

Brief Summary of Kessan Tanshin  
Advance Residence Investment Corporation (Securities Code: 3269)  
10th Fiscal Period (February 1, 2015 – July 31, 2015) Performance

1. Summary of Key Financial Data

Operating revenues	14,998 million yen	Total assets	440,991 million yen
Operating income	7,501 million yen	Net assets	207,653 million yen
Ordinary income	5,945 million yen	Net assets per unit	159,733 yen
Net income	5,944 million yen	Net asset ratio	47.1 %
Earnings per share (EPU)*	4,572 yen	End-of-period LTV	51.6 %
ROE	2.9 %		
FFO per share	6,497 yen		
Dividend per unit (DPU)	4,572 yen		

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

2. 10th Fiscal Period Highlights

- The DPU for the fiscal period is 4,572 yen, an increase of 32 yen compared to the initial forecast, while the increase was mostly due to increase in occupancy.
- The average portfolio occupancy for the period was 96.6% up 0.4% compared to the initial forecast. The rent increased 0.12% following the last fiscal period's 0.05% increase.
- Aiming to increase the earning potential of the portfolio, the fund acquired 9 properties for 13,610 million yen for this period. All of the acquired properties are recently built and located in Tokyo 23 Wards.
- The fund continued to strengthen its financial position by reducing interest expense, lowering LTV, diversifying debt maturities, maintaining duration and fixed rate interest debt ratio.
- The fund's dividend policy is for the DPU to mirror the EPU for the fiscal period if the EPU exceed 4,500 yen. And use the dividend reserve to supplement the dividend when the EPU falls short of 4,500 yen.

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

3. Earnings Forecasts

11th Fiscal Period Forecast  
(August 1, 2015 to January 31, 2016)

Operating revenues	15,015 million yen
Operating income	7,454 million yen
Ordinary income	5,889 million yen
Net income	5,889 million yen
Earnings per share (EPU)	4,530 yen
Dividend per unit (DPU)	4,530 yen
Outstanding no. of issued units	1.30 million units
Number of properties	250
Average period occupancy	96.3 %

12th Fiscal Period Forecast  
(February 1, 2016 to July 31, 2016)

Operating revenues	15,135 million yen
Operating income	7,434 million yen
Ordinary income	5,902 million yen
Net income	5,902 million yen
Earnings per share (EPU)	4,540 yen
Dividend per unit (DPU)	4,540 yen
Outstanding no. of issued units	1.30 million units
Number of properties	250
Average period occupancy	96.4 %

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



This document is an English-language summary of the Japanese financial report “Kessan Tanshin” disclosed in Japanese on September 8, 2015. The direct translation of title of the original report is “Kessan Tanshin” for the Financial Period Ending July 2015 (February 1, 2015 – July 31, 2015).

Please contact below with any inquiries you may have on this report.  
AD Investment Management Co., Ltd.  
TEL: +81-3-3518-0480 FAX: +81-3-3518-0481  
ir@adr-reit.com