



April 27, 2012

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:  
Tomoyuki Kimura, Director and General Manager  
Corporate Management Department  
TEL. +81-3-3518-0480

Notice Concerning Changes in Master Lessees and Property Managers

Advance Residence Investment Corporation (ADR) announced today its decision to make changes in master lessees (ML) and property managers (PM) as detailed below.

1. Summary of the change

The ML and PM for 2 properties will be changed as follows on May 1, 2012.

	Name	Former		New	
		ML	PM	ML	PM
P-90	RESIDIA Sasazuka II	HASEKO LIVENET		ITOCHU Urban Community	
C-59	RESIDIA Omori				

2. Reason for the change

By consolidating the property management of ADR's properties to Itochu Urban Community (IUC hereafter) which is the major property manager of ADR, it will strengthen the cooperation between ADR and IUC.

Furthermore, it will promote greater operational management efficiency and stronger leasing capability, and lead to better revenue-generating potential.

The changes announced today follows the above mentioned policy and ADR will continue the consolidation of ML and PM companies according to the characteristics of the consigned property and the regional strength of the ML and PM companies to achieve higher operational management quality and efficiency in the long-term. Changes in number of property managed by ADR's major property manager IUC are listed below.

Under Management	As of April 30, 2012		As of May 1, 2012	
	ITOCHU Urban Community Ltd.	Portfolio Share	ITOCHU Urban Community Ltd.	Portfolio Share
No. of buildings	102 buildings	53.68 %	104 buildings	54.74 %
No. of units	7,879 units	48.86 %	8,120 units	50.36 %

### 3. New ML profile

Trade name	ITOCHU Urban Community Ltd.
Head office location	2-7-1 Nihonbashi Hon-cho, Chuo-ku, Tokyo
Capital	JPY 310 million
Representative	Shigeo Inokuma, President and Representative Director
Large shareholders	ITOCHU Corporation
Principal business	Apartment management, building management and rental apartment management.
Relationship with ADR or its asset management company	IUC constitutes an interested party of the asset management company as defined in the Investment Trusts and Investment Corporations Law article no. 123. Therefore the asset management company chose IUC as ML and PM according to procedures stipulated in the company bylaw titled "Related-Party Transaction Rules".

\* 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]*

*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.*