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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Acquisition of Investment Assets

Advance Residence Investment Corporation (ADR) announced its decision today to acquire real estate in Japan as detailed below.

1. Reason for the Acquisition

ADR decided on the acquisition pursuant to the target and policy of asset management as stipulated in its Articles of Incorporation, under the objective of securing stable earnings over the medium and long term as well as diversifying and enhancing its portfolio in the Tokyo 23 wards and suburban areas (Note).

(Note) Suburban areas refer to city parts neighboring the Tokyo 23 wards.

2. Acquisition Summary

	Name of to-be-acquired asset (Note 1)	Type of to-be-acquired asset (Note 2)	Proposed acquisition price (Note 3)
Property 1	RESIDIA Suginami-Honancho (City Village Suginami-Honancho)	Beneficiary interests in trust	JPY 3,834 million
Property 2	RESIDIA Komazawa (College Square Komazawa)	Beneficiary interests in trust (planned)	JPY 870 million
Property 3	RESIDIA Shin-Itabashi (College Square Shin-Itabashi)	Beneficiary interests in trust (planned)	JPY 888 million
Property 4	College Court Tanashi	Beneficiary interests in trust (planned)	JPY 810 million
Property 5	RESIDIA Kiba (Grand Charme Kiba)	Beneficiary interests in trust (planned)	JPY 1,950 million
Property 6	RESIDIA Urayasu (Grand Charme Urayasu VI)	Beneficiary interests in trust (planned)	JPY 2,115 million
Total			JPY 10,467 million

(Note 1) ADR is scheduled to change the property names after acquisition of the to-be-acquired assets listed above (except College Court Tanashi). For the to-be-acquired assets that are scheduled to have their name changed, the name after the change is shown with the name as of today shown in parentheses. For details on the change of property names, please refer to the “Notice Concerning Introduction of New Brand RESIDIA” dated today.

(Note 2) The to-be-acquired assets (except RESIDIA Suginami-Honancho) have not been placed in trust as of today, but plans are to place the assets in trust upon acquisition of the assets by ADR.

(Note 3) “Proposed acquisition price” indicates the amount exclusive of the various expenses required in the acquisition of the concerned real estate, etc. (broker commission, taxes and public dues, etc.) (the purchase price for real estate, etc. entered in the trust beneficiary interests disposition contract). The amount is rounded down to the nearest million yen. The same hereafter.

Property 1) RESIDIA Suginami-Honancho

Name of property	RESIDIA Suginami-Honancho
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	JPY 3,834 million
Seller	ITOCHU Corporation
Scheduled agreement date	June 4, 2010
Scheduled acquisition date	July 30, 2010
Acquisition financing	Funds procured from issuance of new investment units
Payment method	Pay entire amount upon delivery
Trustee	The Sumitomo Trust & Banking Co., Ltd.
Scheduled trust change agreement date	July 30, 2010
Scheduled trust expiration date	March 17, 2014

Property 2) RESIDIA Komazawa

Name of property	RESIDIA Komazawa
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 870 million
Seller	Mainichi Comnet Co., Ltd.
Scheduled agreement date	June 4, 2010
Scheduled acquisition date	July 6, 2010
Acquisition financing	Funds procured from issuance of new investment units
Payment method	Pay entire amount upon delivery
Trustee (planned)	Mitsubishi UFJ Trust and Banking Corporation
Scheduled trust agreement date	TBD
Scheduled trust expiration date	TBD

Property 3) RESIDIA Shin-Itabashi

Name of property	RESIDIA Shin-Itabashi
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 888 million
Seller	Mainichi Comnet Co., Ltd.
Scheduled agreement date	June 4, 2010
Scheduled acquisition date	July 6, 2010
Acquisition financing	Funds procured from issuance of new investment units
Payment method	Pay entire amount upon delivery
Trustee (planned)	Mitsubishi UFJ Trust and Banking Corporation
Scheduled trust agreement date	TBD
Scheduled trust expiration date	TBD

Property 4) College Court Tanashi

Name of property	College Court Tanashi
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 810 million
Seller	Mainichi Comnet Co., Ltd.
Scheduled agreement date	June 4, 2010
Scheduled acquisition date	July 6, 2010
Acquisition financing	Funds procured from issuance of new investment units
Payment method	Pay entire amount upon delivery
Trustee (planned)	Mitsubishi UFJ Trust and Banking Corporation
Scheduled trust agreement date	TBD
Scheduled trust expiration date	TBD

Property 5) RESIDIA Kiba

Name of property	RESIDIA Kiba
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 1,950 million
Seller	MUM K.K.
Scheduled agreement date	June 4, 2010
Scheduled acquisition date	July 9, 2010
Acquisition financing	Funds procured from issuance of new investment units
Payment method	Pay entire amount upon delivery
Trustee (planned)	Mitsubishi UFJ Trust and Banking Corporation
Scheduled trust agreement date	TBD
Scheduled trust expiration date	TBD

Property 6) RESIDIA Urayasu

Name of property	RESIDIA Urayasu
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 2,115 million
Seller	MUM K.K.
Scheduled agreement date	June 4, 2010
Scheduled acquisition date	July 9, 2010
Acquisition financing	Funds procured from issuance of new investment units
Payment method	Pay entire amount upon delivery
Trustee (planned)	Mitsubishi UFJ Trust and Banking Corporation
Scheduled trust agreement date	TBD
Scheduled trust expiration date	TBD

3. Summary of the To-be-Acquired Assets

Property 1) RESIDIA Suginami-Honancho

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	July 30, 2010	Proposed acquisition price	JPY 3,834 million
Property Characteristics					
The property is situated a 3-minute walk from Honancho Station on the Tokyo Metro Marunouchi Line. The presence of stores selling daily necessities, elementary school, park and various other facilities nearby, among other factors, make this area favorable also in terms of lifestyle convenience. The property houses residential unit types covering a wide range of demand from single-person to family households.					
Property Outline					
Location	Residence indication	1-6-2 Horinouchi, Suginami-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Use district	Quasi-industrial district	
	Site area	2,682.62m ² (Note)	FAR / Building coverage ratio	300%/60% 200%/60%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	7,561.63m ²	Single type	115	
	Structure / Floors	RC with flat roof, 10F	Compact type	47	
	Use	Apartment	Family type	26	
	Construction completion date	February 2009	Large type	6	
	Confirmation inspection agency	E-house Building Center	Dormitory type	-	
	Building designer	Tokyo Property Consulting Inc. 1 st Class Qualified Architect Office.	Other	-	
	Structural designer	Artes Corporation	Trustee	The Sumitomo Trust & Banking Co., Ltd.	
	Construction contractor	Nippo Corporation	Property manager	ITOCHU Urban Community Ltd. (planned)	
Previous titleholder	Building: TN Second G.K. Land: Tonichi Carlife Group Corporation	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	ITOCHU Corporation	Master lease type	Guaranteed payment (planned)		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute	Appraised date	March 31, 2010		
Real estate appraised value	JPY 4,250 million	Cap rate	5.5%		
Direct capitalization price	JPY 4,280 million	Discount rate	5.3%		
DCF price	JPY 4,220 million	Terminal cap rate	5.7%		
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of March 31, 2010)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	278,578	Leasable units	194	
	Rent income	271,415	Leased units	194	
	Other income	7,163	Leasable floor area	6,953.96m ²	
(B) Total effective profit	Subtotal	278,578	Leased floor area	6,953.96m ²	
	Losses from vacancies, etc.	0	Monthly rent (incl. common service charges)	JPY 22,617 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	JPY - thousand	
(C) Expenses from rental business	Subtotal	37,305	Occupancy rate (based on floor area)	100.0%	
	Maintenance and management fees	7,925	Summary of Building Conditions Investigation Report		
	Utilities costs	2,940	Investigator	Japan ERI Co., Ltd.; Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	0	Investigation date	April 27, 2010	
	Taxes and public dues	21,019	Emergency repair costs	-	
	Non-life insurance premiums	470	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	0	Long-term repair costs (next 12 years)	JPY 90,320 thousand	
	Repair costs (incl. restoration fees)	4,835	Building replacement price	JPY 2,024 million	
	Other expenses	116	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		241,273	PML	9.39%	
(E) Operating profit from deposits		0	Collateral		
(F) Capital expenditures		5,936	Scheduled to be pledged as collateral after acquisition by ADR.		
(G) Net profit = (D) + (E) - (F)		235,337			
Special Notation					
N/A					

(Note) Including private road burden portion (approximately 53.30m²).

Property 2) RESIDIA Komazawa

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	July 6, 2010	Proposed acquisition price	JPY 870 million
Property Characteristics					
The property is a condominium for students only that is situated an 8-minute walk from Komazawa Daigaku Station on the Tokyu Denentoshi Line. Access to the downtown is excellent and Komazawa University and many other universities are located nearby. These factors make this an area that is highly-convenient for students.					
Property Outline					
Location	Residence indication	3-2-21 Komazawa, Setagaya-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (planned)	Use district	Category 1 medium- to high-rise exclusive residential district	
	Site area	686.17m ²	FAR / Building coverage ratio	200%/60%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	1,338.75m ²	Single type	59	
	Structure / Floors	RC with flat roof, B1/5F	Compact type	-	
	Use	Apartment	Family type	-	
	Construction completion date	October 2008	Large type	-	
	Confirmation inspection agency	Japan Constructive Inspect Association	Dormitory type	-	
	Building designer	BELL PLANNING Co., Ltd.	Other	-	
	Structural designer	Tokyo Kochiku Sekkei Jimusho	Trustee	Mitsubishi UFJ Trust and Banking Corporation (planned)	
Construction contractor	Nankai Tatsumura Construction Co., Ltd.	Property manager	Mainichi Comnet Co., Ltd. (planned)		
Previous titleholder	-	Master lessee	Mainichi Comnet Co., Ltd. (planned)		
Current titleholder	Mainichi Comnet Co., Ltd.	Master lease type	Guaranteed payment (planned)		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute		Appraised date	April 1, 2010	
Real estate appraised value	JPY 957 million		Cap rate	5.3%	
Direct capitalization price	JPY 965 million		Discount rate	5.1%	
DCF price	JPY 948 million		Terminal cap rate	5.5%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of March 31, 2010)		
Appraisal item		Appraised value	Total tenants	59	
(A) Total potential profit	Subtotal	56,190	Leasable units	59	
	Rent income	56,190	Leased units	59	
	Other income	0	Leasable floor area	1,182.47m ²	
(B) Total effective profit	Subtotal	56,190	Leased floor area	1,182.47m ²	
	Losses from vacancies, etc.	0	Monthly rent (incl. common service charges)	JPY 5,294 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 5,900 thousand	
(C) Expenses from rental business	Subtotal	4,206	Occupancy rate (based on floor area)	100.0%	
	Maintenance and management fees	0	Summary of Building Conditions Investigation Report		
	Utilities costs	0	Investigator	Japan ERI Co., Ltd.; Earth-Appraisal Co., Ltd.	
	Management commission fees	0	Investigation date	April 19, 2010	
	Taxes and public dues	3,627	Emergency repair costs	-	
	Non-life insurance premiums	97	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	0	Long-term repair costs (next 12 years)	JPY 15,150 thousand	
	Repair costs (incl. restoration fees)	482	Building replacement price	JPY 413 million	
	Other expenses	0	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		51,984	PML	12.30%	
(E) Operating profit from deposits		281	Collateral		
(F) Capital expenditures		1,126	Scheduled to be pledged as collateral after acquisition by ADR.		
(G) Net profit = (D) + (E) - (F)		51,139			
Special Notation					
N/A					

Property 3) RESIDIA Shin-Itabashi

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	July 6, 2010	Proposed acquisition price	JPY 888 million
Property Characteristics					
The property is a condominium for students only that is situated a 7-minute walk from Shin-Itabashi Station on the Toei Subway Mita Line. Boasting proximity to an array of convenient facilities and also easy access to universities, etc. in downtown locations, consistent demand from students can be anticipated.					
Property Outline					
Location	Residence indication	3-30-1 Itabashi, Itabashi-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (planned)	Use district	Category 1 residential district	
	Site area	626.23m ²	FAR / Building coverage ratio	300%/60%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	1,697.82m ²	Single type	67	
	Structure / Floors	RC with flat roof; 5F	Compact type	-	
	Use	Apartment	Family type	-	
	Construction completion date	August 2009	Large type	-	
	Confirmation inspection agency	Housing Loan Progress Association	Dormitory type	-	
	Building designer	Lacan Design Research K.K. 1 st Class Qualified Architect Office	Other	-	
	Structural designer	TN Design Y.K. 1 st Class Qualified Architect Office	Trustee	Mitsubishi UFJ Trust and Banking Corporation (planned)	
Construction contractor	Tanaka Kensetsu K.K.	Property manager	Mainichi Comnet Co., Ltd. (planned)		
Previous titleholder	-	Master lessee	Mainichi Comnet Co., Ltd. (planned)		
Current titleholder	Mainichi Comnet Co., Ltd.	Master lease type	Guaranteed payment (planned)		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute		Appraised date	April 1, 2010	
Real estate appraised value	JPY 944 million		Cap rate	5.7%	
Direct capitalization price	JPY 953 million		Discount rate	5.5%	
DCF price	JPY 935 million		Terminal cap rate	5.9%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of March 31, 2010)		
Appraisal item		Appraised value	Total tenants	67	
(A) Total potential profit	Subtotal	59,478	Leasable units	67	
	Rent income	59,478	Leased units	67	
	Other income	0	Leasable floor area	1,413.22m ²	
(B) Total effective profit	Subtotal	59,478	Leased floor area	1,413.22m ²	
	Losses from vacancies, etc.	0	Monthly rent (incl. common service charges)	JPY 5,644 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 7,300 thousand	
(C) Expenses from rental business	Subtotal	4,411	Occupancy rate (based on floor area)	100.0%	
	Maintenance and management fees	0	Summary of Building Conditions Investigation Report		
	Utilities costs	0	Investigator	Japan ERI Co., Ltd.; Earth-Appraisal Co., Ltd.	
	Management commission fees	0	Investigation date	April 23, 2010	
	Taxes and public dues	3,884	Emergency repair costs	-	
	Non-life insurance premiums	69	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	0	Long-term repair costs (next 12 years)	JPY 15,190 thousand	
	Repair costs (incl. restoration fees)	458	Building replacement price	JPY 288 million	
	Other expenses	0	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)	55,067	PML	11.28%		
(E) Operating profit from deposits	297	Collateral			
(F) Capital expenditures	1,070	Scheduled to be pledged as collateral after acquisition by ADR.			
(G) Net profit = (D) + (E) - (F)	54,294				
Special Notation					
N/A					

Property 4) College Court Tanashi

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	July 6, 2010	Proposed acquisition price	JPY 810 million
Property Characteristics					
The property is a student housing of Dormitory type units that is situated a 10-minute walk from Tanashi Station on the Seibu Shinjuku Line. Cafeteria, kitchen and laundry room are provided as shared facilities. In addition, the respective units are equipped with bath, toilet and washstand. In this manner, the property is designed with the recent privacy-conscious young generation in mind.					
Property Outline					
Location	Residence indication	1-5-1 Tanashi-cho, Nishi-Tokyo-shi, Tokyo			
Land	Type of ownership	Proprietary ownership (planned)	Use district	Category 1 medium- to high-rise exclusive residential district; Category 1 residential district	
	Site area	868.43m ²	FAR / Building coverage ratio	200%/60%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	1,730.34m ²	Single type	-	
	Structure / Floors	RC with flat roof, B1/4F	Compact type	-	
	Use	Dormitory	Family type	-	
	Construction completion date	February 2010	Large type	-	
	Confirmation inspection agency	Japan Constructive Inspect Association	Dormitory type	91	
	Building designer	Jidai Sekkei K.K.	Other	-	
	Structural designer	Beams Design Consultant Co.,Ltd.	Trustee	Mitsubishi UFJ Trust and Banking Corporation (planned)	
Construction contractor	Tanaka Kensetsu K.K.	Property manager	Mainichi Comnet Co., Ltd. (planned)		
Previous titleholder	-	Master lessee	Mainichi Comnet Co., Ltd. (planned)		
Current titleholder	Mainichi Comnet Co., Ltd.	Master lease type	Guaranteed payment (planned)		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute		Appraised date	April 1, 2010	
Real estate appraised value	JPY 904 million		Cap rate	6.5%	
Direct capitalization price	JPY 910 million		Discount rate	6.3%	
DCF price	JPY 898 million		Terminal cap rate	6.7%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of March 31, 2010)		
Appraisal item		Appraised value	Total tenants	91	
(A) Total potential profit	Subtotal	65,520	Leasable units	91	
	Rent income	65,520	Leased units	91	
	Other income	0	Leasable floor area	1,136.09m ²	
(B) Total effective profit	Subtotal	65,520	Leased floor area	1,136.09m ²	
	Losses from vacancies, etc.	0	Monthly rent (incl. common service charges)	JPY 9,225 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 9,700 thousand	
(C) Expenses from rental business	Subtotal	5,390	Occupancy rate (based on floor area)	100.0%	
	Maintenance and management fees	0	Summary of Building Conditions Investigation Report		
	Utilities costs	0	Investigator	Japan ERI Co., Ltd.; Earth-Appraisal Co., Ltd.	
	Management commission fees	0	Investigation date	April 19, 2010	
	Taxes and public dues	4,718	Emergency repair costs	-	
	Non-life insurance premiums	107	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	0	Long-term repair costs (next 12 years)	JPY 19,050 thousand	
	Repair costs (incl. restoration fees)	565	Building replacement price	JPY 452 million	
Other expenses	0	Summary of Earthquake PML Assessment Report			
(D) Profit or loss from rental business = (B) - (C)	60,130	PML	10.16%		
(E) Operating profit from deposits	328	Collateral			
(F) Capital expenditures	1,319	Scheduled to be pledged as collateral after acquisition by ADR.			
(G) Net profit = (D) + (E) - (F)	59,139				
Special Notation					
N/A					

Property 5) RESIDIA Kiba

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	July 9, 2010	Proposed acquisition price	JPY 1,950 million
Property Characteristics					
The property is situated a 4-minute walk from Kiba Station on the Tokyo Metro Tozai Line. All residential units are Single type, commuting is convenient and there are also large retail facilities in close vicinity. Based on these factors, demand from single-person households that emphasize lifestyle convenience and corporate housing demand can be anticipated.					
Property Outline					
Location	Residence indication	6-7-18 Kiba, Koto-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (planned)	Use district	Quasi-industrial district	
	Site area	1,135.15m ² (Note)	FAR / Building coverage ratio	400%/60% 300%/60%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	3,721.20m ²	Single type	155	
	Structure / Floors	RC with flat roof, 12F	Compact type	-	
	Use	Apartment and garage	Family type	-	
	Construction completion date	March 2008	Large type	-	
	Confirmation inspection agency	Zaidan Hojin Tokyo-to Bosai / Kenchiku Machidukuri Center	Dormitory type	-	
	Building designer	JDS Corporation 1 st Class Qualified Architect Office	Other	-	
	Structural designer	Nakayama Sekkei K.K.	Trustee	Mitsubishi UFJ Trust and Banking Corporation (planned)	
Construction contractor	Matsui Kensetsu K.K.	Property manager	Dainichi Co., Ltd. (planned)		
Previous titleholder	-	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	MUM K.K.	Master lease type	Pass-through (planned)		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Morii Appraisal & Investment Consulting Inc.		Appraised date	March 16, 2010	
Real estate appraised value	JPY 2,160 million		Cap rate	5.7%	
Direct capitalization price	JPY 2,160 million		Discount rate	5.4%	
DCF price	JPY 2,150 million		Terminal cap rate	6.0%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of March 31, 2010)		
Appraisal item		Appraised value	Total tenants	6	
(A) Total potential profit	Subtotal	163,123	Leasable units	155	
	Rent income	153,584	Leased units	153	
	Other income	9,539	Leasable floor area	3,255.00m ²	
(B) Total effective profit	Subtotal	154,539	Leased floor area	3,213.00m ²	
	Losses from vacancies, etc.	8,584	Monthly rent (incl. common service charges)	JPY 12,792 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 24,054 thousand	
(C) Expenses from rental business	Subtotal	30,401	Occupancy rate (based on floor area)	98.7%	
	Maintenance and management fees	7,037	Summary of Building Conditions Investigation Report		
	Utilities costs	1,417	Investigator	Earth-Appraisal Co., Ltd.; Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	5,195	Investigation date	May 2010	
	Taxes and public dues	7,111	Emergency repair costs	-	
	Non-life insurance premiums	231	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	4,509	Long-term repair costs (next 12 years)	JPY 20,163 thousand	
	Repair costs (incl. restoration fees)	2,234	Building replacement price	JPY 936 million	
	Other expenses	2,667	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		124,138	PML	6.17%	
(E) Operating profit from deposits		0	Collateral		
(F) Capital expenditures		1,176	Scheduled to be pledged as collateral after acquisition by ADR.		
(G) Net profit = (D) + (E) - (F)		122,962			
Special Notation					
N/A					

(Note) Including private road burden portion (approximately 132m²).

Property 6) RESIDIA Urayasu

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	July 9, 2010	Proposed acquisition price	JPY 2,115 million
Property Characteristics					
The property is situated a 9-minute walk from Urayasu Station on the Tokyo Metro Tozai Line. Said station is a stop for express trains and is 16 minutes directly to Otemachi Station, giving it convenient access. All residential units are Single type. Based on these factors, demand from single-person households and corporate housing demand can be anticipated.					
Property Outline					
Location	Residence indication	3-26-2 Kitazakae, Urayasu-shi, Chiba			
Land	Type of ownership	Proprietary ownership (planned)	Use district	Category 2 residential district; Category 1 residential district	
	Site area	1,895.90m ²	FAR / Building coverage ratio	200%/60%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	4,239.02m ²	Single type	145	
	Structure / Floors	RC with flat roof; 6F	Compact type	-	
	Use	Apartment and store	Family type	-	
	Construction completion date	September 2009	Large type	-	
	Confirmation inspection agency	good-eyes Kenchiku Kensa Kiko K.K.	Dormitory type	-	
	Building designer	JDS Corporation 1 st Class Qualified Architect Office	Other	-	
	Structural designer	Hikari Kenchiku Sekkei Jimusho K.K.	Trustee	Mitsubishi UFJ Trust and Banking Corporation (planned)	
Construction contractor	Urata Co., Ltd.	Property manager	Dainichi Co., Ltd. (planned)		
Previous titleholder	-	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	MUM K.K.	Master lease type	Pass-through (planned)		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Morii Appraisal & Investment Consulting Inc.		Appraised date	March 15, 2010	
Real estate appraised value	JPY 2,260 million		Cap rate	6.0%	
Direct capitalization price	JPY 2,230 million		Discount rate	5.6%	
DCF price	JPY 2,280 million		Terminal cap rate	6.3%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of March 31, 2010)		
Appraisal item		Appraised value	Total tenants	10	
(A) Total potential profit	Subtotal	181,117	Leasable units	146	
	Rent income	169,322	Leased units	146	
	Other income	11,795	Leasable floor area	3,692.76m ²	
(B) Total effective profit	Subtotal	167,446	Leased floor area	3,692.76m ²	
	Losses from vacancies, etc.	13,671	Monthly rent (incl. common service charges)	JPY 14,774 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 48,724 thousand	
(C) Expenses from rental business	Subtotal	32,817	Occupancy rate (based on floor area)	100.0%	
	Maintenance and management fees	7,236	Summary of Building Conditions Investigation Report		
	Utilities costs	1,997	Investigator	Earth-Appraisal Co., Ltd.; Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	4,723	Investigation date	April 2010	
	Taxes and public dues	9,638	Emergency repair costs	-	
	Non-life insurance premiums	247	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	4,639	Long-term repair costs (next 12 years)	JPY 13,991 thousand	
	Repair costs (incl. restoration fees)	1,968	Building replacement price	JPY 1,007 million	
	Other expenses	2,369	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		134,629	PML	8.28%	
(E) Operating profit from deposits		0	Collateral		
(F) Capital expenditures		816	Scheduled to be pledged as collateral after acquisition by ADR.		
(G) Net profit = (D) + (E) - (F)		133,813			
Special Notation					
N/A					

[Explanation of Entries in Foregoing Tables]

(i) Explanation of “Property Characteristics”

- “Property Characteristics” provides a description based on the entries in the real estate appraisal reports for the real estates in trust that were prepared by Japan Real Estate Institute or Morii Appraisal & Investment Consulting Inc.

(ii) Explanation of “Property Outline”

- In principle, the entries are based on that as of March 31, 2010.
- “Residence indication” for the location provides the residence indication. For real estate in trust in an area without a residence indication, the location of the land as indicated in the registry is provided.
- “Type of ownership” provides the kind of rights held or to be held by the trustee for the real estate in trust.
- “Site area” for the land provides the area of the land as indicated in the registry.
- “Use district” for the land provides the use district classification given in Article 8-1-1 of the City Planning Law.
- “FAR” for the land provides the ratio of the total floor area of the building to the site area as stipulated in Article 52 of the Building Standards Law and is the numerical figure determined by city planning in accordance with the use district, etc.
- “Building coverage ratio” for the land provides the ratio of the building area of the building to the site area as stipulated in Article 53 of the Building Standards Law and is the numerical figure determined by city planning in accordance with the use district, etc.
- “Total floor area,” “Structure / Floors,” “Use” and “Construction completion date” for the building are each pursuant to the entries indicated in the registry for the real estate in trust.
- “Use” for the building provides the primary use out of the types indicated in the registry for the real estate in trust.
- “Leasable floor area” provides the floor area of the portion of the real estate in trust to be acquired by ADR that is leasable as of the date of this document based on information received from the current titleholder.
- “Leasable units” provides the number of units of the real estate in trust that is leasable as of the date of this document based on information received from the current titleholder.
- “Breakdown of residential unit type” lists the types of residential units based on the following classification. Store, office and other uses aside from residential units are shown under “Other.”

Layout	Exclusive-use floor area							
	~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

- S: Single type Primarily residential units designed for single-person households
- C: Compact type Primarily residential units designed for single-person households and small-family households (2 to 3 people)
- F: Family type Primarily residential units designed for family households
- L: Large type Primarily residential units designed for foreigners

- Studio 1R, 1K or studio
- 1 bedroom 1DK or 1LDK
- 2 bedroom 2DK, 2LDK, 1LDK+S, etc.
- 3 bedroom 3DK, 3LDK, 2LDK+S, etc.
- 4 bedroom 4DK, 4LDK, 3LDK+S, etc., or those with 5 or more rooms that are in ongoing use for living, working, gathering, leisure or other similar purposes

- Dormitory type Residential units without bathrooms or facilities for installing washing machines within the units, but are covered for by making them available for use as shared facilities within the property (communal bathing, laundry, etc. spaces)

- “Units” provides the leasable units of the real estate in trust categorized by the number of units of each type of residential unit that is leasable as of the date of this document based on information received from the current titleholder.
- “Current titleholder” names the beneficiaries that hold the beneficiary interests in trust (assets to be acquired) as of the date of this document or the titleholder of the real estates in trust as of the date of this document. “Previous titleholder” names the party that transferred the beneficiary interests in trust (assets to be acquired) or real estates in trust to the current titleholder.
- “Trustee” provides the trustee of the trust agreement as of the date of this document in relation to the real estate in trust. “Trustee” indicates “-” for real estate for which there is no trust agreement entered as of the date of this document.

- “Master lessee” names the lessee that, as of the date of this document, is scheduled to enter into a master lease agreement with the titleholder of the real estate in trust.
 - “Master lease type” indicates “Pass-through” when the master lease agreement states that the master lessee is to pay the same amount of rent as the rent due to be paid to the master lessee by end-tenants and “Guaranteed payment” when the master lease agreement states that the master lessee is to pay a guaranteed amount of rent, as of the date of this document. However, “Master lease type” indicates “Guaranteed payment” even if a master lease agreement is a pass-through lease in the case that a sublessee to which the master lessee subleases all units is to pay a guaranteed amount of rent to the master lessee.
 - “Property manager” names the property manager that, as of the date of this document, is scheduled to be delegated to conduct property management services for the respective real estates in trust. Where property management services are re-delegated, the property manager re-delegated to conduct property management services is shown.
- (iii) Explanation of “Summary of Real Estate Appraisal Report”
- The entries in each field of “Summary of Real Estate Appraisal Report” are pursuant to the entries in the appraisal report prepared by Japan Real Estate Institute or Morii Appraisal & Investment Consulting Inc. for the respective real estates in trust.
 - The monetary amounts are rounded down to the nearest million yen.
- (iv) Explanation of “Income/Expenditures Assumed in Calculating Direct Capitalization Price”
- “Income/Expenditures Assumed in Calculating Direct Capitalization Price” provides monetary amounts according to the real estate appraisal report for the respective real estates in trust.
- (v) Explanation of “Special Notation”
- “Special Notation” presents matters recognized to be of importance in association with the rights, use, etc. of the assets to be acquired, as well as matters recognized to be of importance in the consideration of the degree of impact on the appraised value, profitability and appropriation of the assets to be acquired, including the following matters...
- Significant limitations or restrictions by laws, ordinances, rules and regulations
 - Significant burdens or limitations with regard to rights, etc.
 - Significant cases where there are architectural structures crossing the boundaries of the concerned real estate in trust, etc. and cases where there are issues with boundary confirmation, etc.; and related arrangements, etc.
 - Significant agreements, arrangements, etc. made with co-owners / sectional owners

7) Financial Impact on ADR in the Event of Failure to Fulfill Forward Commitments or Similar Agreements

The purchase and sales agreement for the 6 properties that are the to-be-acquired assets listed above (hereafter, collectively the “Purchase and Sales Agreements”) constitute a forward commitment or similar agreement (Note) by an investment corporation as stipulated in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” (last revised in April 2010) by the Financial Services Agency.

The Purchase and Sales Agreements state that, in the event of a violation of the provisions of the Purchase and Sales Agreements by ADR or the seller, the other party shall have the right to terminate the Purchase and Sales Agreements and claim an amount equivalent to 20% of the purchase price of the agreement termination property as penalty for the agreement termination.

However, purchase and sale of the abovementioned properties based on the Purchase and Sales Agreements is subject to a special provision that sets the procurement of funds by ADR required for it to acquire the abovementioned properties as a condition precedent. Consequently, if ADR is unable to procure funds for the acquisition, ADR shall have a final and binding authority to make the Purchase and Sales Agreements cease to be effective or to terminate the Purchase and Sales Agreement by notifying the seller. In the event of such, ADR is not obliged to pay a penalty to the seller for ceasing or terminating the Purchase and Sales Agreements; provided, however, that this shall not apply to cases where the reasons for such are attributable to ADR.

(Note) Refers to a postdated purchase and sales agreement under which payment and property delivery shall be made at least 1 month after the conclusion of the agreement, or any other agreement similar thereto.

4. Seller Profile

1) RESIDIA Suginami-Honancho

Trade name	ITOCHU Corporation
Head office location	4-1-3 Kyutaro-machi, Chuo-ku, Osaka-shi, Osaka
Representative	Masahiro Okafuji, President and Chief Executive Officer
Capital	JPY 202,241 million
Large shareholders	Japan Trustee Services Bank, Ltd. (trust account), etc.
Principal business	Wholesaling, etc.
Relationship with ADR or its asset management company	ITOCHU Corporation is a stock company that holds 46.6% of the total number of shares issued and outstanding of ADR's asset management company AD Investment Management Co., Ltd. (hereafter, the "Asset Management Company"), and is a support line company of ADR.

2) RESIDIA Komazawa, RESIDIA Shin-Itabashi and College Court Tanashi

Trade name	Mainichi Comnet Co., Ltd.
Head office location	1-6-5 Marunouchi, Chiyoda-ku, Tokyo
Representative	Mamoru Ito, Representative Director
Capital	JPY 775 million
Large shareholders	Individual, etc.
Principal business	Development, leasing and brokerage of student condominiums
Relationship with ADR or its asset management company	N/A

3) RESIDIA Kiba and RESIDIA Urayasu

Trade name	MUM K.K.
Head office location	1-16-3 Kitazakae, Urayasu-shi, Chiba
Representative	Genichi Rokui, Representative Director
Capital	JPY 80 million
Large shareholder	Individual
Principal business	Residential sale in lots, building contracting, real estate leasing, real estate management, etc.
Relationship with ADR or its asset management company	N/A

5. Property Buyers, etc.

1) RESIDIA Suginami-Honancho

Property titleholders, etc.	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU Corporation	Building: TN Second G.K. Land: Tonichi Carlife Group Corporation
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company's bylaws	TN Second G.K.: A SPC (special purpose company) with contribution made by ITOCHU Corporation and thus constitutes a related party as defined in the Asset Management Company's bylaws Tonichi Carlife Group Corporation: A party other than a party having particular vested interest
Acquisition background, reason, etc.	Acquired for the purpose of short-term ownership	Acquired for the purpose of rental housing development
Acquisition price (including other expenses)	Disclosure unauthorized by the duty of confidentiality with the previous titleholder	–
Delivery timing	Building: March 30, 2010 Land: April 30, 2010	–

2) RESIDIA Komazawa, RESIDIA Shin-Itabashi and College Court Tanashi

Property titleholders, etc.	Current titleholder	Previous titleholder
Name of company/individual	Mainichi Comnet Co., Ltd.	–
Relationship with party having particular vested interest	A party other than a party having particular vested interest	–
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	–
Acquisition price (including other expenses)	–	–
Delivery timing	–	–

3) RESIDIA Kiba and RESIDIA Urayasu

Property titleholders, etc.	Current titleholder	Previous titleholder
Name of company/individual	MUM K.K.	–
Relationship with party having particular vested interest	A party other than a party having particular vested interest	–
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	–
Acquisition price (including other expenses)	–	–
Delivery timing	–	–

6. Asset Management Company's Vested Interest in the To-be-Acquired Assets

- (1) Of the to-be-acquired assets listed above, the seller of RESIDIA Suginami-Honancho, which is ITOCHU Corporation, constitutes a related party as defined in the Asset Management Company's bylaws (encompasses an interested person, etc. as defined in the Investment Trusts and Investment Corporations Law; hereafter, "Related Party"). Accordingly, the procedures required in accordance with the bylaws have been completed in concluding the trust beneficiary interests disposition agreement.
- (2) Of the to-be-acquired assets listed above, ADR is scheduled to delegate master lease and property management services in bulk for RESIDIA Suginami-Honancho and master lease services for RESIDIA Kiba and RESIDIA Urayasu 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.

7. Matters Concerning Earthquake Resistance, etc.

Of the to-be-acquired assets, RESIDIA Suginami-Honancho, RESIDIA Shin-Itabashi, College Court Tanashi and RESIDIA Urayasu have received notice of structural calculation conformity from the designated institution for the determination of structural calculation conformity based on the revisions to the Building Standards Law enforced in June 2007.

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

1) RESIDIA Komazawa

(i) Investigation Agency

Trade name	Japan ERI Co., Ltd.
Head office location	Akasaka DS Building 6F, 8-10-24 Akasaka, Minato-ku, Tokyo
Representative	Yoshiki Nakazawa, Representative Director
Capital	JPY 966 million
Large shareholders	Individual, Japan ERI Employees' Shareholding Association, etc.
Principal business	Confirmation and inspection of architectural structures pursuant to the Building Standards Law; structural calculation conformity determination for architectural structures pursuant to the Building Standards Law; surveying, engineering and appraisal regarding architectural structures; etc.
Relationship with ADR or its asset management company	N/A

(ii) Investigation Content

Verification of structural calculation documents and structural drawings

(iii) Investigation Results

No intentional illegal manipulation or other falsification of structural calculation documents by the designer was found. In addition, no particular issues that cast doubt on the earthquake resistance performance pursuant to the Building Standards Law were found at the time of application for confirmation.

2) RESIDIA Kiba

(i) Investigation Agency

Trade name	Meiho Facility Works Ltd.
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Head office location	Nihon Koei Building 2F, 5-4 Kojimachi, Chiyoda-ku, Tokyo
Representative	Akira Sakata, Chairman and Representative Director
Capital	JPY 533 million
Large shareholders	Sakata Holdings K.K., etc.
Principal business	Project management, construction management, facility management, etc.
Relationship with ADR or its asset management company	N/A

(ii) Investigation Content

Verification of structural calculation documents and structural drawings

(iii) Investigation Results

No serious doubts or errors regarding earthquake resistance were found in structural calculation documents and structural drawings.

8. Broker Profile

Of the to-be-acquired assets listed above, the broker for RESIDIA Kiba and RESIDIA Urayasu are outlined below.

Trade name	Capital Brain Co., Ltd.
Head office location	1-5-6 Kojimachi, Chiyoda-ku, Tokyo
Representative	Soichi Suzuki, Representative Director
Capital	JPY 10 million
Commission	Not disclosed pursuant to the broker agreement.
Relationship with ADR or its asset management company	N/A

For the to-be-acquired assets other than the 2 properties above, no party acted as broker.

9. Future Outlook

The future outlook is as presented in the “Notice Concerning Revision of Management Performance Forecasts for First Fiscal Period and Management Performance Forecasts for Second Fiscal Period” dated today.

10. Other

ADR plans to disclose information on the asset acquisition again at a later date upon delivery of the properties.

<Attachment>

Reference Material: Photo of façade 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>

[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.

<Attachment> Reference Material: Photo of façade of the to-be-acquired assets
Property 1) RESIDIA Suginami-Honancho



Property 2) RESIDIA Komazawa



Property 3) RESIDIA Shin-Itabashi



Property 4) College Court Tanashi



Property 5) RESIDIA Kiba



Property 6) RESIDIA Urayasu

