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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 assets in Japan as detailed below as part of its growth strategy.

Additionally, ADR announced its decision today to dispose an asset as announced in the “Notice Concerning Disposition of Investment Asset” dated today.

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 increasing the asset under management of the portfolio that earns a stable income through diversified investment in all regions and in all apartment unit types.

2. Acquisition Summary

	Name of to-be-acquired asset (Note 1)	Type of to-be-acquired asset (Note 2)	Proposed acquisition price (Note 3)
P-86	RESIDIA Shibaura-KAIGAN (KAIGAN APARTMENT)	Beneficiary interests in trust (planned)	JPY 2,400 million
C-52	RESIDIA Bunkyo-YushimaIII (Artis BUNKYO YUSHIMA)	Beneficiary interests in trust (planned)	JPY 1,129 million
C-53	RESIDIA Bunkyo-Honkomagome (Pasific Residence Honkomagome)	Real estate	JPY 2,340 million
R-35	RESIDIA Tanimachi (PREMIUM TOWER TANIMACHI)	Real estate	JPY 1,100 million
R-36	RESIDIA Hisaya-Oodori (BELLEZA IZUMI)	Beneficiary interests in trust	JPY 652 million
R-37	RESIDIA Sendai-Miyamachi (Artis SENDAI MIYAMACHI)	Beneficiary interests in trust (planned)	JPY 529 million
R-38	RESIDIA Hirose-dori (Artis SENDAI TACHIMACHI)	Beneficiary interests in trust (planned)	JPY 494 million
Total			JPY 8,644 million

- (Note 1) ADR is scheduled to change the property names after acquisition of the to-be-acquired assets listed above. 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.
- (Note 2) The to-be-acquired assets (except C-53 RESIDIA Bunkyo-Honkomagome, R-35 RESIDIA Tanimachi, R-36 RESIDIA Hisaya-Oodori) 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 real estate transaction agreement, and the trust beneficiary interests disposition contract). The amount is rounded down to the nearest million yen. The same hereafter.

P-86) RESIDIA Shibaura-KAIGAN

Name of property	RESIDIA Shibaura-KAIGAN
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 2,400 million
Seller	Not Disclosed (According to the wish of buyer)
Scheduled agreement date	February 25, 2011
Scheduled acquisition date	March 1, 2011
Acquisition financing	Debt and funds on hand
Payment method	Pay entire amount upon delivery
Trustee	Mitsubishi UFJ Trust and Banking Corporation
Scheduled trust change agreement date	March 1, 2011
Scheduled trust expiration date	March 31, 2021

C-52) RESIDIA Bunkyo-YushimaIII

Name of property	RESIDIA Bunkyo-YushimaIII
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 1,129 million
Seller	ITOCHU PROPERTY DEVELOPMENT,LTD.
Scheduled agreement date	February 24, 2011
Scheduled acquisition date	March 1, 2011
Acquisition financing	Debt and funds on hand
Payment method	Pay entire amount upon delivery
Trustee	The Sumitomo Trust & Banking Co., Ltd.
Scheduled trust change agreement date	March 1, 2011
Scheduled trust expiration date	March 1, 2021

C-53) RESIDIA Bunkyo-Honkomagome

Name of property	RESIDIA Bunkyo-Honkomagome
Asset to be acquired	Real estate
Proposed acquisition price	JPY 2,340 million
Seller	Not Disclosed (According to the wish of buyer)
Scheduled agreement date	February 25, 2011
Scheduled acquisition date	March 30, 2011
Acquisition financing	Debt and funds on hand
Payment method	Pay entire amount upon delivery
Trustee	—
Scheduled trust change agreement date	—
Scheduled trust expiration date	—

R-35) RESIDIA Tanimachi

Name of property	RESIDIA Tanimachi
Asset to be acquired	Real estate
Proposed acquisition price	JPY 1,100 million
Seller	Not Disclosed (According to the wish of buyer)
Scheduled agreement date	February 24, 2011
Scheduled acquisition date	March 1, 2011
Acquisition financing	Debt and funds on hand
Payment method	Pay entire amount upon delivery
Trustee	—
Scheduled trust change agreement date	—
Scheduled trust expiration date	—

R-36) RESIDIA Hisaya-Oodori

Name of property	RESIDIA Hisaya-Oodori
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	JPY 652 million
Seller	ITOCHU Corporation
Scheduled agreement date	February 24, 2011
Scheduled acquisition date	March 10, 2011
Acquisition financing	Debt and funds on hand
Payment method	Pay entire amount upon delivery
Trustee	Mitsubishi UFJ Trust and Banking Corporation
Scheduled trust change agreement date	March 10, 2011
Scheduled trust expiration date	March 31, 2021

R-37) RESIDIA Sendai-Miyamachi

Name of property	RESIDIA Sendai-Miyamachi
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 529 million
Seller	ITOCHU Corporation
Scheduled agreement date	February 24, 2011
Scheduled acquisition date	March 10, 2011
Acquisition financing	Debt and funds on hand
Payment method	Pay entire amount upon delivery
Trustee	The Sumitomo Trust & Banking Co., Ltd.
Scheduled trust change agreement date	March 10, 2011
Scheduled trust expiration date	March 9, 2021

R-38) RESIDIA Hirose-dori

Name of property	RESIDIA Hirose-dori
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	JPY 494 million
Seller	ITOCHU Corporation
Scheduled agreement date	February 24, 2011
Scheduled acquisition date	March 10, 2011
Acquisition financing	Debt and funds on hand
Payment method	Pay entire amount upon delivery
Trustee	The Sumitomo Trust & Banking Co., Ltd.
Scheduled trust change agreement date	March 10, 2011
Scheduled trust expiration date	March 9, 2021

3. Summary of the To-be-Acquired Assets

P-86) RESIDIA Shibaura-KAIGAN

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	March 1, 2011	Proposed acquisition price	JPY 2,400 million
Property Characteristics					
The property is walking distance to several railway lines and railway station. It is 4 mins. to Yurikamome Line, Shibaurafuto Station, and 12 mins. to JR Yamanote Line, Tamachi Station. It is also close to the city center as well as being convenient with good access to many popular areas in Tokyo. The property is targeted towards singles or couples.					
Property Outline					
Location	Address	3-15-5 Kaigan, Minato-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (planned)	Zoning	Quasi-industrial district	
	Site area	1,032.15 m ²	FAR / Building coverage ratio	400%/60%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	4,342.78 m ²	Single type	6	
	Structure / Floors	RC with flat roof; 12F	Compact type	48	
	Use	Apartment, Stores, Office	Family type	12	
	Construction completion date	January 2010	Large type	1	
Confirmation inspection	Urban Housing Evaluation Center	Dormitory type	-		

	agency			
	Building designer	Ataka sekkei Co.,Ltd.	Other	5
	Structural designer	Estructura Architects & Engineers	Trustee	Mitsubishi UFJ Trust and Banking Corporation (planned)
	Construction contractor	Aisawa Construction Co ltd.	Property manager	ITOCHU Urban Community Ltd. (planned)
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd. (planned)	
Current titleholder	Not Disclosed	Master lease type	Pass though (Planned)	
Summary of Real Estate Appraisal Report				
Real estate appraiser	Morii Appraisal & Investment Consulting Inc	Appraised date	December 27, 2010	
Real estate appraised value	JPY 2,470 million	Cap rate	5.5%	
Direct capitalization price	JPY 2,490 million	Discount rate	5.1%	
DCF price	JPY 2,450 million	Terminal cap rate	5.8%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of January 31, 2011)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	190,158	Leasable units	72
	Rent income	184,032	Leased units	71
	Other income	6,126	Leasable floor area	3,898.10 m ²
(B) Total effective profit	Subtotal	175,660	Leased floor area	3,853.28 m ²
	Losses from vacancies, etc.	14,498	Monthly rent (incl. common service charges)	JPY 14,161 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 47,239 thousand
(C) Expenses from rental business	Subtotal	37,223	Occupancy rate (based on floor area)	98.9%
	Maintenance and management fees	6,685	Summary of Building Conditions Investigation Report	
	Utilities costs	4,300	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	5,187	Investigation date	February 2011
	Taxes and public dues	12,566	Emergency repair costs	—
	Non-life insurance premiums	315	Short-term repair costs (within 1 year)	—
	Rental advertising costs	4,285	Long-term repair costs (next 12 years)	JPY 22,227 thousand
	Repair costs (incl. restoration fees)	1,893	Building replacement price	JPY 1,276 million
	Other expenses	1,992	Summary of Earthquake PML Assessment Report	
(D) Profit or loss from rental business = (B) – (C)		138,437	PML	5.43%
(E) Operating profit from deposits		0	Collateral	
(F) Capital expenditures		1,297	Not Scheduled	
(G) Net profit = (D) + (E) – (F)		137,140		
Special Notation				
N/A				

C-52) RESIDIA Bunkyo-Yushima III

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	March 1, 2011	Proposed acquisition price	JPY 1,129 million
Property Characteristics					
The property is 4 mins. walk to Tokyo Metro Chiyoda Line, Yushima Station and Tokyo Metro Ginza Line, Suehirocho Station. It has good access to city center with many universities and large hospitals located nearby. It is a property especially convenient for young singles.					
Property Outline					
Location	Address	3-10-3 Yushima, Bunkyo-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (planned)	Zoning	Commercial zone	
	Site area	383.81 m ²	FAR / Building coverage ratio	360%/100%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	1,520.20 m ²	Single type	41	
	Structure / Floors	SRC with flat roof ; 12F	Compact type	9	
	Use	Apartment	Family type	-	
	Construction completion date	December 2008	Large type	2	
Confirmation inspection	JAPAN ERI CO.,LTD.	Dormitory type	-		

	agency			
	Building designer	NIHION KENSETSU Co, LTD.1st Class Qualified Architect Office.	Other	-
	Structural designer	IHION KENSETSU Co, LTD.1st Class Qualified Architect Office. T&T Engineering 1st Class Qualified Architect Office.	Trustee	The Sumitomo Trust & Banking Co., Ltd. (planned)
	Construction contractor	NIHION KENSETSU Co, LTD.	Property manager	ITOCHU Urban Community Ltd. (planned)
Previous titleholder		—	Master lessee	ITOCHU Urban Community Ltd. (planned)
Current titleholder		ITOCHU PROPERTY DEVELOPMENT,LTD.	Master lease type	Pass though (Planned)
Summary of Real Estate Appraisal Report				
Real estate appraiser	Japan Real Estate Institute		Appraised date	December 15, 2010
Real estate appraised value	JPY 1,260 million		Cap rate	5.2%
Direct capitalization price	JPY 1,270 million		Discount rate	5.0%
DCF price	JPY 1,250 million		Terminal cap rate	5.4%
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of January 31, 2011)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	86,533	Leasable units	52
	Rent income	82,153	Leased units	49
	Other income	4,380	Leasable floor area	1,296.27 m ²
(B) Total effective profit	Subtotal	82,847	Leased floor area	1,156.10 m ²
	Losses from vacancies, etc.	3,686	Monthly rent (incl. common service charges)	JPY 6,026 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 6,108 thousand
(C) Expenses from rental business	Subtotal	15,605	Occupancy rate (based on floor area)	89.2%
	Maintenance and management fees	3,549	Summary of Building Conditions Investigation Report	
	Utilities costs	770	Investigator	NKSJ Risk Management, Inc.
	Management commission fees	2,360	Investigation date	January 2011
	Taxes and public dues	3,930	Emergency repair costs	—
	Non-life insurance premiums	108	Short-term repair costs (within 1 year)	—
	Rental advertising costs	3,539	Long-term repair costs (next 12 years)	JPY 4,710 thousand
	Repair costs (incl. restoration fees)	1,099	Building replacement price	JPY 471 million
	Other expenses	250	Summary of Earthquake PML Assessment Report	
	(D) Profit or loss from rental business = (B) – (C)	67,242	PML	2.29%
(E) Operating profit from deposits	0	Collateral		
(F) Capital expenditures	1,193	Not Scheduled		
(G) Net profit = (D) + (E) – (F)	66,049			
Special Notation				
N/A				

C-53) RESIDIA Bunkyo-Honkomagome

Type of specified asset	Real estate	Scheduled acquisition date	March 30, 2011	Proposed acquisition price	JPY 2,340 million
Property Characteristics					
The property is 5 mins. walk to Tokyo Metro Nanboku Line, Honkomagome Station and has good access to city center. It is situated in a quiet but convenient neighborhood suited for residence.					
Property Outline					
Location	Address	3-29-1 Honkomagome, Bunkyo-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (planned)	Zoning	Commercial zon, Class 1 medium- and high-rise residential zone	
	Site area	642.79 m ²	FAR / Building coverage ratio	600%/80%、300%/60%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	4,573.32 m ²	Single type	70	
	Structure / Floors	RC with flat roof; 15F	Compact type	14	
	Use	Apartment, Garage	Family type	14	
	Construction completion date	March 2008	Large type	-	

	Confirmation inspection agency	Tokyo Bldg-Tech Center Co.,Ltd	Dormitory type	-
	Building designer	2A-ARCHITECT Co.,Ltd.	Other	-
	Structural designer	2A-ARCHITECT Co.,Ltd.	Trustee	-
	Construction contractor	Toray Construction Co., Ltd.	Property manager	ITOCHU Urban Community Ltd. (planned)
Previous titleholder		-	Master lessee	ITOCHU Urban Community Ltd. (planned)
Current titleholder		Not Disclosed	Master lease type	Pass though (Planned)
Summary of Real Estate Appraisal Report				
Real estate appraiser		Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	January 1, 2011
Real estate appraised value		JPY 2,420 million	Cap rate	5.3%
Direct capitalization price		JPY 2,430 million	Discount rate	5.1%
DCF price		JPY 2,410 million	Terminal cap rate	5.5%
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of January 31, 2011)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	170,174	Leasable units	98
	Rent income	168,894	Leased units	95
	Other income	1,280	Leasable floor area	3,488.24 m ²
(B) Total effective profit	Subtotal	161,427	Leased floor area	3,385.40 m ²
	Losses from vacancies, etc.	8,746	Monthly rent (incl. common service charges)	JPY 13,350 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 19,868 thousand
(C) Expenses from rental business	Subtotal	30,165	Occupancy rate (based on floor area)	97.1%
	Maintenance and management fees	5,697	Summary of Building Conditions Investigation Report	
	Utilities costs	2,532	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	4,804	Investigation date	February 2011
	Taxes and public dues	7,904	Emergency repair costs	-
	Non-life insurance premiums	242	Short-term repair costs (within 1 year)	-
	Rental advertising costs	5,491	Long-term repair costs (next 12 years)	JPY 15,601 thousand
	Repair costs (incl. restoration fees)	3,292	Building replacement price	JPY 960 million
	Other expenses	200	Summary of Earthquake PML Assessment Report	
(D) Profit or loss from rental business = (B) - (C)		131,262	PML	10.54%
(E) Operating profit from deposits		375	Collateral	
(F) Capital expenditures		2,770	Not Scheduled	
(G) Net profit = (D) + (E) - (F)		128,866		
Special Notation				
N/A				

R-35) RESIDIA Tanimachi

Type of specified asset	Real estate	Scheduled acquisition date	March 1, 2011	Proposed acquisition price	JPY 1,100 million
Property Characteristics					
The property is walking distance to two railway stations and three railway line. It is 4 mins. walk to Tanimachi Rokucho Station where Osaka City Subway Tanimachi Line and Nagahori-Tsurumiryokuchi Line stops and 6 mins. walk to Tanimachi Yoncho Station where Osaka City Subway Chuo Line stops. With the good access to major terminal stations the property is suited for work and university commuters.					
Property Outline					
Land	Address	7-1 Junikencho, Chuo-ku, Osaka			
Building	Site area	Proprietary ownership (planned)	Zoning	Commercial zone	
	Type of ownership	702.10 m ²	FAR / Building coverage ratio	400%/80%	
Land	Total floor area	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Structure / Floors	2,979.75 m ²	Single type	108	
	Use	RC with flat roof; 15F	Compact type	-	
	Construction completion date	Apartment	Family type	-	
	Confirmation inspection	August 2008	Large type	-	

	agency			
	Building designer	Kenchiku Kensakiko K.K	Dormitory type	-
	Structural designer	Fukushima Architecture office	Other	-
	Construction contractor	Fukushima Architecture office	Trustee	-
	Type of ownership	Enami Corporation	Property manager	HASEKO LIVENET, Inc. (planned)
Previous titleholder		—	Master lessee	HASEKO LIVENET, Inc. (planned)
Current titleholder		Not Disclosed	Master lease type	Pass though (Planned)
Summary of Real Estate Appraisal Report				
Real estate appraiser		Morii Appraisal & Investment Consulting Inc	Appraised date	December 8, 2010
Real estate appraised value		JPY 1,190 million	Cap rate	6.1%
Direct capitalization price		JPY 1,210 million	Discount rate	5.7%
DCF price		JPY 1,170 million	Terminal cap rate	6.4%
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of January 31, 2011)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	99,054	Leasable units	108
	Rent income	97,540	Leased units	105
	Other income	1,514	Leasable floor area	2,655.18 m ²
(B) Total effective profit	Subtotal	93,058	Leased floor area	2,584.22 m ²
	Losses from vacancies, etc.	5,996	Monthly rent (incl. common service charges)	JPY 7,502 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 4,268 thousand
(C) Expenses from rental business	Subtotal	18,798	Occupancy rate (based on floor area)	97.3%
	Maintenance and management fees	2,807	Summary of Building Conditions Investigation Report	
	Utilities costs	1,446	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	2,316	Investigation date	January 2011
	Taxes and public dues	5,220	Emergency repair costs	—
	Non-life insurance premiums	169	Short-term repair costs (within 1 year)	—
	Rental advertising costs	5,078	Long-term repair costs (next 12 years)	JPY 14,042 thousand
	Repair costs (incl. restoration fees)	1,762	Building replacement price	JPY 670 million
	Other expenses	-	Summary of Earthquake PML Assessment Report	
(D) Profit or loss from rental business = (B) - (C)		74,260	PML	10.08%
(E) Operating profit from deposits		90	Collateral	
(F) Capital expenditures		819	Not Scheduled	
(G) Net profit = (D) + (E) - (F)		73,531		
Special Notation				
N/A				

R-36) RESIDIA Hisaya-Oodori

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	March 10, 2011	Proposed acquisition price	JPY 652 million
Property Characteristics					
The property is 4 mins. walk to Nagoya City Subway Sakuradori Line, Hisaya-odori Station. It is with in 1 km range from Sakae, Nagoya's largest shopping area. Although it is situated close to the city center, the neighborhood is relatively quite and therefore popular as a residential area.					
Property Outline					
Location	Address	1-10-18 Izumi, Higashi-ku, Nagoya-shi, Aichi			
Land	Type of ownership	Proprietary ownership (planned)	Zoning	Commercial zone	
	Site area	358.76 m ²	FAR / Building coverage ratio	500%/80%	
Building	Type of ownership	Proprietary ownership (planned))	Breakdown of residential unit type	Units	
	Total floor area	1,983.41 m ²	Single type	51	
	Structure / Floors	RC with flat roof; 10F	Compact type	6	
	Use	Apartment, Parking space	Family type	-	
	Construction completion date	February 2007	Large type	-	

	Confirmation inspection agency	Chubu Housing Guaranty Co.	Dormitory type	-
	Building designer	YAHAGI CONSTRUCTION CO.,LTD. 1st Class Qualified Architect Office.	Other	-
	Structural designer	YAHAGI CONSTRUCTION CO.,LTD. 1st Class Qualified Architect Office.	Trustee	Mitsubishi UFJ Trust and Banking Corporation
	Construction contractor	YAHAGI CONSTRUCTION CO.,LTD.	Property manager	HASEKO LIVENET, Inc. (planned)
Previous titleholder		—	Master lessee	HASEKO LIVENET, Inc. (planned)
Current titleholder		ITOCHU Corporation	Master lease type	Pass though (Planned)
Summary of Real Estate Appraisal Report				
Real estate appraiser		Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	January 7, 2011
Real estate appraised value		JPY 740 million	Cap rate	6.0%
Direct capitalization price		JPY 746 million	Discount rate	5.8%
DCF price		JPY 737 million	Terminal cap rate	6.2%
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of January 31, 2011)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	63,863	Leasable units	57
	Rent income	61,332	Leased units	48
	Other income	2,530	Leasable floor area	1,684.19 m ²
(B) Total effective profit	Subtotal	59,575	Leased floor area	1,346.39 m ²
	Losses from vacancies, etc.	4,287	Monthly rent (incl. common service charges)	JPY 3,871 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 5,903 thousand
(C) Expenses from rental business	Subtotal	13,687	Occupancy rate (based on floor area)	79.9%
	Maintenance and management fees	3,056	Summary of Building Conditions Investigation Report	
	Utilities costs	794	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	1,711	Investigation date	January 2011
	Taxes and public dues	3,466	Emergency repair costs	—
	Non-life insurance premiums	106	Short-term repair costs (within 1 year)	—
	Rental advertising costs	1,212	Long-term repair costs (next 12 years)	JPY 8,224 thousand
	Repair costs (incl. restoration fees)	1,389	Building replacement price	JPY 429 million
	Other expenses	1,949	Summary of Earthquake PML Assessment Report	
(D) Profit or loss from rental business = (B) - (C)		45,888	PML	13.97%
(E) Operating profit from deposits		87	Collateral	
(F) Capital expenditures		1,239	Not Scheduled	
(G) Net profit = (D) + (E) - (F)		44,736		
Special Notation				
N/A				

R-37) RESIDIA Sendai-Miyamachi

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	March 10, 2011	Proposed acquisition price	JPY 529 million
Property Characteristics					
The property is 7 mins. walk to JR Senzan Line Toshogu Station. The property is located in a convenient area close to city center, with Tohoku University and many other educational institution located nearby. There are strong residential demand particularly from the singles due to the area's convenience.					
Property Outline					
Location	Address	4-3-26 Miyamachi, Aoba-ku, Sendai-shi, Miyagi			
Land	Type of ownership	Proprietary ownership (planned)		Zoning	Class 2 residential zone
	Site area	1,053.80 m ²		FAR / Building coverage ratio	200%/60%
Building	Type of ownership	Proprietary ownership (planned)		Breakdown of residential unit type	Units
	Total floor area	2,266.81 m ²		Single type	54
	Structure / Floors	RC with flat roof; 8F		Compact type	13
	Use	Apartment		Family type	-
	Construction completion date	January 2008		Large type	-

	Confirmation inspection agency	Zaidanhoujin Miyagiken Jyutaku Center	Dormitory type	-
	Building designer	BAU ARCHITECT PLANNING STUDIO	Other	-
	Structural designer	BAU ARCHITECT PLANNING STUDIO	Trustee	The Sumitomo Trust & Banking Co., Ltd. (planned)
	Construction contractor	OHKI Corporation.	Property manager	J.S.B.Co.(planned)
Previous titleholder		—	Master lessee	J.S.B.Co.(planned)
Current titleholder		ITOCHU Corporation	Master lease type	Apartment rent : Guaranteed payment (planned) Parking space etc : Pass though (Planned)
Summary of Real Estate Appraisal Report				
Real estate appraiser		Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	January 1, 2011
Real estate appraised value		JPY 587 million	Cap rate	6.4%
Direct capitalization price		JPY 576 million	Discount rate	6.6%
DCF price		JPY 591 million	Terminal cap rate	6.6%
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of January 31, 2011)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	56,918	Leasable units	67
	Rent income	54,875	Leased units	67
	Other income	2,043	Leasable floor area	2,005.48 m ²
(B) Total effective profit	Subtotal	52,155	Leased floor area	2,005.48 m ²
	Losses from vacancies, etc.	4,762	Monthly rent (incl. common service charges)	JPY 3,658 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 3,658 thousand
(C) Expenses from rental business	Subtotal	14,176	Occupancy rate (based on floor area)	100.0%
	Maintenance and management fees	2,911	Summary of Building Conditions Investigation Report	
	Utilities costs	1,455	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	1,564	Investigation date	January 2011
	Taxes and public dues	3,695	Emergency repair costs	—
	Non-life insurance premiums	104	Short-term repair costs (within 1 year)	—
	Rental advertising costs	1,693	Long-term repair costs (next 12 years)	JPY 8,734 thousand
	Repair costs (incl. restoration fees)	1,190	Building replacement price	JPY 421 million
Other expenses	1,560	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		37,979	PML	3.07%
(E) Operating profit from deposits		70	Collateral	
(F) Capital expenditures		1,216	Not Scheduled	
(G) Net profit = (D) + (E) - (F)		36,833		
Special Notation				
N/A				

R-38) RESIDIA Hirose-dori

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	March 10, 2011	Proposed acquisition price	JPY 494 million
Property Characteristics					
The property is 10 mins. walk to Sendai City Subway Nanboku Line, Hirose-dori Station, and one station 2 mins. ride away from Sendai Station. It is also located in walking range of Sendai City's central shopping area. With Tohoku University and many other educational institution located nearby, there are strong residential demand particularly from the singles due to the area's convenience.					
Property Outline					
Location	Address	5-13 Tachimachi, Aoba-ku, Sendaishi, Miyagi			
Land	Type of ownership	Proprietary ownership (planned)	Zoning	Commercial zone	
	Site area	336.72 m ²	FAR / Building coverage ratio	500%/80%	
Building	Type of ownership	Proprietary ownership (planned)	Breakdown of residential unit type	Units	
	Total floor area	1,776.35 m ²	Single type	63	
	Structure / Floors	RC with flat roof; 10F	Compact type	-	
	Use	Apartment, Parking space, Bicycle stand	Family type	-	
Construction	February 2010	Large type	-		

	completion date			
	Confirmation inspection agency	JAPAN ERI CO.,LTD.	Dormitory type	-
	Building designer	BAU ARCHITECT PLANNING STUDIO	Other	-
	Structural designer	Ou Kozo Engineering 1st Class Qualified Architect Office.	Trustee	The Sumitomo Trust & Banking Co., Ltd. (planned)
	Construction contractor	OHKI Corporation.	Property manager	J.S.B.Co.(planned)
Previous titleholder	—		Master lessee	J.S.B.Co.(planned)
Current titleholder	ITOCHU Corporation		Master lease type	Apartment rent : Guaranteed payment (planned) Parking space etc : Pass though (Planned)
Summary of Real Estate Appraisal Report				
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	January 1, 2011	
Real estate appraised value	JPY 549 million	Cap rate	6.3%	
Direct capitalization price	JPY 542 million	Discount rate	6.5%	
DCF price	JPY 552 million	Terminal cap rate	6.5%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: JPY thousand)			Lease Conditions (as of January 31, 2011)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	49,293	Leasable units	63
	Rent income	49,290	Leased units	63
	Other income	3	Leasable floor area	1,564.29 m ²
(B) Total effective profit	Subtotal	46,289	Leased floor area	1,564.29 m ²
	Losses from vacancies, etc.	3,004	Monthly rent (incl. common service charges)	JPY 3,498 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	JPY 3,498 thousand
(C) Expenses from rental business	Subtotal	11,060	Occupancy rate (based on floor area)	100.0%
	Maintenance and management fees	2,271	Summary of Building Conditions Investigation Report	
	Utilities costs	1,135	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	1,388	Investigation date	January 2011
	Taxes and public dues	3,191	Emergency repair costs	—
	Non-life insurance premiums	99	Short-term repair costs (within 1 year)	—
	Rental advertising costs	1,573	Long-term repair costs (next 12 years)	JPY 8,687 thousand
	Repair costs (incl. restoration fees)	1,039	Building replacement price	JPY 404 million
	Other expenses	360	Summary of Earthquake PML Assessment Report	
(D) Profit or loss from rental business = (B) – (C)		35,228	PML	2.69%
(E) Operating profit from deposits		67	Collateral	
(F) Capital expenditures		1,166	Not Scheduled	
(G) Net profit = (D) + (E) – (F)		34,130		
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, Daiwa Real Estate Appraisal Co., Ltd. or Morii Appraisal & Investment Consulting Inc.

(ii) Explanation of “Property Outline”

- In principle, the entries are based on the January 31, 2011. Appraisal reports.
- “Type of Ownership” indicates whether the property is held as beneficiary interest in trust or as actual real estate.
- “Site area” for the land provides the area of the land as indicated in the registry.
- “Zoning” for the land provides the zoning 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 zoning, 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 zoning, 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 property.

- “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 property 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 property 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 holder as of the date of this document of the asset to be acquired whether in beneficiary interest in trust or the actual real estate. “Previous titleholder” names the party that transferred rights of the asset to be acquired to the current titleholder.
- “Trustee” indicates the trustee or the trustee to be indicated in the trust agreement for the asset to be acquired as of the date of this document. If the trust agreement has not been signed by the date of this document, “Trustee” entry will be “-”.
- “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 or 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 estate or the real estate 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, Daiwa Real Estate Appraisal Co., Ltd. or Morii Appraisal & Investment Consulting Inc. for the respective real estates or the real estate 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 estate or the 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

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

The purchase and sales agreement for the C-53) RESIDIA Bunkyo-Honkomagome that are the to-be-acquired assets listed above (hereafter, 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 on January 2011) 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. ADR is not obliged to pay the penalty if the ceasing or termination of the Purchase and Sales Agreements is not 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 thereof.

5. Seller Profile

1) C-52 RESIDIA Bunkyo-YushimaIII

Trade name	ITOCHU PROPERTY DEVELOPMENT, LTD
Head office location	2-9-11 Akasaka, Minato-ku, Tokyo
Representative	Shigeru Tsujimura, President and Chief Executive Officer
Capital	JPY 10,225 million
Large shareholders	ITOCHU Corporation
Principal business	Apartment and house development and Sales, Real estate management and consulting, etc.
Relationship with ADR or its asset management company	ITOCHU PROPERTY DEVELOPMENT, LTD is a stock company that holds 19.4% 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) R-36 RESIDIA Hisaya-Oodori, R-37 RESIDIA Sendai-Miyamachi, R-38 RESIDIA Hirose-dori

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.

The sellers of properties other than above 4 properties are domestic corporations whose names and detail are not disclosed according to their wishes. The sellers does not constitute a party having particular vested interest in ADR or in its asset management company.

6. Property Buyers, etc.

1) C-52 RESIDIA Bunkyo-YushimaIII

Property titleholders, etc.	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU PROPERTY DEVELOPMENT, LTD	—
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company's bylaws	—
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	—
Acquisition price (including other expenses)	—	—
Delivery timing	—	—

2) R-36 RESIDIA Hisaya-Oodori

Property titleholders, etc.	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU Corporation	—
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company's bylaws	A party other than a party having particular vested interest
Acquisition background, reason, etc.	Acquired for the purpose of short-term ownership	—
Acquisition price (including other expenses)	Disclosure unauthorized by the duty of confidentiality with the previous titleholder	—
Delivery timing	December 17, 2010	—

3) R-37 RESIDIA Sendai-Miyamachi

Property titleholders, etc.	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU Corporation	—
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company's bylaws	—
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	—
Acquisition price (including other expenses)	—	—
Delivery timing	—	—

4) R-38 RESIDIA Hirose-dori

Property titleholders, etc.	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU Corporation	—
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company's bylaws	—
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	—
Acquisition price (including other expenses)	—	—
Delivery timing	—	—

7. 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 Hisaya-Oodori, RESIDIA Sendai-Miyamachi and RESIDIA Hirose-dori, which is ITOCHU Corporation, and the seller of RESIDIA Bunkyo-YushimaIII, which is ITOCHU PROPERTY DEVELOPMENT, LTD, constitutes a related party as defined in the Asset Management Company's bylaws (encompasses an interested person. 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 sign a master lease agreement and delegate property management services for RESIDIA Shibaura-KAIGAN, RESIDIA Bunkyo-Yushima III and RESIDIA Bunkyo-Honkomagome 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.

8. Matters Concerning Earthquake Resistance, etc.

Of the to-be-acquired assets, RESIDIA Shibaura-KAIGAN, RESIDIA Hirose-dori 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.

Investigated Assets;) C-52 RESIDIA Bunkyo-Yushima III , C-53 RESIDIA Bunkyo-Honkomagome, R-35 RESIDIA Tanimachi, R-36 RESIDIA Hisaya-Oodori, R-37 RESIDIA Sendai-Miyamachi

(i) Investigation Agency

Trade name	Hai kokusai consultant K.K
Head office location	2-19-7 Takanawa, Minato-ku, Tokyo

Representative	Kato Nobuki, Representative Director
Capital	JPY 10 million
Large shareholders	Nobuki Kato and others.
Principal business	Civil engineering, Construction contractor, Construction consulting, etc.
Relationship with ADR or its asset management company	N/A

(ii) Content of Investigation

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.

9. Broker Profile

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

Trade name	HASEKO LIVENET, Inc.
Head office location	2-29-14 Shiba, Minato-ku, Tokyo
Representative	Kinoshita Hiroshi, Representative Director
Capital	JPY 1,000 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 property above, no party acted as broker.

10. Other

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

<Attachments>

[Supplementary Materials]

- ① Supplementary materials for this press release and today's press release of "Notice Concerning Disposition of Investment Assets" of Residia Akasaka Hinokicho.
- ② Status of Replacement of properties since the Merger(as of Today)

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.

[Supplementary Materials]

① Supplementary materials for this press release and today's press release of "Notice Concerning Disposition of Investment Assets" of Residia Akasaka Hinokicho.

■ To be acquired Asset

Property	Years	Appraisal NOI yield (Note)	Reason for the Acquisition
(P-86) RESIDIA Shibaura-KAIGAN	1.1 Years	5.8%	Determined that the assets will contribute in improving the portfolio's earnings potential though the relatively high NOI cap rate and the relatively young building age.
(C-52) RESIDIA Bunkyo-YushimaIII	2.2 Years	6.0%	
(C-53) RESIDIA Bunkyo-Honkomagome	3.1 Years	5.6%	
(R-35) RESIDIA Tanimachi	2.5 Years	6.8%	
(R-36) RESIDIA Hisaya-Oodori	4.1 Years	7.0%	
(R-37) RESIDIA Sendai-Miyamachi	3.1 Years	7.2%	
(R-38) RESIDIA Hirose-dori	1.0 Years	7.1%	

(Note) Appraisal NOI yield = Annual NOI as entered on the appraisal of acquisitions ÷ Acquisition price × 100

■ Asset disposal announced Today

Property	Years	Actual NOI yield (Note)	Reason for the Disposition
P-1 RESIDIA Akasaka-Hinokicho	6.2 Years	3.8%	The actual NOI cap rate is low compared to the entire portfolio's actual NOI cap rate, and the assumption drawn from earnings forecasts is that improvements in earnings would be difficult.

(Note) Actual NOI yield = Annualized actual NOI ÷ Acquisition price × 100

② Status of Replacement of Properties Since the Merger (as of Today)

■ Status of Replacement of Properties Since the Merger (as of Today)

	Acquired assets (scheduled)	Disposed assets (scheduled)
Number of properties	13	19
Total acquisition price	JPY 19,111 million	JPY 23,767 million
Total deal value (a)	JPY 19,111 million	JPY 20,123 million
Appraisal (b) (Note 1)	JPY 20,691 million	JPY 21,821 million
Ratio (a) ÷ (b) × 100%	92.4 %	92.2 %
Weighted average NOI yield	6.3 % (Note 2)	4.9 % (Note 3)
Weighted average building age (Note 4)	1.8 yrs.	9.1 yrs.
Regions and unit types	Properties in Tokyo 23 wards and major regional cities.. Properties that have mostly single type units.	Properties are compact type or family type units or Aging in Tokyo Central 7 Wards or major regional cities.

(Note 1) “Appraisal” is the sum of the last appraisal value of each properties at the time of sale.

(Note 2) Weighted average NOI yield of acquisitions = Total annual NOI as entered on the appraisal of acquisitions
 \div Total of the acquisition prices \times 100%

(Note 3) Weighted average NOI yield of dispositions = Total actual annual NOI \div Total of the historical acquisition prices \times 100

(Note 4) Weighted average building age is acquisition price weighted average as of the time of 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	△57	△ 94	△ 66	△ 36	0	5	△ 248
Tokyo 23 Wards Exclusive of Central 7 Wards	428	65	△17	7	0	△1	482
Tokyo Metropolitan Area	△35	△ 1	0	0	91	1	56
Major Regional Cities	171	△ 145	△ 91	△ 21	0	△ 17	△ 103
Total	507	△ 175	△ 174	△ 50	91	△ 12	187

■ Status of Portfolio After the Disposition and the Acquisition

Asset size (based on acquisition price)	3,419 billion yen
No. of properties	182 buildings
No. of leasable units	14,423 units
Total leasable floor area	543,870 m ²

Area Diversification	Acquisition Price	Share of Investment
Total	3,419 billion yen	100.0 %
P (Tokyo Central 7 Wards)	1,704 billion yen	49.8 %
C (Tokyo 23 Wards Exclusive of Central 7 Wards)	910 billion yen	26.6 %
S (Tokyo Metropolitan Area)	399 billion yen	11.7 %
R (Major Regional Cities)	405 billion yen	11.9 %

<Attachment> Reference Material: Photo of façade of the to-be-acquired assets

P-86) RESIDIA Shibaura-KAIGAN



C-52) RESIDIA Bunkyo-YushimaIII



C-53) RESIDIA Bunkyo-Honkomagome



R-35) RESIDIA Tanimachi



R-36) RESIDIA Hisaya-Oodori



R-37) RESIDIA Sendai-Miyamachi



R-38) RESIDIA Hirose-dori

