K. Oriental Construction	Ueki Corporation

Trustee	Mizuho Trust & Banking Co., Ltd. (Planned)	-	Mizuho Trust & Banking Co., Ltd. (Planned)
Property Manager	ITOCHU Urban Community Ltd. (Planned)	ITOCHU Urban Community Ltd. (Planned)	ITOCHU Urban Community Ltd. (Planned)
Master lessee	ITOCHU Urban Community Ltd. (Planned)	ITOCHU Urban Community Ltd. (Planned)	ITOCHU Urban Community Ltd. (Planned)
Master Lease type	Pass-through (Planned)	Pass-through (Planned)	Pass-through (Planned)

Summary of Building Conditions Investigation Report			
Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Investigation date	December, 2014	December, 2014	December, 2014
Emergency repair costs	-	-	-
Short-term repair costs (within 1 year)	-	-	-
Long-term repair costs (next 12 years)	¥ 22,669 thousand	¥ 12,669 thousand	¥ 18,400 thousand
Building replacement price	¥ 316,000 thousand	¥ 179,000 thousand	¥ 261,000 thousand

Earthquake PML	5.4%	3.3%	5.2%
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Lease Conditions			
Point in time	as of November 30, 2014	as of November 30, 2014	as of November 30, 2014
Total Tenants	1	1	1
Leasable units	45	26	38
Leased units	41	26	34
Leasable floor area	1,037.58 ㎡	644.36 ㎡	844.76 ㎡
Leased floor area	948.51 ㎡	644.36 ㎡	760.38 ㎡
Occupancy rate (based on floor area)	91.4%	100.0%	90.0%
Monthly rent (including common service charges)	¥ 4,358 thousand	¥ 3,228 thousand	¥ 3,587 thousand
Deposits, guarantees, etc.	¥ 8,164 thousand	¥ 6,112 thousand	¥ 6,971 thousand

Breakdown of residential unit type			
Single	43	23	36
Compact	2	3	2
Family	-	-	-
Large	-	-	-
Dormitory	-	-	-
Other	-	-	-

Special Notation			
	Boundaries between the land in trust and the adjacent property on the west (lot number 231-4), and the land in trust and the district road on the south (lot number: 231-5) are undetermined.	None	None

No.	(4)	(5)	(6)
Property number	C-75	C-76	C-77
Name of the to-be-acquired asset	RESIDIA Higashi-Nihonbashi	RESIDIA Nakano	RESIDIA Ogikubo II
Address	1-2-11, Higashi-Nihonbashi, Chuo-ku, Tokyo	3-36-11, Nakano, Nakano-ku, Tokyo	1-26-6, Ogikubo, Suginami-ku, Tokyo

Land			
Type of ownership	Proprietary ownership	Proprietary ownership	Proprietary ownership
Site area	149.44 m ² *	165.28 m ²	270.85 m ²
Zoning	Commercial zone	Commercial zone	Quasi-residential zone
FAR / Building coverage ratio	500%/80%	600%/80%	300%/60%

*Including private road burden portion (approximately 10.91 m²).

Building			
Type of ownership	Proprietary ownership	Proprietary ownership	Proprietary ownership
Total floor area	806.95 m ²	990.04 m ²	1,039.43 m ²
Structure / Floors	RC with flat roof, 10F	RC with flat roof, 11F	RC with flat roof, 8F
Use	Apartment	Apartment	Apartment
Construction completion date	April, 2006	November, 2006	March, 2007
Confirmation inspection agency	Chuo-ku	K.K. Building Navigation.	Tokyo Metropolitan Center for Fire Prevention, Architecture, and Town Planning
Building designer	Ueki Corporation 1st Qualified Architect Office	Kimera, Inc	Gendai Kobo Architect Planning Office, Inc
Structural designer	Ueki Corporation.	Kimera, Inc	K.K. T&A Associates
Construction contractor	Ueki Corporation.	K.K. Oriental Construction	Fujiki Komuten Co.,Ltd.

Trustee	Mizuho Trust & Banking Co., Ltd.	-	-
Property Manager	ITOCHU Urban Community Ltd. (Planned)	ITOCHU Urban Community Ltd. (Planned)	MAINICHICOMNET Co.Ltd.(Planned)
Master lessee	ITOCHU Urban Community Ltd. (Planned)	ITOCHU Urban Community Ltd. (Planned)	MAINICHICOMNET Co.Ltd.(Planned)
Master Lease type	Pass-through (Planned)	Pass-through (Planned)	Guaranteed payment (Planned)

Summary of Building Conditions Investigation Report			
Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Investigation date	December, 2014	December, 2014	December, 2014
Emergency repair costs	-	-	-
Short-term repair costs (within 1 year)	-	-	-
Long-term repair costs (next 12 years)	¥ 13,267 thousand	¥ 16,430 thousand	¥ 15,221 thousand
Building replacement price	¥ 188,000 thousand	¥ 234,000 thousand	¥ 218,000 thousand

Earthquake PML	5.8%	4.1%	5.1%
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Lease Conditions			
Point in time	as of November 30, 2014	as of November 30, 2014	as of November 30, 2014
Total Tenants	1	1	1
Leasable units	22	30	36
Leased units	21	28	36
Leasable floor area	631.56 m ²	825.84 m ²	735.10 m ²
Leased floor area	585.00 m ²	762.57 m ²	735.10 m ²
Occupancy rate (based on floor area)	92.6%	92.3%	100.0%
Monthly rent (including common service charges)	¥ 2,198 thousand	¥ 3,225 thousand	¥ 2,270 thousand
Deposits, guarantees, etc.	¥ 4,347 thousand	¥ 6,033 thousand	¥ 6,810 thousand

*Assuming the Lease type based on Guaranteed payment

Breakdown of residential unit type			
Single	17	20	36
Compact	5	10	-
Family	-	-	-
Large	-	-	-
Dormitory	-	-	-
Other	-	-	-

Special Notation			
	Boundary between the land in trust and the adjacent property on the west (lot number 113-7) is undetermined.	None	None

No.	(7)	(8)	(9)
Property number	C-78	S-32	R-70
Name of the to-be-acquired asset	RESIDIA Minamiyukigaya	RESIDIA Hon-Atsugi	RESIDIA Shirakabe
Address	1-2-5, Minamiyukigaya, Ota-ku, Tokyo	1-17-12, Asahicho, Atsugi-shi, Kanagawa	4-47-1, Shirakabe, Higashi-ku, Nagoya-shi, Aichi

Land			
Type of ownership	Proprietary ownership	Proprietary ownership	Proprietary ownership
Site area	878.70 m ²	260.62 m ²	776.11 m ²
Zoning	Quasi-residential zone, Class I exclusive high and medium building residential zone	Commercial zone	Commercial zone, Class II residential zone
FAR / Building coverage ratio	300%/60%, 200%/60%	500%/80%	400%/80%, 200%/60%

Building			
Type of ownership	Proprietary ownership	Proprietary ownership	Proprietary ownership
Total floor area	2,644.68 m ²	1,337.17 m ²	2,595.72 m ²
Structure / Floors	RC with flat roof, 8F	RC with flat roof, 11F	RC with flat roof, 11F
Use	Apartment	Apartment, Stores	Apartment
Construction completion date	March, 2008	January, 2008	March, 2008
Confirmation inspection agency	K.K. UHEC	The Japan Building Equipment and Elevator Center Foundation	Kakunin Service Inc.
Building designer	h-ap.Co, Ltd	Design Factory Inc.	Urban Sekkei Co., Ltd.
Structural designer	K.K.Takahashi Architect Office	Beams Design Consultant Co.,Ltd.	Urban Sekkei Co., Ltd.
Construction contractor	Sumitomo Mitsui Construction Co., Ltd.	TADA Corporation	Shiohama Industry Corporation

Trsutee	Mizuho Trust & Banking Co., Ltd.	-	Mizuho Trust & Banking Co., Ltd.
Property Manager	ITOCHU Urban Community Ltd. (planned)	HASEKO LIVENET, Inc. (planned)	HASEKO LIVENET, Inc. (planned)
Master lessee	ITOCHU Urban Community Ltd. (planned)	HASEKO LIVENET, Inc. (planned)	HASEKO LIVENET, Inc. (planned)
Master Lease type	Pass-through (Planned)	Pass-through (Planned)	Pass-through (Planned)

Summary of Building Conditions Investigation Report			
Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Investigation date	December, 2014	December, 2014	December, 2014
Emergency repair costs	-	-	-
Short-term repair costs (within 1 year)	-	-	-
Long-term repair costs (next 12 years)	¥ 40,775 thousand	¥ 20,700 thousand	¥ 43,375 thousand
Building replacement price	¥ 581,000 thousand	¥ 288,000 thousand	¥ 617,000 thousand

Earthquake PML	4.4%	11.0%	4.4%
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Lease Conditions			
Point in time	as of November 30, 2014	as of November 30, 2014	as of November 30, 2014
Total Tenants	1	1	1
Leasable units	58	49	70
Leased units	53	43	68
Leasable floor area	2,031.36 m ²	1,215.90 m ²	2,449.20 m ²
Leased floor area	1,887.53 m ²	1,078.12 m ²	2,400.36 m ²
Occupancy rate (based on floor area)	92.9%	88.7%	98.0%
Monthly rent (including common service charges)	¥ 6,684 thousand	¥ 3,478 thousand	¥ 5,692 thousand
Deposits, guarantees, etc.	¥ 12,424 thousand	¥ 8,262 thousand	¥ 10,571 thousand

Breakdown of residential unit type			
Single	34	46	30
Compact	22	2	40
Family	1	-	-
Large	1	-	-
Dormitory	-	-	-
Other	-	1	-

Special Notation			
	None	None	None

*Please refer to “Notes and definitions on items on the tables in the press releases for asset acquisition” on ADR’s website as detail of lists above. (<http://www.adr-reit.com/en/financial/>)

4. Summary of the appraisal report (Monetary unit: ¥ thousand)

(1) P-100) RESIDIA Takanawa-Katsurazaka

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥959 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		959,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		974,000	
Total potential profit		59,077	
Rent income		57,378	Estimation of mid to long-term stabilized rent from leasable units and parking spaces.
Other income		1,699	Income from key money and renewal fee.
Total effective profit		55,729	
Losses from vacancies, etc.		3,348	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		11,699	
Maintenance and management fees		2,024	Estimated by referring to the cost of comparable property.
Utilities costs		678	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		1,351	Estimated by referring to the cost of comparable property.
Taxes and public dues		2,953	Assesed using historical figures adjusted for depreciation.
Non-life insurance premiums		77	0.02% of replacement cost
Rental advertising costs		1,664	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		1,192	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		1,760	Renewal administration, internet service fees and other costs.
Net Operating Income		44,030	
Operating profit from deposits		169	Assuming 2% per annum yield on deposits.
Capital expenditures		1,322	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		42,877	
Cap rate		4.4%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		943,000	
Discount rate		4.2%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		4.6%	Risk adjusted direct cap rate.
Cost approach value		688,000	
Land ratio		76.5%	
Building ratio		23.5%	
Other matters of consideration			
None			

(2) P-101) RESIDIA Ebisu III

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥667 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		667,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		677,000	
Total potential profit		40,521	
Rent income		39,375	Estimation of mid to long-term stabilized rent from leasable units and parking spaces (including motorbikes).
Other income		1,146	Income from key money and renewal fee.
Total effective profit		37,367	
Losses from vacancies, etc.		3,154	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		7,610	
Maintenance and management fees		1,856	Estimated by referring to the cost of comparable property.
Utilities costs		421	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		906	Estimated by referring to the cost of comparable property.
Taxes and public dues		1,451	Assesed using historical figures adjusted for depreciation.
Non-life insurance premiums		45	0.02% of replacement cost
Rental advertising costs		1,122	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		705	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		1,104	Renewal administration, internet service fees, CATV and other costs.
Net Operating Income		29,757	
Operating profit from deposits		114	Assuming 2% per annum yield on deposits.
Capital expenditures		739	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		29,132	
Cap rate		4.3%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		657,000	
Discount rate		4.1%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		4.5%	Risk adjusted direct cap rate.
Cost approach value		382,000	
Land ratio		76.5%	
Building ratio		23.5%	
Other matters of consideration			
None			

(3) P-102) RESIDIA Shinjukugyoen

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥740 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		740,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		751,000	
Total potential profit		48,696	
Rent income		47,757	Estimation of mid to long-term stabilized rent from leasable units and parking spaces.
Other income		939	Income from key renewal fee.
Total effective profit		45,510	
Losses from vacancies, etc.		3,186	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		11,543	
Maintenance and management fees		2,914	Estimated by referring to the cost of comparable property.
Utilities costs		828	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		1,114	Estimated by referring to the cost of comparable property.
Taxes and public dues		2,223	Assesed using historical figures adjusted for depreciation.
Non-life insurance premiums		64	0.02% of replacement cost
Rental advertising costs		1,366	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		968	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		2,066	Renewal administration, internet service fees, CATV and other costs.
Net Operating Income		33,967	
Operating profit from deposits		138	Assuming 2% per annum yield on deposits.
Capital expenditures		1,073	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		33,032	
Cap rate		4.4%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		728,000	
Discount rate		4.2%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		4.6%	Risk adjusted direct cap rate.
Cost approach value		509,000	
Land ratio		72.3%	
Building ratio		27.7%	
Other matters of consideration			
None			

(4) C-75) RESIDIA Higashi-Nihonbashi

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥421 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		421,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		427,000	
Total potential profit		28,657	
Rent income		27,824	Estimation of mid to long-term stabilized rent from leasable units.
Other income		833	Income from key money and renewal fee.
Total effective profit		27,266	
Losses from vacancies, etc.		1,391	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		7,368	
Maintenance and management fees		1,735	Estimated using historical figures and by referring to the cost of comparable property.
Utilities costs		642	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		661	Estimated by referring to the cost of comparable property.
Taxes and public dues		1,439	Assesed using historical figures adjusted for depreciation.
Non-life insurance premiums		46	0.02% of replacement cost
Rental advertising costs		752	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		693	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		1,400	Renewal administration, internet service fees and other costs.
Net Operating Income		19,898	
Operating profit from deposits		82	Assuming 2% per annum yield on deposits.
Capital expenditures		774	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		19,206	
Cap rate		4.5%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		414,000	
Discount rate		4.3%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		4.7%	Risk adjusted direct cap rate.
Cost approach value		301,000	
Land ratio		68.2%	
Building ratio		31.8%	
Other matters of consideration			
None			

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥703 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		703,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		714,000	
Total potential profit		43,365	
Rent income		42,089	Estimation of mid to long-term stabilized rent from leasable units and parking spaces.
Other income		1,276	Income from key money and renewal fee.
Total effective profit		40,946	
Losses from vacancies, etc.		2,419	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		8,700	
Maintenance and management fees		2,010	Estimated by referring to the cost of comparable property.
Utilities costs		809	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		992	Estimated by referring to the cost of comparable property.
Taxes and public dues		1,720	Assessed using historical figures adjusted for depreciation.
Non-life insurance premiums		58	0.02% of replacement cost
Rental advertising costs		966	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		840	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		1,305	Renewal administration, internet service fees, CATV and other costs.
Net Operating Income		32,246	
Operating profit from deposits		123	Assuming 2% per annum yield on deposits.
Capital expenditures		958	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		31,411	
Cap rate		4.4%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		691,000	
Discount rate		4.2%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		4.6%	Risk adjusted direct cap rate.
Cost approach value		498,000	
Land ratio		74.1%	
Building ratio		25.9%	
Other matters of consideration			
None			

(6) C-77) RESIDIA Ogikubo II

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥508 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		508,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		516,000	
Total potential profit		27,240	
Rent income		27,240	
Other income		0	
Total effective profit		27,240	
Losses from vacancies, etc.		0	Not applicable due to single tenancy.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		2,221	
Maintenance and management fees		0	Net lease contract
Utilities costs		0	Net lease contract
Management commission fees		0	Net lease contract
Taxes and public dues		1,787	Assessed using historical figures adjusted for depreciation
Non-life insurance premiums		53	0.02% of replacement cost
Rental advertising costs		0	
Repair costs (including restoration fees)		381	Figure derived from the engineering report
Other expenses		0	
Net Operating Income		25,019	
Operating profit from deposits		136	Assuming 2% per annum yield on deposits.
Capital expenditures		888	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		24,267	
Cap rate		4.7%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		500,000	
Discount rate		4.5%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		4.9%	Risk adjusted direct cap rate.
Cost approach value		354,000	
Land ratio		66.7%	
Building ratio		33.3%	
Other matters of consideration			
The income approach valuation was made on the income model for to-be-entered rent guaranteed master lease contract in mind.			

(7) C-78) RESIDIA Minamiyukigaya

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥1,390 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		1,390,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		1,410,000	
Total potential profit		90,253	
Rent income		87,623	Estimation of mid to long-term stabilized rent from leasable units and parking spaces.
Other income		2,630	Income from key money and renewal fee.
Total effective profit		84,662	
Losses from vacancies, etc.		5,591	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		17,608	
Maintenance and management fees		3,002	Estimated by referring to the cost of comparable property.
Utilities costs		1,329	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		2,051	Estimated by referring to the cost of comparable property.
Taxes and public dues		4,398	Assesed using historical figures adjusted for depreciation.
Non-life insurance premiums		137	0.02% of replacement cost
Rental advertising costs		2,285	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		2,150	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		2,256	Renewal administration, internet service fees and other costs.
Net Operating Income		67,054	
Operating profit from deposits		246	Assuming 2% per annum yield on deposits.
Capital expenditures		2,379	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		64,921	
Cap rate		4.6%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		1,370,000	
Discount rate		4.4%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		4.8%	Risk adjusted direct cap rate.
Cost approach value		1,120,000	
Land ratio		69.2%	
Building ratio		30.8%	
Other matters of consideration			
None			

(8) S-32) RESIDIA Hon-Atsugi

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥669 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		669,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		678,000	
Total potential profit		49,416	
Rent income		47,693	Estimation of mid to long-term stabilized rent from leasable units.
Other income		1,723	Income from key money and renewal fee.
Total effective profit		47,031	
Losses from vacancies, etc.		2,385	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		10,041	
Maintenance and management fees		2,537	Estimated by referring to the cost of comparable property.
Utilities costs		662	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		1,308	Estimated by referring to the cost of comparable property.
Taxes and public dues		2,233	Assesed using historical figures adjusted for depreciation.
Non-life insurance premiums		71	0.02% of replacement cost
Rental advertising costs		1,076	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		1,121	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		1,033	Renewal administration, internet service fees and other costs.
Net Operating Income		36,990	
Operating profit from deposits		175	Assuming 2% per annum yield on deposits.
Capital expenditures		1,208	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		35,957	
Cap rate		5.3%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		659,000	
Discount rate		5.1%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		5.5%	Risk adjusted direct cap rate.
Cost approach value		302,000	
Land ratio		45.0%	
Building ratio		55.0%	
Other matters of consideration			
None			

(9) R-70) RESIDIA Shirakabe

as of November 30, 2014

Real estate Appraiser	Morii Appraisal & Investment Consulting Inc.	Real estate appraised value	¥989 million
Appraisal item		Appraised value	Basis
Income Capitalization Approach value		989,000	Income capitalization approach value was appraised using both DCF method and direct capitalization method.
Direct capitalization price		1,000,000	
Total potential profit		73,803	
Rent income		73,234	Estimation of mid to long-term stabilized rent from leasable units and parking spaces (including motorbikes).
Other income		569	Income from key money.
Total effective profit		69,736	
Losses from vacancies, etc.		4,067	Estimated using standard vacancy rate but adjusted for specific characteristics of the property.
Bad debts losses		0	Not applicable. Secured through guarantee deposit.
Expenses from rental business		14,225	
Maintenance and management fees		2,364	Estimated by referring to the cost of comparable property.
Utilities costs		818	Estimated using historical figures and by referring to the cost of comparable property.
Management commission fees		2,074	Estimated by referring to the cost of comparable property.
Taxes and public dues		4,169	Assessed using historical figures adjusted for depreciation.
Non-life insurance premiums		144	0.02% of replacement cost
Rental advertising costs		1,708	Estimated as 1.5 month worth of new monthly rent.
Repair costs (including restoration fees)		2,402	Estimated from engineering report, the cost for comparable property, historical cost and historical turnover rate.
Other expenses		546	Facility management fees of CATV and other costs.
Net Operating Income		55,511	
Operating profit from deposits		200	Assuming 2% per annum yield on deposits.
Capital expenditures		2,530	70% of flattened capital expenditure estimated in the engineering report.
Net Cash Flow		53,181	
Cap rate		5.3%	Discount rate adjusted by risk on changes in future net income and principal value.
DCF Price		978,000	
Discount rate		5.1%	Estimated by taking account of market trend, locality and specific feature of the property.
Terminal cap rate		5.5%	Risk adjusted direct cap rate.
Cost approach value		688,000	
Land ratio		46.0%	
Building ratio		54.0%	
Other matters of consideration			
None			

*Please refer to “Notes and definitions on items on the tables in the press releases for asset acquisition” on ADR’s website as detail of lists above. (<http://www.adr-reit.com/en/financial/>)

5. Seller Profile

The seller of the property is a domestic company whose names and detail are not disclosed according to their wishes. The sellers do not constitute parties having particular vested interest in ADR or ADIM.

6. Property Titleholders

Because the transactions are not with interested parties, there are no applicable matters to be disclosed.

7. Disclosures on Asset Management Company's Vested Interest in the To-be-Acquired Asset

Of the to-be-acquired assets listed above, ADR is scheduled to sign a master lease agreement and delegate property management services for the 6 assets, P-100) RESIDIA Takanawa-Katsurazaka, P-101) RESIDIA Ebisu III, P-102) RESIDIA Shinjukugyoen, C-75) RESIDIA Higashi-Nihonbashi, C-76) RESIDIA Nakano, C-78) RESIDIA Minamiyukigaya to ITOCHU Urban Community Ltd., which constitutes a Related Party of the Asset Management Company. Accordingly, the procedures required in accordance with the bylaws are scheduled to be completed in concluding the building lease and management agreement with ITOCHU Urban Community Ltd.

8. Matters Concerning Earthquake Resistance

Of the to-be-acquired assets the validity of structural calculation documents on each of the assets has been examined by a third-party agency. ADR has obtained the following inspection results stating that no intentional manipulation, falsification or other corruption in the structural calculation documents were found and that the structural calculation is deemed to have been performed in accordance with the law.

P-100) RESIDIA Takanawa-Katsurazaka, P-101) RESIDIA Ebisu III, P-102) RESIDIA Shinjukugyoen
C-75) RESIDIA Higashi-Nihonbashi, C-76) RESIDIA Nakano, C-77) RESIDIA Ogikubo II
C-78) RESIDIA Minamiyukigaya, S-32) RESIDIA Hon-Atsugi

Trade name	K.K. Japan Architecture Inspection Center
Head office location	1-13-9 Shibuya, Shibuya-ku, Tokyo
Representative	Tomoyuki Tanno, President
Capital	50 million yen
Large shareholders	K.K. AKI Corporation
Principal business	Checking and inspecting of buildings based on the Building Standard Act and residential building performance evaluation services
Relationship with ADR or ADIM	None

R-70) RESIDIA Shirakabe

Trade name	Sompo Japan Nipponkoa Risk Management Inc.
Head office location	1-24-1, Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Hidehiro Sumi, President
Capital	30 million yen
Large shareholders	Sompo Japan Nipponkoa Insurance Inc.
Principal business	1. Provide research, inspection, valuation, information and consultation on security, disaster prevention and environmental protection. 2. Risk management research, risk inspections, risk valuations and risk consultings
Relationship with ADR or ADIM	None

9. Broker Profile

A domestic corporation brokered the properties. Details of the corporation is not disclosed according to their wishes. The broker does not constitute parties having particular vested interest in ADR or ADIM.

10. Future Outlook

The effect of the signing of the agreement to the management performance forecasts ending January 2015 and the fiscal period ending July 2015 is negligible. Therefore the forecasts remain unchanged.

<Attachments>

[Supplementary Materials]

1. Supplementary Materials after acquisition
2. Replacement of Properties Since the Merger (as of today)
("Since the Merger" means since March 1, 2010, hereafter)

[Reference Materials]

Photo of the to-be-acquired assets

- * The original Japanese version of this material is released today to the Kabuto Club (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.
- * URL: <http://www.adr-reit.com/en/>

[Provisional Translation Only]

English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

[Supplementary Materials]

(1) Supplementary Materials after acquisition

■ To-be-Acquired Asset

No.	Property number	Property	Acquisition price	Building ages (Note1)	NOIYield (Note2)	Yield after depreciation (Note3)
(1)	P-100	RESIDIA Takanawa-Katsurazaka	¥900 million	8.8 Years	4.9%	4.3%
(2)	P-101	RESIDIA Ebisu III	¥611 million	8.8 Years	4.9%	4.3%
(3)	P-102	RESIDIA Shinjukugyoen	¥687 million	8.1 Years	4.9%	4.2%
(4)	C-75	RESIDIA Higashi-Nihonbashi	¥378 million	8.7 Years	5.3%	4.4%
(5)	C-76	RESIDIA Nakano	¥652 million	8.1 Years	4.9%	4.3%
(6)	C-77	RESIDIA Ogikubo II	¥460 million	7.8 Years	5.4%	4.6%
(7)	C-78	RESIDIA Minamiyukigaya	¥1,299 million	6.8 Years	5.2%	4.4%
(8)	S-32	RESIDIA Hon-Atsugi	¥606 million	6.9 Years	6.1%	4.7%
(9)	R-70	RESIDIA Shirakabe	¥907 million	6.8 Years	6.1%	4.8%
Weighted average of the 9 properties			¥6,500million	7.7 Years	5.3%	4.4%
Tokyo 23 wards 7 properties			¥4,987million	8.0 Years	5.1%	4.3%
Suburb and Major Regional cities 2 properties			¥1,513million	6.9 Years	6.1%	4.8%

(Note1) Building ages are calculated as of the scheduled acquisition date and rounded at the second decimal point. The weighted average age is weighted using the planned acquisition price of the assets.

(Note2) The “NOIYield” are calculated using the figures in the acquisition appraisal of to-be-acquired assets. The calculation are as follows; “Total annualized NOI ÷ Total acquisition price × 100”. The calculated yields are rounded at the second decimal point.

(Note3) The “Yield after depreciation” are calculated using the figures in the acquisition appraisal of to-be-acquired assets. The calculation is as follows; “(Total Annualized NOI listed on the appraisal at the time of acquisition – Total depreciation) ÷ Total acquisition price × 100”. The calculated yields are rounded at the second decimal point. Depreciation of the to-be-acquired assets are calculated using same straight-line method as the portfolio and expect total depreciation of 55,361 thousand yen per annum

(2) Replacement of Properties Since the Merger (as of today)

	Acquired assets (including the to-be-acquired assets)	Disposed assets (including the to-be-disposed assets)
Number of properties	94	37
Total acquisition price	¥133,314 million	¥42,808 million (note1)
Total deal value (a)	¥133,314 million	¥37,796 million
Appraisal (b)	¥143,496 million	¥40,590 million (note2)
Ratio (a) ÷ (b) × 100%	92.9%	93.1%
Weighted average NOIyield	6.0%(note3)	5.3%(note4)
Weighted average building age (Note 4)	4.9yrs.	12.7yrs.

(Note 1) ADR is scheduled to dispose asset Tokyo Student-House Hiyoshidai on January 28, 2015. Please refer to the press release, titled “Notice Concerning Disposition of Investment Asset <<Tokyo Student-House Hiyoshidai>>” announced November 28, 2014.

(Note 2) The February 2010 appraisal price is used for the acquisition prices for properties originally held by Nippon Residential Investment Corporation.

(Note 3) “Appraisal” is the sum of the last appraisal value of each properties at the time of sale.

(Note 4) Weighted average NOIyield of acquisitions = Total annual NOI as entered on the appraisal of acquisitions ÷ Total of the acquisition prices × 100

(Note 5) Weighted average NOIyield of dispositions = Total actual annual NOI ÷ Total of the historical acquisition prices × 100

(Note 6) Weighted average building age is acquisition price weighted average as of the time of acquisition and disposition.

■ Increase / Decrease in No. of Units as the Result of Replacement of Trades

	Singles	Compacts	Families	Large	Dormitories	Others	Total
Tokyo Central 7 Wards	587	(13)	(25)	(54)	0	10	505
Tokyo 23 Wards Exclusive of Central 7 Wards	1,467	550	399	13	0	9	2,438
Tokyo Metropolitan Area	398	10	(72)	0	(748)	0	(412)
Major Regional Cities	1,734	1,004	263	55	0	0	3,056
Total	4,186	1,551	565	14	(748)	19	5,587

■ Status of the Portfolio After the Replacements (including the to-be-acquired assets and to-be disposed assets)

Asset size (based on acquisition price)	436.4 billion yen
No. of properties	245 properties
No. of leasable units	19,823 units
Total leasable floor area	762,891 m ²

Area Diversification	Acquisition Price	Share of Investment
Total	436.4 billion yen	100.0 %
P (Tokyo Central 7 Wards)	187.6 billion yen	43.0 %
C (Tokyo 23 Wards Exclusive of Central 7 Wards)	126.4 billion yen	29.0 %
S (Tokyo Metropolitan Area)	41.2 billion yen	9.5 %
R (Major Regional Cities)	81.1 billion yen	18.6 %

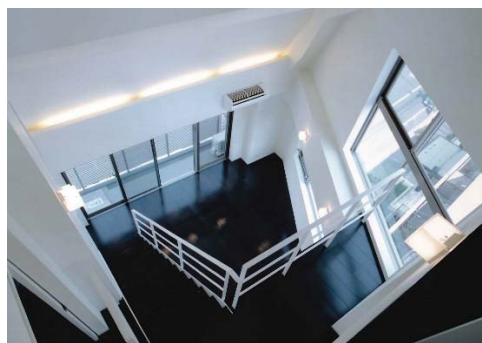
[Reference Material]

Photo of the to-be-acquired assets

(1) P-100) RESIDIA Takanawa-Katsurazaka



(2) P-101) RESIDIA Ebisu III



(3) P-102) RESIDIA Shinjyukugyoen



(4) C-75) RESIDIA Higashi-Nihonbashi



(5) C-76) RESIDIA Nakano



(6) C-77) RESIDIA Ogikubo II



(7) C-78) RESIDIA Minamiyukigaya



(8) S-32) RESIDIA Hon-Atsugi



(9) R-70) RESIDIA Shirakabe

