



January 13, 2015

For Immediate Release

Advance Residence Investment Corporation
Securities Code : 3269
3-26 Kanda Nishiki-cho, Chiyoda-ku, Tokyo
Kenji Kousaka, Executive Director

Asset Management Company:
AD Investment Management Co., Ltd.
Kenji Kousaka, President

Inquiries:
Tomoyuki Kimura, Director and General Manager
Corporate Management Department
TEL. +81-3-3518-0480

Notice Regarding Credit Rating Upgrade from AA- to AA

Japan Credit Rating Agency, Ltd. (JCR) announced that it has upgraded by a notch the long-term issuer rating and the bond rating for Advance Residence Investment Corporation (ADR) as of today.

1. Summary of the Change

Credit Rating Agency: Japan Credit Rating Agency, Ltd.
Type of Credit Rating: Long-term issuer rating

	From	To
Credit Rating	AA-	AA
Outlook	Positive	Stable

JCR defines AA as having “A very high level of certainty to honor the financial obligations”. Please refer to JCR’s website for details concerning the rationale of the upgrade and for definitions of rating symbols.

URL for JCR’s website: <http://www.jcr.co.jp/english>

2. Future Outlook

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

* 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 and Transport Press Club, and the Ministry of Land, Infrastructure and Transport 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.*