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For Immediate Release

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**Follow Up Report of the Effects of the Tohoku and Pacific Region Earthquake
and the Tsunami on Advance Residence Investment Corporation's Properties**

Advance Residence Investment Corporation (ADR) and its asset management company, AD Investment Management Co., Ltd.'s employees deeply express condolence to all the victims from the Tohoku and Pacific region earthquake and tsunami disaster.

We have been investigating the effects of the earthquake and the aftershocks to ADR's properties. As of noon of March 15, 2011, there are 19 properties (15.3% of the portfolio based on acquisition price) out of 181 properties that we found exterior and inner common area walls with cracks or cracked tiles on the walls or tiles coming off the wall. None of the damages are serious and none will critically affect the operation of the assets. Additionally nobody was hurt within the properties.

We will disclose promptly, if we discover any serious effects going forward.

We have tentatively budgeted for the fiscal period ending July 2011, 50 million yen for the repairs of the damages from the earthquake as disclosed in today's "Kessan Tanshin (Fiscal Report)".

Below are the details of the damages to the three properties (0.6% of the portfolio based on acquisition price) in Sendai where it is near the epic center of the earthquake. None of the properties were effected by the tsunami.

Property No.	Name	Location	Details of the Damage
R-13	KC21 Building	Wakabayashi-ku, Sendai, Miyagi Prefecture	Some cracks found on exterior wall
R-37	RESIDIA Sendai-Miyamachi	Aoba-ku, Sendai, Miyagi Prefecture	Some cracks found on inner common area wall and exterior wall
R-38	RESIDIA Hirose-dori	Aoba-ku, Sendai, Miyagi Prefecture	Some cracks found on inner common area wall

* URL: <http://www.adr-reit.com>

[Provisional Translation Only]

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