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For Immediate Release

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Notice Concerning Settlement of Asset Acquisitions

<< RESIDIA Ochanomizu and other 2 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-58	RESIDIA Ochanomizu	Beneficiary interests in trust	JPY2,090million	90.3%	100.0%
C-59	RESIDIA Omori	Beneficiary interests in trust	JPY 1,150 million	96.1%	95.9%
R-41	RESIDIA Esaka	Beneficiary interests in trust	JPY 989 million	94.0%	93.8%



(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>

[Provisional Translation Only]

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