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For Immediate Release

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Notice Concerning Settlement of Asset Acquisitions

<< RESIDIA Monzennakacho and other 9 properties >>

Advance Residence Investment Corporation (ADR) announced today that it has concluded the acquisition of the assets listed below which is part of the 15 property acquisition announced in the press release titled “Notice Concerning Acquisition of Investment Assets (RESIDIA Sasazuka II and 14 other properties)” on January 12, 2012, as the usage of the funds raised from the equity financing announced on the same date, January 12, 2012.

1. Overview of Acquisition

Property No.	Name (Note1)	Type of asset	Acquisition price (Note2)	Occupancy Rate As of end of Oct. 2011 listed in the SRS (Note3)	Latest Occupancy (Note4)
C-57	RESIDIA Monzennakacho	Beneficiary interests in trust	JPY 970 million	100.0%	100.0%
C-60	RESIDIA Nakamurabashi	Beneficiary interests in trust	JPY 1,075 million	98.6%	95.9%
C-61	RESIDIA Kachidoki	Beneficiary interests in trust	JPY 1,805million	89.9%	92.7%
C-63	RESIDIA Kinshicho III	Beneficiary interests in trust	JPY 651 million	100.0%	100.0%

S-25	RESIDIA Minami-Gyotoku	Beneficiary interests in trust	JPY 823 million	95.3%	91.8%
S-26	RESIDIA Urayasu II	Beneficiary interests in trust	JPY 802 million	93.2%	86.5%
S-27	RESIDIA Gyotoku	Beneficiary interests in trust	JPY 761 million	97.3%	96.0%
R-42	RESIDIA Nishijin	Beneficiary interests in trust	JPY 2,380 million	96.6%	97.3%
R-43	RESIDIA Tsurumai	Beneficiary interests in trust	JPY 1,206 million	94.6%	95.3%
R-44	RESIDIA Kobe-Isogami	Beneficiary interests in trust	JPY 2,740 million	92.8%	99.6%

(Note1) The name of the Property will be changed. The name listed above is the name after the change. The original name of the Property is in parenthesis.

(Note2) "Acquisition price (the price for the properties entered in the disposition contract)" indicates the amount exclusive of the various expenses required in the acquisition of the concerned properties (broker commission, taxes and public dues, etc.). The amount is rounded down to the nearest million yen.

(Note3) SRS (Securities Registration Statement) submitted on of January 12, 2012.

(Note4) The applications and cancelations which are known as of February 20, 2012 are reflected in the latest occupancy. Therefore the occupancy rate shown is not the occupancy as of today.

## 2. Other

Please refer to the press release "Notice Concerning Acquisition of Investment Assets(RESIDIA Sasazuka II and 14 other properties)" dated January 12, 2012, for the property details on the concerned acquired asset.

\* 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 and Transport Press Club, and the Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.

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

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