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For Immediate Release

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

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

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

### Notice Concerning Disposition of Investment Assets

Advance Residence Investment Corporation (ADR) announced its decision today to dispose 16 property assets (hereafter, the “Disposition”) as follows, as part of its growth strategy. Part of the sales proceeds (13,217 million yen) from the Disposition will be used for early repayment of loans as announced in the “Notice Concerning Early Repayment of Loans” dated today. The remaining proceeds from the disposition will be used in the future to acquire asset to enhance the portfolio earning potential to reach the goal to have a long-term stable earnings.

#### 1. Reason for the Disposition

For the purpose of enhancing the revenue-generating potential of the portfolio in an aim to “achieve stable earnings over the medium and long term”, ADR intends to replace assets on an ongoing basis.

As part of such efforts, ADR decided on the Disposition after comprehensive consideration of the real estate market trends, earnings forecasts, changes in asset value and its projections, portfolio composition and other factors.

Although, the Disposition ADR will incur a loss from sales of 2,619 million yen (including 281 million yen of various trading cost), by drawing down the retained earnings from the gain on negative goodwill, there will be no effect on the amount of distribution.

#### 2. Summary of the Disposition

##### ( i ) Summary of the Disposition

(Unit: rounded down to the nearest million yen)

	Property no.	Property name	Appraisal value or estimated value (as at end of January 2011)	Proposed disposition price (A)	Book value (Note) (B)	Gain (Loss) on sales (A) – (B) (exclusive of sundry expenses, etc.)
(1)	P-6	RESIDIA Shibuya-Daikanyama	1,590	1,425	1,656	(231)
(2)	P-11	RESIDIA Fudomae	1,410	1,270	1,605	(335)

(3)	P-12	RESIDIA Toritsudaigaku	576	540	637	(97)
(4)	P-17	RESIDIA Shibadaimon	1,450	1,305	1,557	(252)
(5)	P-18	RESIDIA Sangubashi	719	647	770	(122)
(6)	P-28	RESIDIA Akasaka II	1,240	1,116	1,281	(165)
(7)	P-44	RESIDIA Ookayama	1,020	961	1,058	(97)
(8)	P-82	RESIDIA Ohi	944	905	955	(50)
(9)	C-11	RESIDIA Ueno	746	671	856	(184)
(10)	C-20	RESIDIA Honancho	965	872	922	(50)
(11)	S-3	RESIDIA Kashiwa	416	405	553	(148)
(12)	S-6	RESIDIA Minami-Ikuta	916	860	1,145	(285)
(13)	S-8	RESIDIA Kunitachi	550	495	639	(144)
(14)	S-18	RESIDIA Hachioji	587	540	559	(19)
(15)	R-1	RESIDIA Nishihonmachi	463	465	531	(66)
(16)	R-28	RESIDIA Sakai-Higashi	840	740	826	(86)
Total			14,432	13,217	15,556	(2,338)

(Note) The book values above show the book values as at the end of July 2011.

(ii) Summary of the Disposition

(1) P-6 RESIDIA Shibuya-Daikanyama

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Shibuya-Daikanyama
(3)	Date of acquisition of asset	November 25, 2005 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	1,425,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	1,590,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	1,656,183,398yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 231,183,398yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 28, 2011
(10)	Buyer	Please refer to "4. Buyer Profile" below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date

(2) P-11 RESIDIA Fudomae

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Fudomae
(3)	Date of acquisition of asset	November 1, 2006 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	1,270,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	1,410,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	1,605,476,563 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 335,476,563 yen(difference between (4) and (6) above)
(8)	Agreement date	July 27, 2011
(9)	Scheduled delivery date	July 27, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid onthe Disposition Execution Date

(3) P-12 RESIDIA Toritsudaigaku

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Toritsudaigaku
(3)	Date of acquisition of asset	November 15, 2006 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	540,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	576,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	637,863,815 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 97,863,815 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 28, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.

(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date
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(4) P-17 RESIDIA Shibadaimon

(1)	Asset to be disposed	Beneficiary interests in trust (please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Shibadaimon
(3)	Date of acquisition of asset	March 30, 2004 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	1,305,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	1,450,000,000 yen (as at January 31, 2011)
(6)	Book value (estimated)	1,557,538,293 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	-252,538,293 yen (difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	August 19, 2011
(10)	Buyer	Please refer to "4. Buyer Profile" below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date

(5) P-18 RESIDIA Sangubashi

(1)	Asset to be disposed	Beneficiary interests in trust (please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Sangubashi
(3)	Date of acquisition of asset	March 2, 2004 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	647,100,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	719,000,000 yen (as at January 31, 2011)
(6)	Book value (estimated)	770,094,012 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	△ 122,994,012 yen (difference between (4) and (6) above)

(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 29, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date

(6) RESIDIA Akasaka II

(1)	Asset to be disposed	Real estate(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Akasaka II
(3)	Date of acquisition of asset	March 15, 2005 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	1,116,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	1,240,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	1,281,808,812 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 165,808,812 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 29, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the proprietary ownership of the concerned real estate to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date

(7) P-44 RESIDIA Ookayama

(1)	Asset to be disposed	Real estate(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Ookayama
(3)	Date of acquisition of asset	November 22, 2007 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	961,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	1,020,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	1,058,154,821 yen (as at July 31, 2011)
(7)	Difference between proposed	- 97,154,821 yen(difference between (4) and (6) above)

	disposition price and book value	
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	August 5, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the proprietary ownership of the concerned real estate to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date

(8) P-82 RESIDIA Ohi

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Ohi
(3)	Date of acquisition of asset	September 1, 2005 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	905,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	944,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	955,419,001 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 50,419,001 yen(difference between (4) and (6) above)
(8)	Agreement date	July 29, 2011
(9)	Scheduled delivery date	August 4, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date

(9) C-11 RESIDIA Ueno

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Ueno
(3)	Date of acquisition of asset	May 8, 2007 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	671,400,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)

(5)	Appraisal value or estimated value	746,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	856,311,384 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	-184,911,384 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	August 19, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid onthe Disposition Execution Date

(10) RESIDIA Honancho

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Honancho
(3)	Date of acquisition of asset	December 2, 2004 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	872,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	965,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	922,720,110 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 50,720,110 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 29, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid onthe Disposition Execution Date

(11) S-3 RESIDIA Kashiwa

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Kashiwa
(3)	Date of acquisition of asset	November 28, 2006 (date on which the asset was acquired by former investment corporations before the merger)

(4)	Proposed Disposition price	405,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	416,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	553,061,667 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 148,061,667 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 27, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid onthe Disposition Execution Date

(12) S-6 RESIDIA Minami-Ikuta

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Minami-Ikuta
(3)	Date of acquisition of asset	December 11, 2007 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	860,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	916,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	1,145,459,161 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 285,459,161 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 28, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid onthe Disposition Execution Date

(13) S-8 RESIDIA Kunitachi

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Kunitachi



(3)	Date of acquisition of asset	February 29, 2008 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	495,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	550,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	639,328,930 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 144,328,930 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 29, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid onthe Disposition Execution Date

(14) S-18 RESIDIA Hachioji

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Hachioji
(3)	Date of acquisition of asset	March 3, 2004 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	540,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	587,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	559,107,333 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 19,107,333 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 29, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid onthe Disposition Execution Date

(15) R-1 RESIDIA Nishihonmachi

(1)	Asset to be disposed	Beneficiary interests in trust(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Nishihonmachi
(3)	Date of acquisition of asset	November 25, 2005 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	465,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	463,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	531,389,822 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 66,389,822 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 29, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.
(11)	Disposition method	Disposition of the concerned beneficiary interests in trust to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date

(16) R-28 RESIDIA Sakai-Higashi

(1)	Asset to be disposed	Real estate(please refer to (11) below for the disposition method)
(2)	Name of asset	RESIDIA Sakai-Higashi
(3)	Date of acquisition of asset	October 5, 2005 (date on which the asset was acquired by former investment corporations before the merger)
(4)	Proposed Disposition price	740,000,000 yen (exclusive of the amount of reimbursement of the pro rata portion of the amount equivalent to real property tax and urban planning tax, as well as consumption tax and local consumption tax)
(5)	Appraisal value or estimated value	840,000,000 yen (as at January 31, 2011)
(6)	Book value(estimated)	826,497,682 yen (as at July 31, 2011)
(7)	Difference between proposed disposition price and book value	- 86,497,682 yen(difference between (4) and (6) above)
(8)	Agreement date	July 22, 2011
(9)	Scheduled delivery date	July 26, 2011
(10)	Buyer	Please refer to “4. Buyer Profile” below.

(11)	Disposition method	Disposition of the proprietary ownership of the concerned real estate to the buyer indicated in (10) above at the same time that the proceeds are paid on the Disposition Execution Date
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### 3. Summary of the Assets to be Disposed

#### (1) RESIDIA Shibuya-Daikanyama

Name of asset	P-6 RESIDIA Shibuya-Daikanyama	
Type of qualified asset	Beneficiary interests in trust	
Location	1-27-2, Higashi, Shibuya-ku, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Commercial zone
	Site area	327.59 m <sup>2</sup>
	FAR / Building coverage ratio	700%/80%、500%/80%
Building	Type of ownership	Proprietary ownership
	Use	Apartment / Stores
	Total floor area	1,810.64 m <sup>2</sup>
	Construction completion date	May 2005
	Structure	SRC with flat roof ;9F
	No. of leasable units	50 units
Estimated value	1,590 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	7,815 thousand yen
	Deposits, etc. (Note 3)	19,274 thousand yen
	Total leasable floor area (Note 4)	1,654.29 m <sup>2</sup>
	Total leased floor area (Note 4)	1,547.61 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	93.6%(Note 5)

(2) P-11 RESIDIA Fudomae

Name of asset	P-11 RESIDIA Fudomae	
Type of qualified asset	Beneficiary interests in trust	
Location	5-26-3, Nishi-gotanda, Shinagawa-ku, Tokyo	
Land	Type of ownership	Proprietary ownership(right of site interests: 100%)
	Zoning	Quasi industrial zone
	Site area	1,099.64 m <sup>2</sup>
	FAR / Building coverage ratio	300%/60%
Building	Type of ownership	Sectional ownership (Note)
	Use	Residential; Office; Garage
	Total floor area	2,834.6 m <sup>2</sup>
	Construction completion date	April, 1991
	Structure	SRC with flat roof; B1/5F
	No. of leasable units	47 units
Estimated value	1,410 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	7,908 thousand yen
	Deposits, etc. (Note 3)	15,396 thousand yen
	Total leasable floor area (Note 4)	2,528.10 m <sup>2</sup>
	Total leased floor area (Note 4)	2,407.95 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	95.2%(Note 5)

(Note) All sectional ownership in the building is included in the beneficiary interests in trust.

(3) RESIDIA Toritsudaigaku

Name of asset	P-12 RESIDIA Toritsudaigaku	
Type of qualified asset	Beneficiary interests in trust	
Location	1-13-18, Nakane, Meguro-ku, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Class 1 residential zone
	Site area	268.65 m <sup>2</sup>
	FAR / Building coverage ratio	300%/60%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	909.7 m <sup>2</sup>
	Construction completion date	August, 2006
	Structure	SRC with flat roof ;10F
	No. of leasable units	18 units
Estimated value	576 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	

Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	3,138 thousand yen
	Deposits, etc. (Note 3)	6,129 thousand yen
	Total leasable floor area (Note 4)	737.91 m <sup>2</sup>
	Total leased floor area (Note 4)	737.91 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	100.0%(Note 5)

(4) P-17 RESIDIA Shibadaimon

Name of asset	RESIDIA Shibadaimon	
Type of qualified asset	Beneficiary interests in trust	
Location	2-7-1, Sibadaimon, Minato-ku, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Commercial zone
	Site area	583.43 m <sup>2</sup>
	FAR / Building coverage ratio	600%/80%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	2,413.88 m <sup>2</sup>
	Construction completion date	November, 2002
	Structure	RC with flat roof;B1/10F
	No. of leasable units	63 units
Estimated value	1,450 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	7,964 thousand yen
	Deposits, etc. (Note 3)	10,234 thousand yen
	Total leasable floor area (Note 4)	2,209.98 m <sup>2</sup>
	Total leased floor area (Note 4)	2,106.88 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	95.30%(Note 5)

(5) P-18 RESIDIA Sangubashi

Name of asset	P-18 RESIDIA Sangubashi	
Type of qualified asset	Beneficiary interests in trust	
Location	4-24-4, Yoyogi, Shibuya-ku, Tokyo	
Land	Type of ownership	Proprietary ownership(right of site interests: 100%)
	Zoning	Class 2medium- and high-rise residential zone
	Site area	520.13 m <sup>2</sup>
	FAR / Building coverage ratio	300%/60%

Building	Type of ownership	Sectional ownership (Note)
	Use	Residential
	Total floor area	1,426.85 m <sup>2</sup>
	Construction completion date	March, 2003
	Structure	RC with flat roof;7F
	No. of leasable units	27 units
Estimated value	719 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	4,090 thousand yen
	Deposits, etc. (Note 3)	6,750 thousand yen
	Total leasable floor area (Note 4)	1,211.74 m <sup>2</sup>
	Total leased floor area (Note 4)	1,161.26 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	95.80%(Note 5)

(Note) All sectional ownership in the building is included in the beneficiary interests in trust.

(6) P-28 RESIDIA Akasaka II

Name of asset	P-28 RESIDIA Akasaka II	
Type of qualified asset	Real estate	
Location	6-19-7, Akasaka, Minato-ku, Tokyo	
Land	Type of ownership	Proprietary ownership(right of site interests: 100%)
	Zoning	Class 1 medium- and high-rise residential zone
	Site area	823.51 m <sup>2</sup> (Note)
	FAR / Building coverage ratio	300%/60%
Building	Type of ownership	Sectional ownership (Note)
	Use	Residential
	Total floor area	2,302.88 m <sup>2</sup>
	Construction completion date	January, 2005
	Structure	RC with flat roof;B1/5F
	No. of leasable units	37 units
Estimated value	1240 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Tanizawa Sōgō Appraisal Co., Ltd.	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	5,870 thousand yen
	Deposits, etc. (Note 3)	9,305 thousand yen
	Total leasable floor area (Note 4)	1,480.47 m <sup>2</sup>
	Total leased floor area (Note 4)	1,331.17 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	89.90%(Note 5)

(Note) Includes the setback portion (about 0.02 m<sup>2</sup>)

(Note) All sectional ownership in the building is included in the beneficiary interests in trust

(7) P-44 RESIDIA Ookayama

Name of asset	P-44 RESIDIA Ookayama	
Type of qualified asset	Real estate	
Location	1-20-15, Ookayama, Meguro-ku, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Category 1 low-rise exclusive residential district
	Site area	936.32 m <sup>2</sup>
	FAR / Building coverage ratio	150%/60%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	1,758.55 m <sup>2</sup>
	Construction completion date	October, 2007
	Structure	RC with flat roof;B1/5F
	No. of leasable units	53 units
Estimated value	1020 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	5,466 thousand yen
	Deposits, etc. (Note 3)	7,764 thousand yen
	Total leasable floor area (Note 4)	1,522.52 m <sup>2</sup>
	Total leased floor area (Note 4)	1,410.85 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	92.70%(Note 5)

(8) P-82 RESIDIA Ohi

Name of asset	P-82 RESIDIA Ohi	
Type of qualified asset	Beneficiary interests in trust	
Location	5-5-32, Ohi, Shinagawa-ku, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Class 1 medium- and high-rise residential zone
	Site area	1,534.58 m <sup>2</sup> (Note)
	FAR / Building coverage ratio	200%/60%
Building	Type of ownership	Proprietary ownership
	Use	Apartment/Parking space
	Total floor area	3,675.91 m <sup>2</sup>
	Construction completion date	October, 1989
	Structure	RC with roofing tiles;B1/5F
	No. of leasable units	22 units
Estimated value	944 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Morii Appraisal & Investment Consulting Inc	

Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	5,808 thousand yen
	Deposits, etc. (Note 3)	11,061 thousand yen
	Total leasable floor area (Note 4)	2,322.37 m <sup>2</sup>
	Total leased floor area (Note 4)	2,156.48 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	92.90%(Note 5)

(Note) Includes the setback portion (about 14.33 m<sup>2</sup>)

(9) C-11 RESIDIA Ueno

Name of asset	C-11 RESIDIA Ueno	
Type of qualified asset	Beneficiary interests in trust	
Location	6-27-5, Higashi-Ueno, Taito-ku, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Commercial zone
	Site area	219.68 m <sup>2</sup>
	FAR / Building coverage ratio	600%/80%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	1,311.77 m <sup>2</sup>
	Construction completion date	February, 2007
	Structure	RC with flat roof;11F
	No. of leasable units	41 units
Estimated value	746 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	3,951 thousand yen
	Deposits, etc. (Note 3)	6,220 thousand yen
	Total leasable floor area (Note 4)	1,184.44 m <sup>2</sup>
	Total leased floor area (Note 4)	1,081.24 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	91.30%(Note 5)



(10) C-20 RESIDIA Honancho

Name of asset	C-20 RESIDIA Honancho	
Type of qualified asset	Beneficiary interests in trust	
Location	4-41-13, Izumi, Suginami-ku, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Neighborhood commercial zone; Class 2medium- and high-rise residential zone
	Site area	684.31 m <sup>2</sup> (Note)
	FAR / Building coverage ratio	400%/80%、200%/60%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	2,227.66 m <sup>2</sup>
	Construction completion date	March, 1992
	Structure	RC with flat roof;B1/7F
	No. of leasable units	91 units
Estimated value	965 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	6,683 thousand yen
	Deposits, etc. (Note 3)	10,882 thousand yen
	Total leasable floor area (Note 4)	2,054.22 m <sup>2</sup>
	Total leased floor area (Note 4)	2,019.42 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	98.30%(Note 5)

(Note) Includes the public road (approx. 23.45 m<sup>2</sup>)

(11) S-3 RESIDIA Kashiwa

Name of asset	S-3 RESIDIA Kashiwa	
Type of qualified asset	Beneficiary interests in trust	
Location	1-3-20, Higashi, Kashiwa-shi, Chiba	
Land	Type of ownership	Proprietary ownership
	Zoning	Class 1 residential zone
	Site area	946.93 m <sup>2</sup>
	FAR / Building coverage ratio	200%/60%

Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	1,884.58 m <sup>2</sup>
	Construction completion date	March, 2000
	Structure	RC with flat roof;6F
	No. of leasable units	26 units
Estimated value	416 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	3,087 thousand yen
	Deposits, etc. (Note 3)	5,757 thousand yen
	Total leasable floor area (Note 4)	1,794.44 m <sup>2</sup>
	Total leased floor area (Note 4)	1,586.82 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	88.40%(Note 5)

(12) S-6 RESIDIA Minami-Ikuta

Name of asset	S-6 RESIDIA Minami-Ikuta	
Type of qualified asset	Beneficiary interests in trust	
Location	7-8-1, Minami-Ikuta, Tama-ku, Kawasaki-shi, Kanagawa	
Land	Type of ownership	Proprietary ownership
	Zoning	Category 1 low-rise exclusive residential district; Class 1 residential zone
	Site area	2,900.77 m <sup>2</sup>
	FAR / Building coverage ratio	100%/50%、200%/60%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	3,859.22 m <sup>2</sup>
	Construction completion date	October, 1998
	Structure	RC with Concrete roof ;12F
	No. of leasable units	46 units
Estimated value	916 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	6,267 thousand yen
	Deposits, etc. (Note 3)	12,233 thousand yen
	Total leasable floor area (Note 4)	3,165.70 m <sup>2</sup>
	Total leased floor area (Note 4)	3,033.35 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	95.80%(Note 5)

(13) S-8 RESIDIA Kunitachi

Name of asset	S-8 RESIDIA Kunitachi	
Type of qualified asset	Beneficiary interests in trust	
Location	4-11-7, Fujimidai, Kunitachi-shi, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Category 1 low-rise exclusive residential district; Class 1 residential zone
	Site area	320 m <sup>2</sup>
	FAR / Building coverage ratio	400%/80%、150%/60%
Building	Type of ownership	Proprietary ownership
	Use	Apartment/Office
	Total floor area	1,255.16 m <sup>2</sup>
	Construction completion date	April, 2007
	Structure	RC with flat roof;10F
	No. of leasable units	46 units
Estimated value	550 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	3,732 thousand yen
	Deposits, etc. (Note 3)	8,674 thousand yen
	Total leasable floor area (Note 4)	1,176.66 m <sup>2</sup>
	Total leased floor area (Note 4)	1,152.88 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	98.00%(Note 5)

(14) S-18 RESIDIA Hachioji

Name of asset	S-18 RESIDIA Hachioji	
Type of qualified asset	Beneficiary interests in trust	
Location	4-14-1, Myojincyo, Hachioji-shi, Tokyo	
Land	Type of ownership	Proprietary ownership
	Zoning	Commercial zone;Neighborhood commercial zone
	Site area	507.98 m <sup>2</sup>
	FAR / Building coverage ratio	600%/80%、300%/80%
Building	Type of ownership	Proprietary ownership
	Use	Stores/Office/Apartment
	Total floor area	2,491.26 m <sup>2</sup>
	Construction completion date	January, 1988
	Structure	RC with flat roof;9F
	No. of leasable units	40 units

Estimated value	587 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	5,002 thousand yen
	Deposits, etc. (Note 3)	12,025 thousand yen
	Total leasable floor area (Note 4)	2,106.67 m <sup>2</sup>
	Total leased floor area (Note 4)	2,035.57 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	96.60%(Note 5)

(15) R-1 RESIDIA Nishihonmachi

Name of asset	R-1 RESIDIA Nishihonmachi	
Type of qualified asset	Beneficiary interests in trust	
Location	2-1-14, Nishi-Honmachi, Nishi-ku, Osaka-shi, Osaka	
Land	Type of ownership	Proprietary ownership
	Zoning	Commercial zone
	Site area	277.15 m <sup>2</sup>
	FAR / Building coverage ratio	600%/80%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	1,572.18 m <sup>2</sup>
	Construction completion date	June, 2002
	Structure	RC with flat roof;11F
	No. of leasable units	50 units
Estimated value	463 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Japan Real Estate Institute	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	3,446 thousand yen
	Deposits, etc. (Note 3)	6,744 thousand yen
	Total leasable floor area (Note 4)	1,195.10 m <sup>2</sup>
	Total leased floor area (Note 4)	1,171.03 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	98.00%(Note 5)

(16) R-28 RESIDIA Sakai-Higashi

Name of asset	R-28 RESIDIA Sakai-Higashi	
Type of qualified asset	Real estate	
Location	3-4-6, Naka-Yasui-cho, Sakai-ku, Sakai-shi, Osaka	
Land	Type of ownership	Proprietary ownership
	Zoning	Commercial zone;Neighborhood commercial zone
	Site area	620.72 m <sup>2</sup>
	FAR / Building coverage ratio	600%/80%、300%/80%
Building	Type of ownership	Proprietary ownership
	Use	Apartment
	Total floor area	3,578.88 m <sup>2</sup>
	Construction completion date	August, 2005
	Structure	SRC・RC with flat roof:15F
	No. of leasable units	50 units
Estimated value	840 million yen	(time of reference for the survey: January 31, 2011)
Appraiser	Daiwa Real Estate Appraisal Co., Ltd.	
Tenant details	Total no. of tenants (Note 1)	1
	Monthly rent (Note 2)	5,737 thousand yen
	Deposits, etc. (Note 3)	14,521 thousand yen
	Total leasable floor area (Note 4)	3,246.81 m <sup>2</sup>
	Total leased floor area (Note 4)	3,110.25 m <sup>2</sup>
	Occupancy rate(based on floor area) (Note 4)	95.80%(Note 5)

(Note 1) “Total no. of tenants” indicates the number of tenants as 1 if there is a master lease agreement executed with the master lessee.

(Note 2) “Monthly rent” indicates, in principle, the total amount of monthly rent (inclusive of common service charges (except for properties with guaranteed amount of rent where common service charges are not fixed), but exclusive of the monthly usage fees for parking space, trunk room and other ancillary facilities) entered in lease contracts, executed as of June 30, 2011. The amount is rounded down to the nearest thousand yen. In addition, the amount is exclusive of consumption taxes.

(Note 3) When the master lease type is “pass-through”, “Deposits, etc.” in principle, is the sum of the June 30, 2011. balance of deposits, and guarantees of each end tenants based on lease contracts executed between master lessees or titleholders of the respective real estate and real estate in trust and end tenants as of June 30, 2011. The amount is rounded down to the nearest thousand yen. However, when there is a portion that need not be returned as a result of covenants on deductions from deposits, and non-refundable deposits, in the respective lease contracts, the portion is deducted from the amount.

(Note 4) “Total leasable floor area” and “Total leased floor area” and “Occupancy rate” indicate the figures as at June 30, 2011.

(Note 5) “Occupancy rate” is based on the formula: “Total leased floor area” ÷ “Total leasable floor area”. The percentage is rounded to one decimal place.

#### 4. Buyer Profile

##### P-12 RESIDIA Toritsudaigaku

Trade Name	LIVABLE ASSET MANAGEMENT, INC.
Head Office Address	1-9-5, Dogenzaka, Shibuya-ku, Tokyo
Representative	Representative Director Fumio Tokoi
Capital	100 million yen
Total Net Assets	Not disclosed as consent for disclosure has not been attained.
Total Assets	Not disclosed as consent for disclosure has not been attained.
Major Shareholders	TOKYU LIVABLE, INC
Business	1. Real estate ownership Management, Property management, Renting 2. Real estate Dealing, broking, appraisal, etc.
Relationship with ADR or its asset management company	NO vested interest in ADR or in its asset management company.

##### R-1 RESIDIA Nishihonmachi

Trade Name	YUTAKA HOUSING CO.,LTD.
Head Office Address	4-5-34, Kikawa-Higashi, Yodogawa-ku, Osaka-shi, Osaka
Representative	Representative Director Katsuhiko Toyoda
Capital	10 million yen
Total Net Assets	Not disclosed as consent for disclosure has not been attained.
Total Assets	Not disclosed as consent for disclosure has not been attained.
Major Shareholders	Katsuhiko Toyoda
Business	1. Real estate leasing, management, holding and investment management 2. House sales, etc.
Relationship with ADR or its asset management company	NO vested interest in ADR or in its asset management company.

##### P-82 RESIDIA Ohi, S-6 RESIDIA Minami-Ikuta

Trade Name	Star Mica Co., Ltd.
Head Office Address	2F, Akasaka Twin Tower Main Building, 2-17-22 Akasaka, Minato-ku, Tokyo
Representative	Representative Director Masashi Mizunaga
Capital	3,555.53 million yen(as at end of May 2011)
Total Net Assets	9,641 million yen (as at November 30, 2010)
Total Assets	28,189 million yen (as at November 30, 2010)
Major Shareholders	K.K Office Ohgi Jupiter Investment LLC Hiroshi Taguchi
Business	Real Estate Brokerage, Leasing, Property managemanet

Relationship with ADR or its asset management company	NO vested interest in ADR or in its asset management company.
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Remaining properties' buyers are domestic corporations and SPCs. According to the wishes of the buyers, their details are not disclosed. The buyers do not constitute a party having particular vested interest in ADR or in its asset management company.

#### 5. Broker Profile

There are two brokers per a property. The outline of the brokers are as below.

P-17 RESIDIA Shibadaimon, P-18 RESIDIA Sangubashi, P-28 RESIDIA Akasaka II, P-44 RESIDIA Ookayama, P-82 RESIDIA Ohi, C-11 RESIDIA Ueno, C-20 RESIDIA Honancho, S-6 RESIDIA Minami-Ikuta, R-1 RESIDIA Nishihonmachi, R-28 RESIDIA Sakai-Higashi (10 properties)

Trade name	ITOCHU Corporation
Head office location	4-1-3 Kyutaromachi, Chuo-ku, Osaka-shi, Osaka
Representative	Masahiro Okafuji, President and Chief Executive Officer
Commission	90,075,000 yen (exclusive of consumption tax and local consumption tax)
Relationship with ADR or its asset management company	ITOCHU Corporation is a shareholder of ADR's asset management company AD Investment Management Co., Ltd. and thus constitutes an interested party, etc. of the asset management company as defined in the Investment Trusts and Investment Corporations Law.

#### P-11 RESIDIA Fudomae

Trade name	The Sumitomo Trust and Banking Co., Ltd.
Head office location	4-5-33, Kita-Hama, Chuo-ku, Osaka-shi, Osaka
Representative	Chairman Hitoshi Tsunekage
Commission	12,700,000 yen (exclusive of consumption tax and local consumption tax)
Relationship with ADR or its asset management company	The Sumitomo Trust and Banking Co., Ltd is a shareholder of ADR's asset management company AD Investment Management Co., Ltd. and thus constitutes an interested party, etc. of the asset management company as defined in the Investment Trusts and Investment Corporations Law.

#### P-12 RESIDIA Toritsudaigaku, S-18 RESIDIA Hachioji (2 properties)

Trade name	TOKYU LIVABLE,INC
Head office location	1-9-5, Dogenzaka, Shibuya-ku, Tokyo
Representative	Yoshihiro Nakajima, President and Chief Executive Officer
Commission	Not disclosed as consent for disclosure has not been attained.
Relationship with ADR or its asset management company	NO vested interest in ADR or in its asset management company.

### S-3 RESIDIA Kashiwa

Trade name	XYMAX corporation
Head office location	1-1-1, Akasaka, Minato-ku, Tokyo
Representative	Representative Director Masafumi Shimada
Commission	Not disclosed as consent for disclosure has not been attained.
Relationship with ADR or its asset management company	NO vested interest in ADR or in its asset management company.

### S-8 RESIDIA Kunitachi

Trade name	Resona Bank, Limited
Head office location	2-2-1 Bingomachi Osaka-shi Chuo-ku, Osaka
Representative	Representative Director Naoki Iwata
Commission	Not disclosed as consent for disclosure has not been attained.
Relationship with ADR or its asset management company	NO vested interest in ADR or in its asset management company.

P-6 RESIDIA Shibuya-Daikanyama,P-11 RESIDIA Fudomae,P-12 RESIDIA Toritsudaigaku,P-17 RESIDIA Shibadaimon,P-18 RESIDIA Sangubashi,P-28 RESIDIA Akasaka II ,P-44 RESIDIA Ookayama,P-82 RESIDIA Ohi,C-11 RESIDIA Ueno,C-20 RESIDIA Honancho,S-3 RESIDIA Kashiwa,S-6 RESIDIA Minami-Ikuta,S-8 RESIDIA Kunitachi,S-18 RESIDIA Hachioji,R-1 RESIDIA Nishihonmachi,R-28 RESIDIA Sakai-Higashi (16 properties)

Trade name	Japan Asset Advisors Co., Ltd
Head office location	3-3-4, Kanda-kajicho, Chiyoda-ku, Tokyo
Representative	Representative Director Kazuhiro Minami
Commission	Not disclosed as consent for disclosure has not been attained.
Relationship with ADR or its asset management company	NO vested interest in ADR or in its asset management company.

Although, ADR used two brokers in the disposition of P-6 Residia Shibuya Daikanyama, one of the broker's details is not disclosed according to their wishes. The broker do not constitute a party having particular vested interest in ADR or in its asset management company.

## 6. Related-Party Transactions

The procedures required in accordance with the provisions of the asset management company's bylaws "Related-Party Transaction Rules" have been performed for the related-party transaction outlined in "5. Broker Profile" above.





## 7.Future Outlook

Please refer to “Notice Concerning the Revised Management Performance Forecasts for Second Fiscal Period” dated today for the management performance forecasts for the fiscal period ending July 2011 (from February 1, 2011 to July 31, 2011).

### <Attachments>

#### [Supplementary Materials]

- (1) Supplementary Material on the to be disposed asset detailed on this notice and the seven to be acquired asset announced today.
- (2) Status of replacement of properties since the merger(as of today)

- \* 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) Properties to be Disposed

No.	Property	Years	Actual NOI yield (Note)	Reason for the Disposition
1	(P-6) RESIDIA Shibuya-Daikanyama	6.2Years	3.9%	Due to the fact that, the actual NOI cap rate is relatively low compared to the entire portfolio's actual NOI cap rate and due to the age of building, terms of the contract, we anticipate that the future earnings to weaken.
2	(P-11) RESIDIA Fudomae	20.3Years	4.0%	
3	(P-12) RESIDIA Toritsudaigaku	5.0Years	4.7%	
4	(P-17) RESIDIA Shibadaimon	8.7Years	4.3%	
5	(P-18) RESIDIA Sangubashi	8.4Years	4.0%	
6	(P-28) RESIDIA Akasaka II	6.5Years	4.3%	
7	(P-44) RESIDIA Ookayama	3.8Years	5.2%	
8	(P-82) RESIDIA Ohi	21.8Years	3.9%	
9	(C-11) RESIDIA Ueno	4.5Years	4.6%	
10	(C-20) RESIDIA Honancho	19.3Years	6.3%	
11	(S-3) RESIDIA Kashiwa	11.4Years	5.4%	
12	(S-6) RESIDIA Minami-Ikuta	12.8Years	4.0%	
13	(S-8) RESIDIA Kunitachi	4.3Years	5.5%	
14	(S-18) RESIDIA Hachioji	23.5Years	7.5%	
15	(R-1) RESIDIA Nishihonmachi	9.1Years	5.0%	
16	(R-28) RESIDIA Sakai-Higashi	6.0Years	6.5%	
Average		10.7 Years	4.7%	-

(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	16	35
Total acquisition price	JPY 26,004 million	JPY 39,364 million
Deal value (a)	JPY 26,004 million	JPY 33,341 million
Appraisal (b) (Note 1)	JPY 28,001 million	JPY 36,103 million
Ratio (a) ÷ (b) × 100%	92.9 %	92.3 %
Weighted average NOI yield	6.1 % (Note 2)	4.9 % (Note 3)
Weighted average building age (Note 4)	2.3 yrs.	9.8 yrs.
Regions and unit types	Properties that have mostly single type units. Properties in Tokyo Central 7 Wards or major regional cities.	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 ÷ Total of the acquisition prices × 100%

(Note 3) Weighted average NOI yield of dispositions = Total actual annual NOI ÷ Total of the historical acquisition prices × 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	(59)	(154)	(55)	(66)	0	3	(331)
Tokyo 23 Wards Exclusive of Central 7 Wards	308	55	(17)	7	0	(3)	350
Tokyo Metropolitan Area	(80)	(35)	(72)	0	91	(6)	(102)
Major Regional Cities	121	(145)	(141)	(21)	0	(17)	(203)
Total	290	(279)	(285)	(80)	91	(23)	(286)

■ Status of Portfolio After the Disposition

Asset size (based on acquisition price)	333.2 billion yen
No. of properties	169 buildings
No. of leasable units	13,950 units
Total leasable floor area	522,434 m <sup>2</sup>

Area Diversification	Acquisition price	Share of Investment
Total	333.2 billion	100 %
P(Tokyo Central 7 Wards)	167.7 billion	50.3 %
C(Tokyo 23 Wards Exclusive of Central 7 Wards)	89.2 billion	26.8 %
S(Tokyo Metropolitan Area)	37.1 billion	11.2 %
R(Major Regional Cities)	39.1 billion	11.8 %