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

Notice Concerning Acquisition of Investment Assets  
(RESIDIA Meguro III and 11 other properties)

Advance Residence Investment Corporation (ADR) announced its decision today to acquire assets in Japan as detailed below as part of its growth strategy.

1. Details of Acquisition

ADR decided on the following acquisition pursuant to the target and policy of asset management as stipulated in its Articles of Incorporation, under the objective of increasing the asset under management of the portfolio that earns a stable income through diversified investment in all regions and in all apartment unit types.

No.	Property number	Name of to-be-acquired asset <sup>(Note 1)</sup>	Type of to-be-acquired asset <sup>(Note 2)</sup>	Proposed acquisition price <sup>(Note 3)</sup>
(1)	P-91	RESIDIA Meguro III (VERSE)	Beneficiary interests in trust (planned)	¥950 million
(2)	P-92	RESIDIA Jiyugaoka II (CR Residence Jiyugaoka)	Beneficiary interests in trust	¥778 million
(3)	P-93	RESIDIA Kudanshita II (Artis Kudanshita)	Beneficiary interests in trust (planned)	¥1,240 million
(4)	P-94	RESIDIA Omori II (Artis Omori)	Beneficiary interests in trust (planned)	¥1,620 million
(5)	P-95	RESIDIA Shirokane-Takanawa (Artis Shirokane Takanawa)	Beneficiary interests in trust (planned)	¥1,480 million
(6)	C-65	RESIDIA TOWER Kami-Ikebukuro (DRESSIA Kami-Ikebukuro)	Beneficiary interests in trust (planned)	¥8,250 million
(7)	R-45	RESIDIA Kita-Nijyo-East	Beneficiary interests in trust	¥894 million
(8)	R-46	RESIDIA Shinsaibashi West (Lietocourt Shinsaibashi West)	Beneficiary interests in trust	¥1,921 million
(9)	R-47	RESIDIA Marunouchi (Current Marunouchi)	Beneficiary interests in trust	¥972 million
(10)	R-48	RESIDIA Sapporo-Ekimae (Current Sapporo Estacion)	Beneficiary interests in trust	¥1,483 million
(11)	R-49	RESIDIA Goshō-Higashi (Pacific Residence Goshohigashi)	Beneficiary interests in trust	¥1,227 million
(12)	R-50	RESIDIA RakuHoku (Pacific Residence RakuHoku)	Beneficiary interests in trust	¥874 million
Total of 12 properties				¥21,689 million

<sup>(Note 1)</sup> ADR is scheduled to change the property names after acquisition of the to-be-acquired assets listed above. For the to-be-acquired assets that are scheduled to have their name changed, the name after the change is shown with the name as of today shown in parentheses.

(Note 2) The to-be-acquired asset P-91) RESIDIA Meguro III, P-93) RESIDIA Kudanshita II, P-94) RESIDIA Omori II, P-95) RESIDIA Shirokane-Takanawa and C-65) RESIDIA TOWER Kami-Ikebukuro are not placed in trust as of today, but they are scheduled to be placed in trust upon the acquisition by ADR.

(Note 3) “Proposed acquisition price” indicates the purchase price for the properties entered in the trust beneficiary interests disposition contracts, and real estate transaction agreements, which are exclusive of the various expenses required in the acquisition of the concerned properties (broker commission, taxes and public dues, etc.)

ADR evaluated the assets’ attributes listed below in deciding to acquire the assets.

P-91) RESIDIA Meguro III

- The property is a 12-minute walk from JR Yamanote Line Meguro Station. From the station on the train, it is 20-minute to Tokyo Station, giving tenants good access to business centers.
- There are daily product stores, medical facilities and other convenient facilities close by.
- The housing unit plans for the property are 1K and 1LDK. The property can expect demands from singles and DINKS that commute to Tokyo due to its accessibility and convenience for living.

P-92) RESIDIA Jiyugaoka II

- The property is a 15-minute walk from Tokyu Toyoko Line and Jiyugaoka Station. From the station on the limited express train, it is 10 minutes to Shibuya Station. From the nearby “Sannodai-mae” bus stop there are buses going to Toritsudai-mae Station every 5 to 10 minutes. The bus can also take you directly to Meguro Station or Tokyo Station giving tenants good access to business centers and major commercial districts.
- The property is located in Jiyugaoka which is one of the most popular area in Tokyo. Several supermarkets and Komazawa Olympic Park General Sports Ground are within walking distance, providing convenient and comfortable living environment.
- The housing unit plan for the property ranges widely from 1K to 2LDK with high grade standard equipment. The property can expect demands from singles and DINKS that commute to central Tokyo.

P-93) RESIDIA Kudanshita II

- The property is a 2-minute walk from Tokyo Metro Hanzomon Line, Tozai Line and Toei Subway Shinjuku Line Kudanshita Station. From the station on the train, it is 4 minutes to Otemachi Station, giving tenants excellent access to the business center.
- There are convenience stores and other daily product stores, medical facilities, post office, local ward office and other convenient facilities and public facilities nearby.
- The housing unit plans for the property are 1R, 1K and 1LDK. The property can expect demands from singles and DINKS that commute to central Tokyo due to its accessibility and convenience.

P-94) RESIDIA Omori II

- The property is a minute walk from JR Keihin Tohoku Line Omori Station. From the station, it is 20 minutes to Tokyo Station on the train, giving tenants good access to business centers.
- It is located in an area with many daily product stores, restaurants and other convenient facilities.
- The housing unit plans for the property are 1K and 1SLDK. The property can expect demands from singles who value the location for its convenience of transportation and living.

P-95) RESIDIA Shirokane-Takanawa

- The property is a 5-minute walk from Tokyo Metro Nanboku Line and Toei Subway Mita Line Shirokane-Takanawa Station and a 7-minute walk from Toei Subway Asakusa Line Sengakuji Station. From Shirokane-Takanawa Station, it is 12 minutes to Otemachi Station, and from Sengakuji Station it is 2 minutes to Shinagawa Station by train giving tenants good access to business centers.
- The Shirokane area is an established prime residential area with supermarkets other convenient facilities close by.
- The housing unit plans for the property are 1R, 1K, 1LDK and 2LDK. The property can expect demands from singles and DINKS who value the location for its convenience of transportation and living.

C-65) RESIDIA TOWER Kami-Ikebukuro

- The property is an 11-minute walk from JR Yamanote Line Otsuka Station. From the station on the train, it is 20 minutes to Tokyo Station, giving tenants good access to business centers.
- Addition to convenient facilities such as a supermarket, a fitness club, and clinics with in the property, there

is a park developed alongside the property which provides a comfortable living environment.

- The housing unit plan for the property ranges widely from 1R and 3LDK. The property can expect demands from singles to families that value location conditions such as convenience of transportation and living.

R-45) RESIDIA Kita-Nijyo-East

- The property is a 5-minute walk from Sapporo Municipal Subway Tozai Line Bus Center mae Station and a 12-minute walk from JR Hakodate Main Line Sapporo Station, giving tenants good access to business centers and major commercial centers.
- The property is very convenient since it is close to city center main street of Ekimae-dori and Odori where there are many financial institutions, restaurants, and shopping centers. Department stores and supermarkets are also within walking distance.
- The housing unit plans for the property are 1LDK, 2LDK and 3LDK. The property can expect demands from Families with commuters to city center.

R-46) RESIDIA Shinsaibashi West

- The property is a 4-minute walk from Osaka Municipal Subway Sennichimae Line and Nagahori Tsurumi-ryokuchi Line Nishinagahori Station. On the train it is about 10 minutes to Umeda Station, 2 minutes to Shinsaibashi Station and 3 minutes to Namba Station, giving tenants good access to business centers and major commercial centers.
- The property very convenient with convenient store on the ground floor of the property and supermarket and public facilities with in walking distance.
- The housing unit plans for the property are wide ranged with 1K, 1DK, 1LDK and 2LDK. The property can expect demands from singles and DINKS that commute to city centers.

R-47) RESIDIA Marunouchi

- The property is a 4-minute walk from Nagoya Municipal Subway Sakura-dori Line and Tsurumai Line Marunouchi Station. From the station on the train, it is about 3 minutes to Nagoya Station, giving tenants good access to business centers and major commercial centers.
- Even though the area is in city center the area is a quiet residential area rich in greenery. The property is also conveniently located on a main road where there is a convenient store nearby.
- The housing unit plans for the property are 1R, 1K, 1DK. The property can expect demands from singles that commute to city center.

R-48) RESIDIA Sapporo-Ekimae

- The property is a 6-minute walk from Sapporo Municipal Subway Toho Line and Namboku Line Sapporo Station 8-minute walk from JR Hakodate Main Line Sapporo Station giving good access to various places in the city. Sapporo Station is connected by underground pass way and shopping center to Odori Station and Susukino Station giving the property's tenants walking distance access to major business centers and commercial districts.
- The property is located with in walking distance of shopping district where there are major shopping centers as Daimaru and Tokyu department stores and Sapporo Stellar Place. The property is also conveniently located with a convenient store nearby.
- The housing unit plan for the property varies from 1K to 2LDK. The property can expect demands from singles and DINKS that commute to various places with in the city due to convenience of transportation.

R-49) RESIDIA Gosho-Higashi

- The property is a 6-minute walk from Keihan Electric Railway Oto Line Jingu-Marutamachi Station. From the station on the train, it is 4 minutes to Gion-Shijo Station, giving tenants good access to business center and commercial center.
- The property is conveniently located with a convenient store on the ground floor of the property and a supermarket nearby. It is also located in a comfortable environment with Kyoto Gyoen and Kamo River in walking distance.
- The housing unit plan for the property ranges widely from 1K to 3LDK. The property has superior market value due to its high grade standard equipments and scarcity value of the proximity to Kyoto Gyoen. The property can expect demands from households with commuters to central Kyoto.

## R-50) RESIDIA Rakuhoku

- The property is a 5-minute walk from Eizan Electric Railway Eizan Main Line / Kurama Line Mototanaka Station. From the station on the train, it is 15 minutes to Gion-Shijo Station, including a transfer to Keihan Main Line at Demachiyana Station giving tenants good access to business centers and major commercial centers.
- The property is conveniently located with a large-scale shopping center nearby.
- The property can expect demand from Kyoto University students because the housing unit plans for the property are mostly 1K and the university's Yoshida campus is accessible by bicycle from the property.

## 2. Acquisition Summary

### (1) P-91) RESIDIA Meguro III

Name of property	RESIDIA Meguro III
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	¥950 million
Seller	Global L-Seed Corporation
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 21, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

### (2) P-92) RESIDIA Jiyugaoka II

Name of property	RESIDIA Jiyugaoka II
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥778 million
Seller	Godo Kaisha RBFA3
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 25, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

### (3) P-93) RESIDIA Kudanshita II

Name of property	RESIDIA Kudanshita II
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	¥1,240 million
Seller	ITOCHU Corporation
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	March 1, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(4) P-94) RESIDIA Omori II

Name of property	RESIDIA Omori II
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	¥1,620 million
Seller	ITOCHU Corporation
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	March 1, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(5) P-95) RESIDIA Shirokane-Takanawa

Name of property	RESIDIA Shirokane-Takanawa
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	¥1,480 million
Seller	ITOCHU Corporation
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	March 1, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(6) C-65) RESIDIA TOWER Kami-Ikebukuro

Name of property	RESIDIA TOWER Kami-Ikebukuro
Asset to be acquired	Beneficiary interests in trust (planned)
Proposed acquisition price	¥8,250 million
Seller	Not disclosed
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	March 1, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(7) R-45) RESIDIA Kita-Nijyo-East

Name of property	RESIDIA Kita-Nijyo-East
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥894 million
Seller	Godo Kaisha RBFA3
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 25, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(8) R-46) RESIDIA Shinsaibashi West

Name of property	RESIDIA Shinsaibashi West
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,921 million
Seller	Godo Kaisha RBFA3
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 25, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(9) R-47) RESIDIA Marunouchi

Name of property	RESIDIA Marunouchi
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥972 million
Seller	Godo Kaisha RBFA2
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 27, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(10) R-48) RESIDIA Sapporo-Ekimae

Name of property	RESIDIA Sapporo-Ekimae
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,483 million
Seller	Godo Kaisha RBFA2
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 27, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(11) R-49) RESIDIA Gosho-Higashi

Name of property	RESIDIA Gosho-Higashi
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,227 million
Seller	Godo Kaisha RBFA2
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 27, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(12) R-50) RESIDIA Rakuhoku

Name of property	RESIDIA Rakuhoku
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥874 million
Seller	Godo Kaisha RBFA2
Scheduled agreement date	January 8, 2013
Scheduled acquisition date	February 27, 2013
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

3. Summary of the To-be-Acquired Assets

(1) P-91) RESIDIA Meguro III

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	February 21, 2013	Proposed acquisition price	¥950 million
<b>Property Outline</b>					
Location	Address	2-12-6 Meguro, Meguro-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	247.87 m <sup>2</sup>	FAR / Building coverage ratio	500%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	1,621.77 m <sup>2</sup>	Single type	9	
	Structure / Floors	SRC with flat roof / B1F, 10F	Compact type	21	
	Use	Apartment, Stores	Family type	-	
	Construction completion date	January 2010	Large type	-	
	Confirmation inspection agency	E-house Building Center	Dormitory type	-	
	Building designer	A.A.E 1st Class Qualified Architect Office, LLC	Other	1	
	Structural designer	K.K.Kozokeikaku-plusone	Trustee	Mizuho Trust & Banking Co., Ltd. (planned)	
Construction contractor	Daiichi-Hutecc Corporation	Property Manager	ITOCHU Urban Community Ltd. (planned)		
Previous titleholder	Not Disclosed		Master lessee	ITOCHU Urban Community Ltd. (planned)	
Current titleholder	Global L-Seed Corporation		Master lease type	Pass-through (Planned)	
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Japan Real Estate Institute		Appraised date	November 1, 2012	
Real estate appraised value	¥1,000 million		Cap rate	4.9%	
Direct capitalization price	¥1,010 million		Discount rate	4.7%	
DCF PRICE	¥996 million		Terminal cap rate	5.1%	
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>			<b>Lease Conditions (as of October 31, 2012)</b>		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	64,980	Leasable units	31	
	Rent income	62,354	Leased units	30	
	Other income	2,626	Leasable floor area	1,206.38 m <sup>2</sup>	
(B) Total effective profit	Subtotal	61,733	Leased floor area	1,169.94 m <sup>2</sup>	
	Losses from vacancies, etc.	3,247	Monthly rent (including common service charges)	¥5,076 thousand	



	Bad debts losses	0	Deposits, guarantees, etc.	¥11,133 thousand
(C)	Expenses from rental business Subtotal	11,330	Occupancy rate (based on floor area)	97.0%
	Maintenance and management fees	1,588	<b>Summary of Building Conditions Investigation Report</b>	
	Utilities costs	586	Investigator	NKSJ RISK MANAGEMENT, INC.
	Management commission fees	1,653	Investigation date	December 6, 2012
	Taxes and public dues	3,809	Emergency repair costs	—
	Non-life insurance premiums	199	Short-term repair costs (within 1 year)	—
	Rental advertising costs	2,598	Long-term repair costs (next 12 years)	¥15,000 thousand
	Repair costs (including restoration fees)	861	Building replacement price	¥322 million
	Other expenses	36	<b>Summary of Earthquake PML Assessment Report</b>	
(D)	Profit or loss from rental business = (B) - (C)	50,403	PML	3.17%
(E)	Operating profit from deposits	200	<b>Collateral</b>	
(F)	Capital expenditures	875	Not Scheduled	
(G)	Net profit = (D) + (E) - (F)	49,728		
<b>Special Notation</b>				
N/A				

(2) P-92) RESIDIA Jiyugaoka II

<b>Type of specified asset</b>	Beneficiary interests in trust	<b>Scheduled acquisition date</b>	February 25, 2013	<b>Proposed acquisition price</b>	¥778 million
<b>Property Outline</b>					
Location	Address	1-7-1 Fukasawa, Setagaya-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Class 1 residential zone, Class 1 low-rise residential zone	
	Site area	428.00 m <sup>2</sup>	FAR / Building coverage ratio	300%/60%, 100%/50%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	1,308.33 m <sup>2</sup>	Single type	6	
	Structure / Floors	RC with alloy-coated steel plate roof, flat roof / 6F	Compact type	7	
	Use	Apartment, Stores	Family type	2	
	Construction completion date	October 2007	Large type	-	
	Confirmation inspection agency	K.K.UHEC	Dormitory type	-	
	Building designer	Godo Kaisha Iota Associates 1st Class Qualified Architect Office	Other	2	
	Structural designer	Gaino Construction Architect Office	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	OGAWA Construction Co., Ltd.	PROPERTY MANAGER	ITOCHU Urban Community Ltd. (planned)		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	Godo Kaisha RBFA3	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	November 1, 2012		
Real estate appraised value	¥885 million	Cap rate	5.1%		
Direct capitalization price	¥893 million	Discount rate	4.9%		
DCF PRICE	¥881 million	Terminal cap rate	5.3%		
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>			<b>Lease Conditions (as of October 31, 2012)</b>		
Appraisal item	Appraised value	Total tenants	1		
(A) Total potential profit Subtotal	58,728	Leasable units	17		
Rent income	57,499	Leased units	17		



	Other income	1,228	Leasable floor area	1,127.78 m <sup>2</sup>
(B) Total effective profit	Subtotal	55,182	Leased floor area	1,127.78 m <sup>2</sup>
	Losses from vacancies, etc.	3,545	Monthly rent (including common service charges)	¥4,946 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	¥27,543 thousand
(C) Expenses from rental business	Subtotal	9,269	Occupancy rate (based on floor area)	100.00%
	Maintenance and management fees	2,128	<b>Summary of Building Conditions Investigation Report</b>	
	Utilities costs	614	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	1,103	Investigation date	November 9, 2012
	Taxes and public dues	2,619	Emergency repair costs	—
	Non-life insurance premiums	68	Short-term repair costs (within 1 year)	—
	Rental advertising costs	1,512	Long-term repair costs (next 12 years)	¥16,904 thousand
	Repair costs (including restoration fees)	946	Building replacement price	¥254 million
	Other expenses	276	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) - (C)		45,913	PML	7.92%
(E) Operating profit from deposits		449	<b>Collateral</b>	
(F) Capital expenditures		820	Not Scheduled	
(G) Net profit = (D) + (E) - (F)		45,542		
<b>Special Notation</b>				
N/A				

### (3) P-93) RESIDIA Kudanshita II

<b>Type of specified asset</b>	Beneficiary interests in trust (planned)	<b>Scheduled acquisition date</b>	March 1, 2013	<b>Proposed acquisition price</b>	¥1,240 million
<b>Property Outline</b>					
Location	Address	3-7 Kanda-Jinboucho, Chiyoda-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	269.54 m <sup>2</sup>	FAR / Building coverage ratio	600%/80%, 700%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	1,864.73 m <sup>2</sup>	Single type	17	
	Structure / Floors	RC with flat roof / 12F	Compact type	31	
	Use	Apartment, Parking space, Bicycle stand	Family type	-	
	Construction completion date	January 2012	Large type	-	
	Confirmation inspection agency	K.K.UHEC	Dormitory type	-	
	Building designer	Muramoto Corporation	Other	-	
	Structural designer	Muramoto Corporation	Trustee	Mitsubishi UFJ Trust and Banking Corporation (Planned)	
Construction contractor	Muramoto Corporation	PROPERTY MANAGER	ITOCHU Urban Community Ltd. (planned)		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	ITOCHU Corporation	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Japan Real Estate Institute	Appraised date	November 1, 2012		
Real estate appraised value	¥1,290 million	Cap rate	5.0%		
Direct capitalization price	¥1,290 million	Discount rate	4.8%		
DCF PRICE	¥1,280 million	Terminal cap rate	5.2%		
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>			<b>Lease Conditions (as of October 31, 2012)</b>		

Appraisal item	Appraised value	Total tenants	1
(A) Total potential profit Subtotal	86,957	Leasable units	48
Rent income	82,984	Leased units	48
Other income	3,973	Leasable floor area	1,612.65 m <sup>2</sup>
(B) Total effective profit Subtotal	82,146	Leased floor area	1,612.65 m <sup>2</sup>
Losses from vacancies, etc.	4,811	Monthly rent (including common service charges)	¥7,062 thousand
Bad debts losses	0	Deposits, guarantees, etc.	¥11,216 thousand
(C) Expenses from rental business Subtotal	16,337	Occupancy rate (based on floor area)	100%
Maintenance and management fees	2,700	<b>Summary of Building Conditions Investigation Report</b>	
Utilities costs	1,300	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Management commission fees	2,396	Investigation date	November 28, 2012
Taxes and public dues	5,210	Emergency repair costs	—
Non-life insurance premiums	188	Short-term repair costs (within 1 year)	—
Rental advertising costs	3,396	Long-term repair costs (next 12 years)	¥22,443 thousand
Repair costs (including restoration fees)	1,147	Building replacement price	¥411 million
Other expenses	0	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) - (C)	65,809	PML	6.80%
(E) Operating profit from deposits	225	<b>Collateral</b>	
(F) Capital expenditures	1,320	Not Scheduled	
(G) Net profit = (D) + (E) - (F)	64,714		
<b>Special Notation</b>			
N/A			

(4) P-94) RESIDIA Omori II

Type of specified asset	Beneficiary interests in trust (planned)	Scheduled acquisition date	March 1, 2013	Proposed acquisition price	¥1,620 million
<b>Property Outline</b>					
Location	Address	6-17-7 Minami-Oi, Shinagawa-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	391.79 m <sup>2</sup>	FAR / Building coverage ratio	600%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	2,625.95 m <sup>2</sup>	Single type	82	
	Structure / Floors	RC with flat roof / 15F	Compact type	8	
	Use	Apartment	Family type	-	
	Construction completion date	March 2012	Large type	-	
	Confirmation inspection agency	JAPAN ERI CO.,LTD	Dormitory type	-	
	Building designer	KYORITSU CONSTRUCTION CO., LTD.	Other	-	
	Structural designer	Ishige Architect Structural Design Office	Trustee	Mitsubishi UFJ Trust and Banking Corporation (Planned)	
Construction contractor	KYORITSU CONSTRUCTION CO., LTD.	PROPERTY MANAGER	ITOCHU Urban Community Ltd. (planned)		
Previous titleholder	-	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	ITOCHU Corporation	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Japan Real Estate Institute	Appraised date	November 1, 2012		
Real estate appraised value	¥1,740 million	Cap rate	5.1%		
Direct capitalization price	¥1,750 million	Discount rate	4.9%		

DCF PRICE	¥1,720 million	Terminal cap rate	5.3%
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>		<b>Lease Conditions (as of October 31, 2012)</b>	
Appraisal item	Appraised value	Total tenants	1
(A) Total potential profit Subtotal	117,147	Leasable units	90
Rent income	110,903	Leased units	84
Other income	6,244	Leasable floor area	2,171.74 m <sup>2</sup>
(B) Total effective profit Subtotal	110,991	Leased floor area	2,039.11 m <sup>2</sup>
Losses from vacancies, etc.	6,156	Monthly rent (including common service charges)	¥8,675 thousand
Bad debts losses	0	Deposits, guarantees, etc.	¥12,850 thousand
(C) Expenses from rental business Subtotal	20,028	Occupancy rate (based on floor area)	93.9%
Maintenance and management fees	2,600	<b>Summary of Building Conditions Investigation Report</b>	
Utilities costs	1,200	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Management commission fees	3,183	Investigation date	November 28, 2012
Taxes and public dues	6,445	Emergency repair costs	—
Non-life insurance premiums	252	Short-term repair costs (within 1 year)	—
Rental advertising costs	4,639	Long-term repair costs (next 12 years)	¥28,954 thousand
Repair costs (including restoration fees)	1,709	Building replacement price	¥566 million
Other expenses	0	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) – (C)	90,963	PML	1.84%
(E) Operating profit from deposits	200	<b>Collateral</b>	
(F) Capital expenditures	1,689	Not Scheduled	
(G) Net profit = (D) + (E) – (F)	89,474		
<b>Special Notation</b>			
N/A			

(5) P-95) RESIDIA Shirokane-Takanawa

<b>Type of specified asset</b>	Beneficiary interests in trust (planned)	<b>Scheduled acquisition date</b>	March 1, 2013	<b>Proposed acquisition price</b>	¥1,480 million
<b>Property Outline</b>					
Location	Address	1-5-9 Takanawa, Minato-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Neighborhood commercial zone	
	Site area	643.59 m <sup>2</sup> (Note)	FAR / Building coverage ratio	300%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	2,162.17 m <sup>2</sup>	Single type	32	
	Structure / Floors	RC with flat roof / 10F	Compact type	17	
	Use	Apartment	Family type	-	
	Construction completion date	March 2012	Large type	4	
	Confirmation inspection agency	Bureau Veritas Japan K.K.	Dormitory type	-	
	Building designer	KYORITSU CONSTRUCTION CO., LTD.	Other	-	
	Structural designer	Beams Design Consultant Co., Ltd.	Trustee	Mitsubishi UFJ Trust and Banking Corporation (Planned)	
Construction contractor	KYORITSU CONSTRUCTION CO., LTD.	PROPERTY MANAGER	ITOCHU Urban Community Ltd.		
Previous titleholder	-	Master lessee	ITOCHU Urban Community Ltd.		
Current titleholder	ITOCHU Corporation	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					

Real estate appraiser	Morii Appraisal & Investment Consulting Inc	Appraised date	November 1, 2012	
Real estate appraised value	¥1,570 million	Cap rate	4.8%	
Direct capitalization price	¥1,590 million	Discount rate	4.5%	
DCF PRICE	¥1,540 million	Terminal cap rate	5.1%	
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>		<b>Lease Conditions (as of October 31, 2012)</b>		
Appraisal item		Appraised value	Total tenants	
(A) Total potential profit	Subtotal	101,616	1	
	Rent income	98,013	Leasable units	
	Other income	3,603	53	
(B) Total effective profit	Subtotal	95,899	Leased units	
	Losses from vacancies, etc.	5,717	52	
	Bad debts losses	0	Leasable floor area	
(C) Expenses from rental business	Subtotal	18,619	1,888.07 m <sup>2</sup>	
	Maintenance and management fees	3,876	Leased floor area	
	Utilities costs	1,028	1,845.17 m <sup>2</sup>	
	Management commission fees	2,809	Monthly rent (including common service charges)	
	Taxes and public dues	5,780	¥8,190 thousand	
	Non-life insurance premiums	148	Deposits, guarantees, etc.	
	Rental advertising costs	3,455	¥8,351 thousand	
	Repair costs (including restoration fees)	1,332	Occupancy rate (based on floor area)	
	Other expenses	191	97.7%	
(D) Profit or loss from rental business = (B) - (C)		77,280	<b>Summary of Building Conditions Investigation Report</b>	
(E) Operating profit from deposits		147	Investigator	NKSJ RISK MANAGEMENT, INC.
(F) Capital expenditures		1,295	Investigation date	November 16, 2012
(G) Net profit = (D) + (E) - (F)		76,132	Emergency repair costs	—
			Short-term repair costs (within 1 year)	—
			Long-term repair costs (next 12 years)	¥22,200 thousand
			Building replacement price	¥561 million
			<b>Summary of Earthquake PML Assessment Report</b>	
			PML	8.84%
			<b>Collateral</b>	
			Not Scheduled	
<b>Special Notation</b>				
Part of the land (about 18.06m <sup>2</sup> ) is within the boundaries of city planning zone for future road (Tokyo Municipal Route 415, planned width of 20m). The development is not decided yet and there are no details of when the development will start or how much of the property will be expropriated. As such, there are possibilities that the building will become noncompliant with the building code due to future expropriation when the development actually starts.				

(Note) Including private road burden portion (approximately 51.53 m<sup>2</sup>).

#### (6) C-65) RESIDIA TOWER Kami-Ikebukuro

<b>Type of specified asset</b>	Beneficiary interests in trust (planned)	<b>Scheduled acquisition date</b>	March 1, 2013	<b>Proposed acquisition price</b>	¥8,250 million
<b>Property Outline</b>					
Location	Address	Tower building: 1-37-22 Kami-Ikebukuro, Toshima-ku, Tokyo Park building: 1-37-5 Kami-Ikebukuro, Toshima-ku, Tokyo Annex building: 1-37-16 Kami-Ikebukuro, Toshima-ku, Tokyo			
Land	Type of ownership	Leasehold	Zoning	Class 1 medium-to-high-rise exclusive residential zone / Neighborhood commercial zone	
	Site area	10,203.89 m <sup>2</sup>	FAR / Building coverage ratio	300%/60%, 400%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	Tower building: 29,454.37 m <sup>2</sup> Park building: 4,081.05 m <sup>2</sup> Annex building: 7,375.17 m <sup>2</sup>	Single type	24	

	Structure / Floors	Tower building: RC with flat roof / 22F Park building: RC with flat roof / 8F Annex building: RC with alloy-coated steel plate roof, flat roof / B1F, 6F	Compact type	207
	Use	Tower building: Apartment, Stores, Bicycle stand Park building: Apartment Annex building: Training center, Stores	Family type	232
	Construction completion date	Tower building: May 2009 Park building: February 2009 Annex building: September 2008	Large type	4
	Confirmation inspection agency	The Building Center of Japan	Dormitory type	-
	Building designer	Yasui Architects & Engineers, Inc.	Other	5
	Structural designer	Yasui Architects & Engineers, Inc. SATO KOGYO CO.,Ltd. K.K.ESPACE Architect Office	Trustee	Mitsubishi UFJ Trust and Banking Corporation (Planned)
	Construction contractor	SATO KOGYO CO, Ltd.	PROPERTY MANAGER	ITOCHU Urban Community Ltd. (planned)
Previous titleholder	-	Master lessee	ITOCHU Urban Community Ltd. (planned)	
Current titleholder	Not Disclosed	Master lease type	Pass-through (Planned)	
<b>Summary of Real Estate Appraisal Report</b>				
Real estate appraiser	Japan Real Estate Institute		Appraised date	November 1, 2012
Real estate appraised value	¥8,340 million		Cap rate	5.3%
Direct capitalization price	¥8,350 million		Discount rate	4.9%
DCF PRICE	¥8,320 million		Terminal cap rate	5.7%
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>			<b>Lease Conditions (as of October 20, 2012)</b>	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	1,415,503	Leasable units	472 <sup>(Note1)</sup>
	Rent income	1,318,930	Leased units	437
	Other income	96,573	Leasable floor area	31,250.93 m <sup>2</sup>
(B) Total effective profit	Subtotal	1,311,444	Leased floor area	29,286.88 m <sup>2</sup>
	Losses from vacancies, etc.	104,059	Monthly rent (including common service charges)	¥107,602 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	¥454,073 thousand
(C) Expenses from rental business	Subtotal	838,480	Occupancy rate (based on floor area)	93.7%
	Maintenance and management fees	47,560	<b>Summary of Building Conditions Investigation Report</b>	
	Utilities costs	45,500	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	32,929	Investigation date	Tower building, Park building: December 17, 2012 Annex building: December 18, 2012
	Taxes and public dues	69,475	Emergency repair costs	—
	Non-life insurance premiums	4,056	Short-term repair costs (within 1 year)	—
	Rental advertising costs	46,597	Long-term repair costs (next 12 years)	¥413,314 thousand
	Repair costs (including restoration fees)	21,883	Building replacement price	¥7,979 million
	Other expenses	570,480	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) – (C)		472,964	PML	4.52%

(E) Operating profit from deposits	-6,291	<b>Collateral</b>
(F) Capital expenditures	24,110	Not Scheduled
(G) Net profit = (D) + (E) - (F)	442,563	

**Special Notation**

- The land is completely owned by the Urban Renaissance Agency (hereafter, the "Land Titleholder"). The right to use the site of the building is a leasehold right based on a general fixed-term leasehold establishment agreement.
  - Contract period: 70 years, from September 12, 2006 to September 11, 2076
  - Monthly rent: 47,540,000yen (from April 1, 2012 <sup>(Note2)</sup>)
- Toshima Ward has a lease contract for part of the land to set up a disaster emergency storage.

(Note1) Number of unit is the total of Tower building (399 residential units, 3 commercial space units), Park building (68 residential units) and Annex building (2 commercial space units) units.

(Note2) Monthly rent will change after April 1 of each year according to the changes below.

- Changes in taxes on the land on the revision year of real estate tax.
- Changes in year on year consumer price index compiled by the Ministry of Internal Affairs and Communications, Statistics Bureau on the revision year of real estate tax.
- Changes in taxes on the land other than the revision year of real estate tax.

(7) R-45) RESIDIA Kita-Nijyo-East

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 25, 2013	Proposed acquisition price	¥894 million
<b>Property Outline</b>					
Location	Address	2-1-27 Higashi, Kita-Nijyo, Chuo-ku, Sapporo-shi, Hokkaido			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	667.67 m <sup>2</sup>	FAR / Building coverage ratio	600%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	4,756.81 m <sup>2</sup>	Single type	-	
	Structure / Floors	RC with flat roof / 15F	Compact type	14	
	Use	Apartment	Family type	42	
	Construction completion date	March 2006	Large type	-	
	Confirmation inspection agency	JAPAN ERI CO.,LTD	Dormitory type	-	
	Building designer	Sumitomo Mitsui Construction Co., Ltd	Other	-	
	Structural designer	Sumitomo Mitsui Construction Co., Ltd	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Construction contractor	Sumitomo Mitsui Construction Co., Ltd	PROPERTY MANAGER	K.K.BIG SERVICE (planned)		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	Godo Kaisha RBFA3	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	November 1, 2012		
Real estate appraised value	¥968 million	Cap rate	6.0%		
Direct capitalization price	¥971 million	Discount rate	5.8%		
DCF PRICE	¥967 million	Terminal cap rate	6.2%		
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>			<b>Lease Conditions (as of October 31, 2012)</b>		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	84,586	Leasable units	56	
	Rent income	78,810	Leased units	55	
	Other income	5,776	Leasable floor area	3,808.98 m <sup>2</sup>	
(B) Total effective profit	Subtotal	80,192	Leased floor area	3,729.14 m <sup>2</sup>	
	Losses from vacancies, etc.	4,394	Monthly rent (including common service charges)	¥6,516 thousand	

	Bad debts losses	0	Deposits, guarantees, etc.	¥6,842 thousand
(C)	Expenses from rental business Subtotal	19,394	Occupancy rate (based on floor area)	97.9%
	Maintenance and management fees	2,532	<b>Summary of Building Conditions Investigation Report</b>	
	Utilities costs	2,073	Investigator	NKSJ RISK MANAGEMENT, INC.
	Management commission fees	2,369	Investigation date	November 20, 2012
	Taxes and public dues	6,927	Emergency repair costs	—
	Non-life insurance premiums	186	Short-term repair costs (within 1 year)	—
	Rental advertising costs	1,908	Long-term repair costs (next 12 years)	¥52,760 thousand
	Repair costs (including restoration fees)	3,276	Building replacement price	¥735 million
	Other expenses	120	<b>Summary of Earthquake PML Assessment Report</b>	
(D)	Profit or loss from rental business = (B) – (C)	60,798	PML	1.66%
(E)	Operating profit from deposits	120	<b>Collateral</b>	
(F)	Capital expenditures	2,652	Not Scheduled	
(G)	Net profit = (D) + (E) – (F)	58,266		
<b>Special Notation</b>				
N/A				

(8) R-46) RESIDIA Shinsaibashi West

<b>Type of specified asset</b>	Beneficiary interests in trust	<b>Scheduled acquisition date</b>	February 25, 2013	<b>Proposed acquisition price</b>	¥1,921 million
<b>Property Outline</b>					
Location	Address	3-11-7 Shinmachi, Nishi-ku, Osaka-shi, Osaka			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	729.41 m <sup>2</sup>	FAR / Building coverage ratio	600%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	4,458.48 m <sup>2</sup>	Single type	22	
	Structure / Floors	RC with flat roof / 13F	Compact type	65	
	Use	Apartment	Family type	6	
	Construction completion date	February 2007	Large type	3	
	Confirmation inspection agency	K.K. Center of International Architectural Standard	Dormitory type	-	
	Building designer	Nikkisekkei Co., Ltd	Other	1	
	Structural designer	K.K. T.M.H	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	Ishigro Co., Ltd.	PROPERTY MANAGER	HASEKO LIVENET, Inc.		
Previous titleholder	Not Disclosed	Master lessee	HASEKO LIVENET, Inc.		
Current titleholder	Godo Kaisha RBFA3	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	November 1, 2012		
Real estate appraised value	¥2,050 million	Cap rate	5.6%		
Direct capitalization price	¥2,070 million	Discount rate	5.4%		
DCF PRICE	¥2,040 million	Terminal cap rate	5.8%		
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>			<b>Lease Conditions (as of October 31, 2012)</b>		
Appraisal item	Appraised value	Total tenants	1		
(A) Total potential profit Subtotal	152,864	Leasable units	97		
Rent income	142,769	Leased units	90		
Other income	10,095	Leasable floor area	4,243.06 m <sup>2</sup>		



(B) Total effective profit	Subtotal	144,458	Leased floor area	3,919.73 m <sup>2</sup>
	Losses from vacancies, etc.	8,405	Monthly rent (including common service charges)	¥11,423 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	¥12,617 thousand
(C) Expenses from rental business	Subtotal	26,151	Occupancy rate (based on floor area)	92.4%
	Maintenance and management fees	4,140	<b>Summary of Building Conditions Investigation Report</b>	
	Utilities costs	1,540	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	4,055	Investigation date	November 22, 2012
	Taxes and public dues	7,068	Emergency repair costs	—
	Non-life insurance premiums	230	Short-term repair costs (within 1 year)	—
	Rental advertising costs	3,948	Long-term repair costs (next 12 years)	¥50,456 thousand
	Repair costs (including restoration fees)	3,032	Building replacement price	¥899 million
	Other expenses	2,136	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) - (C)		118,307	PML	12.19%
(E) Operating profit from deposits		263	<b>Collateral</b>	
(F) Capital expenditures		2,634	Not Scheduled	
(G) Net profit = (D) + (E) - (F)		115,936		
<b>Special Notation</b>				
N/A				

(9) R-47) RESIDIA Marunouchi

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 27, 2013	Proposed acquisition price	¥972 million
<b>Property Outline</b>					
Location	Address	2-2-10 Marunouchi, Naka-ku, Nagoya-shi, Aichi			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	408.72 m <sup>2</sup>	FAR / Building coverage ratio	600%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	2,470.79 m <sup>2</sup>	Single type	84	
	Structure / Floors	RC with flat roof / 15F	Compact type	-	
	Use	Office, Apartment	Family type	-	
	Construction completion date	January 2007	Large type	-	
	Confirmation inspection agency	JAPAN ERI CO.,LTD.	Dormitory type	-	
	Building designer	K.K. Plantech architect Design	Other	2	
	Structural designer	K.K. Tanaka Kozo Sekkei	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	Tsuchiya Corporation (Formally: Tsuchiya Gumi Co.,Ltd)	PROPERTY MANAGER	HASEKO LIVENET, Inc.		
Previous titleholder	Not Disclosed	Master lessee	HASEKO LIVENET, Inc.		
Current titleholder	Godo Kaisha RBFA2	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	November 1, 2012		
Real estate appraised value	¥1,010 million	Cap rate	5.7%		
Direct capitalization price	¥1,020 million	Discount rate	5.5%		
DCF PRICE	¥1,010 million	Terminal cap rate	5.9%		
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>			<b>Lease Conditions (as of October 31, 2011)</b>		
Appraisal item	Appraised value	Total tenants	1		

(A) Total potential profit	Subtotal	81,949	Leasable units	86
	Rent income	72,049	Leased units	83
	Other income	9,900	Leasable floor area	2,349.52 m <sup>2</sup>
(B) Total effective profit	Subtotal	76,636	Leased floor area	2,245.95 m <sup>2</sup>
	Losses from vacancies, etc.	5,312	Monthly rent (including common service charges)	¥5,947 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	¥8,382 thousand
(C) Expenses from rental business	Subtotal	16,951	Occupancy rate (based on floor area)	95.6%
	Maintenance and management fees	3,360	<b>Summary of Building Conditions Investigation Report</b>	
	Utilities costs	1,279	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	2,232	Investigation date	November 9, 2012
	Taxes and public dues	4,283	Emergency repair costs	—
	Non-life insurance premiums	447	Short-term repair costs (within 1 year)	—
	Rental advertising costs	2,212	Long-term repair costs (next 12 years)	¥31,054 thousand
	Repair costs (including restoration fees)	2,282	Building replacement price	¥621 million
	Other expenses	853	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) – (C)		59,684	PML	17.26%
(E) Operating profit from deposits		148	<b>Collateral</b>	
(F) Capital expenditures		1,790	Not Scheduled	
(G) Net profit = (D) + (E) – (F)		58,042		
<b>Special Notation</b>				
N/A				

(10) R-48) RESIDIA Sapporo-Ekimaie

<b>Type of specified asset</b>	Beneficiary interests in trust	<b>Scheduled acquisition date</b>	February 27, 2013	<b>Proposed acquisition price</b>	¥1,483 million
<b>Property Outline</b>					
Location	Address	2-1-6 Higashi, Kita-Gojyo, Chuo-ku, Sapporo-shi, Hokkaido			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	1,082.78 m <sup>2</sup>	FAR / Building coverage ratio	600%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	8,643.00 m <sup>2</sup>	Single type	14	
	Structure / Floors	RC with flat roof / B1F, 15F	Compact type	154	
	Use	Apartment	Family type	-	
	Construction completion date	February 2007	Large type	-	
	Confirmation inspection agency	JAPAN ERI CO.,LTD.	Dormitory type	-	
	Building designer	Rush Construction Design Office Co.,Ltd.	Other	-	
	Structural designer	TOH ARCHITECT & SYSTEM Ltd.	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	ZEPHYR CO.,LTD	PROPERTY MANAGER	K.K.BIG SERVICE (planned)		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	Godo Kaisha RBFA2	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	November 1, 2012		
Real estate appraised value	¥1,710 million	Cap rate	6.0%		
Direct capitalization price	¥1,720 million	Discount rate	5.8%		
DCF PRICE	¥1,700 million	Terminal cap rate	6.2%		

Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2012)	
Appraisal item		Appraised value	Total tenants	1
(A) Total potential profit	Subtotal	149,670	Leasable units	168
	Rent income	138,536	Leased units	167
	Other income	11,133	Leasable floor area	6,088.04 m <sup>2</sup>
(B) Total effective profit	Subtotal	140,583	Leased floor area	6,053.71 m <sup>2</sup>
	Losses from vacancies, etc.	9,086	Monthly rent (including common service charges)	¥11,766 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	¥11,209 thousand
(C) Expenses from rental business	Subtotal	34,630	Occupancy rate (based on floor area)	99.4%
	Maintenance and management fees	6,277	<b>Summary of Building Conditions Investigation Report</b>	
	Utilities costs	2,651	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
	Management commission fees	4,142	Investigation date	November 12, 2012
	Taxes and public dues	10,799	Emergency repair costs	—
	Non-life insurance premiums	401	Short-term repair costs (within 1 year)	—
	Rental advertising costs	3,943	Long-term repair costs (next 12 years)	¥80,499 thousand
	Repair costs (including restoration fees)	6,215	Building replacement price	¥1,604 million
	Other expenses	200	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) – (C)		105,952	PML	1.29%
(E) Operating profit from deposits		199	<b>Collateral</b>	
(F) Capital expenditures		3,116	Not Scheduled	
(G) Net profit = (D) + (E) – (F)		103,035		
<b>Special Notation</b>				
N/A				

(11) R-49) RESIDIA Gosho-Higashi

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 27, 2013	Proposed acquisition price	¥1,227 million
<b>Property Outline</b>					
Location	Address	186 Shin-Karasuma-Kashiracho, Kamigyo-ku, Kyoto-shi, Kyoto			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	712.04 m <sup>2</sup> (Note)	FAR / Building coverage ratio	400%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	3,156.56 m <sup>2</sup>	Single type	22	
	Structure / Floors	RC with flat roof / 10F	Compact type	28	
	Use	Apartment, Stores	Family type	4	
	Construction completion date	September 2007	Large type	2	
	Confirmation inspection agency	K.K. Kyoto Organization of Confirmation and Inspection	Dormitory type	-	
	Building designer	K.K. Ishizue 1st Class Qualified Architect Office	Other	1	
	Structural designer	K.K. Osaka Hikari Engineering	Trustee	Sumitomo Mitsui Trust Bank, Limited	
Construction contractor	K.K. Nakagawa Komuten	PROPERTY MANAGER	K.K. Nakagawa Komuten. (planned)		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd. (planned)		
Current titleholder	Godo Kaisha RBFA2	Master lease type	Pass-through (Planned)		
<b>Summary of Real Estate Appraisal Report</b>					
Real estate appraiser	Japan Real Estate Institute	Appraised date	November 1, 2012		

Real estate appraised value	¥1,280 million	Cap rate	5.7%
Direct capitalization price	¥1,290 million	Discount rate	5.5%
DCF PRICE	¥1,270 million	Terminal cap rate	5.9%
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>		<b>Lease Conditions (as of October 31, 2012)</b>	
Appraisal item	Appraised value	Total tenants	1
(A) Total potential profit Subtotal	100,271	Leasable units	57
Rent income	92,997	Leased units	57
Other income	7,274	Leasable floor area	2,601.26 m <sup>2</sup>
(B) Total effective profit Subtotal	94,822	Leased floor area	2,601.26 m <sup>2</sup>
Losses from vacancies, etc.	5,449	Monthly rent (including common service charges)	¥7,766 thousand
Bad debts losses	0	Deposits, guarantees, etc.	¥9,555 thousand
(C) Expenses from rental business Subtotal	18,498	Occupancy rate (based on floor area)	100%
Maintenance and management fees	3,770	<b>Summary of Building Conditions Investigation Report</b>	
Utilities costs	780	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Management commission fees	2,721	Investigation date	November 22, 2012
Taxes and public dues	5,173	Emergency repair costs	—
Non-life insurance premiums	163	Short-term repair costs (within 1 year)	—
Rental advertising costs	3,712	Long-term repair costs (next 12 years)	¥35,746 thousand
Repair costs (including restoration fees)	2,038	Building replacement price	¥626 million
Other expenses	141	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) – (C)	76,324	PML	5.74%
(E) Operating profit from deposits	176	<b>Collateral</b>	
(F) Capital expenditures	2,705	Not Scheduled	
(G) Net profit = (D) + (E) – (F)	73,795		
<b>Special Notation</b>			
N/A			

(Note) Includes a setback portion of about 16.29m<sup>2</sup>.

### (12) R-50) RESIDIA RakuHoku

<b>Type of specified asset</b>	Beneficiary interests in trust	<b>Scheduled acquisition date</b>	February 27, 2013	<b>Proposed acquisition price</b>	¥874 million
<b>Property Outline</b>					
Location	Address	58-2, Tanaka-Minami-Nishiura-cho, Sakyo-ku Kyoto-shi, Kyoto			
Land	Type of ownership	Proprietary ownership	Zoning	Quasi industrial zone	
	Site area	1,232.85 m <sup>2</sup>	FAR / Building coverage ratio	200%/60%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	2,485.17 m <sup>2</sup>	Single type	71	
	Structure / Floors	RC with flat roof / B1F, 5F	Compact type	4	
	Use	Apartment	Family type	-	
	Construction completion date	March 2008	Large type	-	
	Confirmation inspection agency	K.K. Kenchikukensakiko	Dormitory type	-	
	Building designer	K.K. Ishizue 1st Class Qualified Architect Office	Other	-	
	Structural designer	K.K. Ishizue 1st Class Qualified Architect Office	Trustee	Sumitomo Mitsui Trust Bank, Limited	
Construction contractor	K.K. Nakagawa Komuten	PROPERTY MANAGER	K.K. Nakagawa Komuten. (planned)		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd. (planned)		

Current titleholder	Godo Kaisha RBFA2	Master lease type	Pass-through (Planned)
<b>Summary of Real Estate Appraisal Report</b>			
Real estate appraiser	Japan Real Estate Institute	Appraised date	November 1, 2012
Real estate appraised value	¥898 million	Cap rate	5.9%
Direct capitalization price	¥903 million	Discount rate	5.7%
DCF PRICE	¥892 million	Terminal cap rate	6.1%
<b>Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)</b>		<b>Lease Conditions (as of October 31, 2012)</b>	
Appraisal item	Appraised value	Total tenants	1
(A) Total potential profit Subtotal	74,652	Leasable units	75
Rent income	69,987	Leased units	75
Other income	4,665	Leasable floor area	2,101.83 m <sup>2</sup>
(B) Total effective profit Subtotal	70,782	Leased floor area	2,101.83 m <sup>2</sup>
Losses from vacancies, etc.	3,870	Monthly rent (including common service charges)	¥5,855 thousand
Bad debts losses	0	Deposits, guarantees, etc.	¥6,368 thousand
(C) Expenses from rental business Subtotal	15,824	Occupancy rate (based on floor area)	100%
Maintenance and management fees	3,534	<b>Summary of Building Conditions Investigation Report</b>	
Utilities costs	600	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Management commission fees	2,031	Investigation date	November 22, 2012
Taxes and public dues	4,228	Emergency repair costs	—
Non-life insurance premiums	139	Short-term repair costs (within 1 year)	—
Rental advertising costs	2,769	Long-term repair costs (next 12 years)	¥30,786 thousand
Repair costs (including restoration fees)	1,533	Building replacement price	¥534 million
Other expenses	990	<b>Summary of Earthquake PML Assessment Report</b>	
(D) Profit or loss from rental business = (B) - (C)	54,958	PML	9.90%
(E) Operating profit from deposits	118	<b>Collateral</b>	
(F) Capital expenditures	1,796	Not Scheduled	
(G) Net profit = (D) + (E) - (F)	53,280		
<b>Special Notation</b>			
There are agreements with neighboring households to let them use part of the land as daily passage way.			

[Explanation of Entries in Foregoing Tables]

(i) Explanation of “Property Outline”

- In principle, the entries are based on October 31, 2012
- “Type of Ownership” indicates the scheduled type of ownership, whether the property is going to be held as beneficiary interest in trust or as actual real estate.
- “Site area” for the land provides the area of the land as indicated in the registry. However, there are possibilities that the actual site areas of the property are not as indicated in the registry.
- “Zoning” for the land provides the zoning classification given in Article 8-1-1 of the City Planning Law.
- The “FAR / Building coverage ratio” for the land provides the designated FAR or building coverage ratio determined by city planning.
- “Total floor area,” “Structure / Floors,” “Use” and “Construction completion date” for the building are each pursuant to the entries indicated in the registry for the property. However, “Use” column provides the primary use out of the types indicated in the registry for the real estate in trust. “Total floor area” column provides the floor area of the overall building (excludes floor area of annexed buildings)
- “Breakdown of residential unit type” lists the types of residential units based on the following classification. Store, office and other uses apart from residential units are shown under “Other.”

Layout	Exclusive-use floor area							
	~30m <sup>2</sup>	~40m <sup>2</sup>	~50m <sup>2</sup>	~60m <sup>2</sup>	~70m <sup>2</sup>	~80m <sup>2</sup>	~90m <sup>2</sup>	Over 90m <sup>2</sup>
Studio	S	S	C	C	L	L	L	L
1 bedroom	S	C	C	C	L	L	L	L
2 bedroom		C	C	F	F	F	F	L
3 bedroom			F	F	F	F	F	L
4 bedroom					F	F	F	L

- S: Single type                      Primarily residential units designed for single-person households  
 C: Compact type                    Primarily residential units designed for single-person households and small-family households (2 to 3 people)  
 F: Family type                       Primarily residential units designed for family households  
 L: Large type                         Primarily residential units designed for foreigners

Studio	1R, 1K or studio
1 bedroom	1DK or 1LDK
2 bedroom	2DK, 2LDK, 1LDK+S, etc.
3 bedroom	3DK, 3LDK, 2LDK+S, etc.
4 bedroom	4DK, 4LDK, 3LDK+S, etc., or those with 5 or more rooms that are in ongoing use for living, working, gathering, leisure or other similar purposes

Dormitory type                      Residential units without bathrooms or facilities for installing washing machines within the units, but are covered for by making them available for use as shared facilities within the property (communal bathing, laundry, etc., spaces)

- “Units” provides the leasable units of the property categorized by the number of units of each type of residential unit that is leasable as of the date of this document based on information received from the current titleholder.
- “Current titleholder” names the holder as of the date of this document of the asset to be acquired whether in beneficiary interest in trust or the actual real estate. “Previous titleholder” names the party that transferred rights of the asset to be acquired to the current titleholder.
- “Trustee” indicates the trustee or the trustee to be indicated in the trust agreement for the asset to be acquired as of the date of this document.
- “Master lessee” names the lessee that, as of the date of this document, is scheduled to enter into a master lease agreement with the titleholder of the real estate or the real estate in trust.
- “Master lease type” indicates “Passthrough” when the master lease agreement states that the master lessee is to pay the same amount of rent as the rent due to be paid to the master lessee by end-tenants and “Guaranteed payment” when the master lease agreement states that the master lessee is to pay a guaranteed amount of rent, as of the date of this document. However, “Master lease type” indicates “Guaranteed payment” even if a master lease agreement is a passthrough lease in the case that a sublessee to which the master lessee subleases all units is to pay a guaranteed amount of rent to the master lessee.
- “Property manager” names the property manager that, as of the date of this document, is scheduled to be delegated to conduct property management services for the respective real estate or the real estate in trust. Where property management services are re-delegated, the property manager re-delegated to conduct property management services is shown.

(ii) Explanation of “Summary of Real Estate Appraisal Report”

- The entries in each field of “Summary of Real Estate Appraisal Report” are pursuant to the entries in the appraisal report prepared by Japan Real Estate Institute, Morii Appraisal & Investment Consulting Inc or DAIWA REAL ESTATE APPRAISAL CO., Ltd. for the respective real estates or the real estate in trust.
- The monetary amounts are rounded down to the nearest million yen.
- ADR is not an interested party to Japan Real Estate Institute, Morii Appraisal & Investment Consulting Inc nor DAIWA REAL ESTATE APPRAISAL Co., Ltd.

(iii) Explanation of “Lease Conditions”

- In principle, the entries are based on October 31, 2012. However C-65) RESIDIA Tower Kami-Ikebukuro are based on October 20, 2012.
- If there is or scheduled to be a contract with a master lessee, the number of *Total tenants* will be indicated as “1.”
- “Leasable units” provides the number of leasable units of the real estate in trust or real estate as of the date of this document based on information received from the current titleholder. If the contract is a guaranteed payment contract, the “Leasable units” indicate the number of units which can be leased.
- “Leasable floor area” provides the leasable floor area of the real estate in trust or real estates (excluding leasable parking area) that ADR will acquire as of the date of this document based on information received from the current titleholder or which is indicated on the contracts or indicated on the plans.
- “Leased floor area” indicate the leased floor space. If the contract type is a path-through contract, the leased floor area indicates the actual total leased area to the end-tenants. If the contract type is a guaranteed payment contract, the leased floor area indicates the total leasable floor area. The entries are based on information received from the current titleholder or which is indicated on the contracts or indicated on the plans.
- “Monthly rent” provides the total sum of monthly rents as indicated in the lease contracts concluded by the end-tenants if the master lease is passthrough type. In case the master lease “guaranteed payment type,” “Monthly rent” provides the total sum of monthly rents as indicated in the lease or sublease contract with guaranteed payment. Either includes fixed common fees, but excludes usage fees of affixed facilities such as monthly parking lots and trunk rooms. Monetary amounts less than thousand yen are rounded down, and consumption tax is excluded as well.
- “Deposits, guarantees, etc.” provides the total balance based on the lease contract with monetary amounts less than thousand yen rounded down. However, in case in the lease contracts there are special provision that allow nonreturnable deposits, such as cancellation deduction and amortization of security deposit, then the monetary amount is provided after the deduction.
- Occupancy rate is calculated as follows. “Leased area” ÷ “Leasable area” × 100

(iv) Explanation of “Summary of Building Conditions Investigation Report”

- The entries are based on the report from Tokio Marine & Nichido Risk Consulting Co., Ltd. or NKSJ RISK MANAGEMENT, INC.

(v) Explanation of “Special Notation”

- “Special Notation” presents matters recognized to be of importance in association with the rights, use of the assets to be acquired, as well as matters recognized to be of importance in the consideration of the degree of impact on the appraised value, profitability and appropriation of the assets to be acquired, including the following matters...
  - Significant limitations or restrictions by laws, ordinances, rules and regulations
  - Significant burdens or limitations with regard to rights.
  - Significant cases where there are architectural structures crossing the boundaries of the concerned real estate in trust and cases where there are issues with boundary confirmation and related arrangements.
  - Significant agreements, arrangements made with co-owners and sectional owners

4. Financial Impact on ADR in the Event of Failure to Fulfill Forward Commitments or Similar Agreements

The trust beneficiary conveyance agreements for the 12 assets-to-be-acquired (hereafter, the “Conveyance Agreements”) constitute a forward commitment or similar agreement <sup>(Note)</sup> by an investment corporation as stipulated in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc.” (last revised in July 2012) by the Financial Services Agency.

In the event of a violation of the provisions of the Conveyance Agreements by ADR or the seller, the other party shall have the right to terminate the Conveyance Agreement and claim an amount equivalent to 20% of the purchase price of the agreement termination property as penalty for the agreement termination except for the following seven properties. For the following seven properties, the penalty amount is not specified in the Conveyance Agreement.

P-92) RESIDIA Jiyugaoka II, R-45) RESIDIA Kita-Nijyo-East, R-46) RESIDIA Shinsaibashi West, R-47) RESIDIA Marunouchi, R-48) RESIDIA Sapporo-Ekimae, R-49) RESIDIA Goshu-Higashi, R-50) RESIDIA Rakuohoku

However, under the Conveyance Agreement there is a special cancellation provision whereby ADR is obliged to procure funds for acquiring the assets-to-be-acquired for the provision to be annulled. Therefore, if ADR fails procure the acquisition fund the Conveyance Agreement will be cancelled determinably or can be terminated by ADR notifying the seller. In this case, where the cancellation or termination of the Conveyance Agreement is not found to be attributable to ADR, ADR is not obliged to pay the penalty.

(Note) Refers to a postdated purchase and sales agreement under which payment and property delivery shall be made at least 1 month after the conclusion of the agreement, or any other agreement similar thereof.



## 5. Seller Profiles

### (1) P-91) RESIDIA Meguro III

Trade name	Global L-Seed Corporation
Head office location	18F, 2-4-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Yasuo Nagashima, President and Representative Director
Capital	¥100 million
Major shareholders	The Global Ltd.
Principal business	Multifamily residential development, real estate sales, etc.
Relationship with ADR or its asset management company	There are no capital relations, personal relations or business relations to be stated between Global L-Seed Corporation and ADR or the Asset Management Company

### (2) P-93) RESIDIA Kudanshita II, P-94) RESIDIA Omori II, P-95) RESIDIA Shirokane-Takanawa

Trade name	ITOCHU Corporation
Head office location	3-1-3 Umeda, Kita-ku, Osaka-shi, Osaka
Representative	Masahiro Okafuji, President and Chief Executive Officer
Capital	¥202,241 million
Major shareholders	Japan Trustee Services Bank, Ltd. (trust account), etc.
Principal business	Wholesale, etc.
Relationship with ADR or its asset management company	ITOCHU Corporation is a stock company that holds 46.6% of the total number of shares issued and outstanding of ADR's asset management company AD Investment Management Co., Ltd. (hereafter, the "Asset Management Company"), and is a support line company of ADR.

### (3) R-47) RESIDIA Marunouchi, R-48) RESIDIA Sapporo-Ekimae, R-49) RESIDIA Gosho-Higashi R-50) RESIDIA Rakuhoku

Trade name	Godo Kaisha RBFA2
Head office location	c/o Japan Asset Trust Corporation 2-1-8 Kanda-Nishikicho, Chiyoda-ku, Tokyo
Representative	Managing partner RBFA Administrator Keiichi Omura
Capital	¥100,000
Principal business	Real estate sales, trade, and renting, and real estate brokerage and management, etc.
Relationship with ADR or its asset management company	There are no capital relations, personal relations or business relations to be stated between Godo Kaisha RBFA2 and ADR or the Asset Management Company

(Note) ADR is a partner holding 25.0% silent partnership interest in Godo Kaisha RBFA2 through the investment of 275 million yen. The asset acquisitions were made possible by exercising the right of first refusal which was obtained through the investment in the partnership. Please refer to disclosures made on December 13, 2011, titled "Notice Concerning Acquisition of Investment Assets (Silent Partnership Equity Interests).

### (4) P-92) RESIDIA Jiyugaoka II, R-45) RESIDIA Kita-Nijyo-East, R-46) RESIDIA Shinsaibashi West

Trade name	Godo Kaisha RBFA3
Head office location	c/o Japan Asset Trust Corporation 2-1-8 Kanda-Nishikicho, Chiyoda-ku, Tokyo
Representative	Managing partner RBFA Administrator Keiichi Omura
Capital	¥100,000
Principal business	Real estate sales, trade, and renting, and real estate brokerage and management, etc.
Relationship with ADR or its asset management company	There are no capital relations, personal relations or business relations to be stated between Godo Kaisha RBFA3 and ADR or the Asset Management Company

(Note) ADR is a partner holding around 24.0% silent partnership interest in Godo Kaisha RBFA3 through the investment of 161 million yen. The

asset acquisitions were made possible by exercising the right of first refusal which was obtained through the investment in the partnership. Please refer to disclosures made on July 26, 2012, titled “Notice Concerning Acquisition of Investment Assets (Silent Partnership Equity Interests).

The sellers of the property other than the above 11 properties are two domestic corporations whose names and detail are not disclosed according to their wishes. The sellers do not constitute parties having particular vested interest in ADR or in its asset management company.

#### 6. Property Titleholders (\* for transactions with interested parties)

##### P-93) RESIDIA Kudanshita II

Property titleholders	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU Corporation	-
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company’s by laws	-
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	-
Acquisition price (including other expenses)	-	-
Delivery timing	-	-

##### P-94) RESIDIA Omori II

Property titleholders	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU Corporation	-
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company’s by laws	-
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	-
Acquisition price (including other expenses)	-	-
Delivery timing	-	-

##### P-95) RESIDIA Shirokane-Takanawa

Property titleholders	Current titleholder	Previous titleholder
Name of company/individual	ITOCHU Corporation	-
Relationship with party having particular vested interest	A related party as defined in the Asset Management Company’s by laws	-
Acquisition background, reason, etc.	Acquired for the purpose of rental housing development	-
Acquisition price (including other expenses)	-	-
Delivery timing	-	-

#### 7. Disclosures on Asset Management Company’s Vested Interest in the To-be-Acquired Assets

- (1) The procedures have been completed as defined in the Asset Management Company’s bylaws for transactions listed in above “Property Titleholders (\* for transactions with interested parties)” section and in the below “9. Broker Profile” section.
- (2) Of the to-be-acquired assets listed above, ADR is scheduled to sign a master lease agreement and delegate property management services for the ten assets, P-91) RESIDIA Meguro III, P-92) RESIDIA Jiyugaoka II, P-93) RESIDIA Kudanshita II, P-94) RESIDIA Omori II, P-95) RESIDIA Shirokane-Takanawa, C-65) RESIDIA TOWER Kami-Ikebukuro, R-45) RESIDIA Kita-Nijyo-East, R-48) RESIDIA Sapporo-Ekimae, R-49) RESIDIA Goshō-Higashi and R-50) RESIDIA Rakuho to ITOCHU Urban Community Ltd., which constitutes a Related Party of the Asset Management Company. Accordingly, the procedures required in accordance with the bylaws are scheduled to be completed in concluding the

building lease and management agreement with ITOCHU Urban Community.

## 8. Matters Concerning Earthquake Resistance

Of the to-be-acquired assets, P-91 RESIDIA Meguro III, RESIDIA Kudanshita II, P-94) RESIDIA Omori II, and C-65) RESIDIA TOWER Kami-Ikebukuro Park building have received notice of structural calculation conformity from the designated institution for the determination of structural calculation conformity based on the revisions to the Building Standards Law enforced in June 2007.

For the other 9 to-be-acquired assets including the Tower and Annex building of C-65) RESIDIA TOWER Kami-Ikebukuro the validity of structural calculation documents on each of the assets has been investigated by a third-party agency. ADR has obtained the following investigation results stating that no intentional manipulation, falsification or other corruption in the structural calculation documents were found and that the structural calculation is deemed to have been performed in accordance with law.

### (1) Investigator Investigation Agency

P-92) RESIDIA Jiyugaoka II, R-45) RESIDIA Kita-Nijyo-East, R-46) RESIDIA Shinsaibashi West, R-47) RESIDIA Marunouchi, R-48) RESIDIA Sapporo-Ekimae, R-49) RESIDIA Gosho-Higashi R-50) RESIDIA Rakuho

Trade name	K.K. Hai Kokusai Consultant
Head office location	2-19-17 Takanawa, Minato-ku, Tokyo
Representative	Nobuki Kato, Representative Director
Capital	¥10 million
Large shareholders	Nobuki Kato and others.
Principal business	Civil engineering, construction contractor, construction consulting, etc.
Relationship with ADR or its asset management company	None

### P-95) RESIDIA Shirokane-Takanakwa

Trade name	NKSJ Risk Management, Inc.
Head office location	1-24-1, Nishi-Shinjuku, Shinjuku-ku, Tokyo
Representative	Hidehiro Ishikawa, President and Representative Director
Capital	¥30 million
Large shareholders	Sompo Japan Insurance Inc., Nipponkoa Insurance Co., Ltd.
Principal business	Risk management research, risk inspections, risk valuations and risk consultings
Relationship with ADR or its asset management company	None

### C-65) RESIDIA TOWER Kami-Ikebukuro (Tower and Annex buildings)

Trade name	Tokio Marine & Nichido Risk Consulting Co., Ltd.
Head office location	1-2-1 Marunouchi, Chiyoda-ku, Tokyo
Representative	Ken Kamikouchi, President and Representative Director
Capital	¥100 million
Large shareholders	Tokio Marine Holdings, Inc.
Principal business	Investigation, research and consulting on safety, disaster prevention, hygiene, product liability and real estate
Relationship with ADR or its asset management company	None

(1) Content of Investigation Verification of structural calculation documents and structural drawings

(2) Investigation Results It is deemed that the requirements of earthquake resistance performance pursuant to the Building Standards Law at the time of design were satisfied, on condition that the construction was properly conducted based on the

structural drawings, confirming with the content of the structural calculation documents.

## 9. Broker Profile

### P-91) RESIDIA Meguro III

Trade name	Ascot Corp.
Head office location	20 Araki-Cho, Shinjuku-ku, Tokyo
Representative	Shinji Kagaya, President & Chief Executive Officer
Capital	¥1,434 million
Commission	The broker wishes not to disclose the commission
Relationship with ADR or its asset management company	None

(Note) Ascot Corp. will be appointed as a private placement broker and a private placement agreement is scheduled to be signed.

### C-65) RESIDIA TOWER Kami-Ikebukuro

Two corporations brokered the property. Details of the two corporations are not disclosed according to their wishes. The brokers do not constitute parties having particular vested interest in ADR or in its asset management company.

(Note) The two corporations will be appointed as private placement brokers and private placement agreements are scheduled to be signed.

For the 10 properties out of the 12 to-be-acquired assets other than the 2 properties above, no party acted as a broker.

## 10. Future Outlook

The management performance forecasts are as described in the press release “Notice Concerning the Change of Management Performance Forecasts for the Sixth Fiscal Period (ending July 2013) and the Management Performance Forecasts for the Seventh Fiscal Period (ending January 2014)” dated today.

### <Attachments>

#### [Supplementary Materials]

1. Supplementary Materials regarding the To-Be-Acquired Assets
2. Replacement of Properties Since the Merger (as of today)  
 (“Since the Merger” means since March 1, 2010, hereafter)

#### •Reference Materials:

Photo of façade of the To-Be-Acquired assets

[Supplementary Materials]

(1) Supplementary Materials regarding the To-Be-Acquired Assets

■ To-be-Acquired Assets

	Property	Years (Note1)	NOI Yields (Note2)	Reason for the Acquisition
(1)	P-91) RESIDIA Meguro III	2.9 Years	5.3%	Determined that the assets will contribute in improving the portfolio's earnings potential, as the to-be-acquired assets' NOI yields are expected to mostly exceed the actual NOI yield of the entire portfolio.
(2)	P-92) RESIDIA Jiyugaoka II	5.2 Years	5.9%	
(3)	P-93) RESIDIA Kudanshita II	1.0 Years	5.3%	
(4)	P-94) RESIDIA Omori II	0.9 Years	5.6%	
(5)	P-95) RESIDIA Shirokane-Takanawa	0.8 Years	5.2%	
(6)	C-65) RESIDIA TOWER Kami-Ikebukuro	3.8 Years	5.7%	
(7)	R-45) RESIDIA Kita-Nijyo-East	6.9 Years	6.8%	
(8)	R-46) RESIDIA Shinsaibashi West	5.9 Years	6.2%	
(9)	R-47) RESIDIA Marunouchi	6.0 Years	6.1%	
(10)	R-48) RESIDIA Sapporo-Ekimae	5.9 Years	7.1%	
(11)	R-49) RESIDIA Goshō-Higashi	5.4 Years	6.2%	
(12)	R-50) RESIDIA Rakuoku	4.8 Years	6.3%	
Weighted average of the 12 properties		3.9 Years	5.9%	

(Note1) Building ages are calculated as of today and rounded at the second decimal point. The weighted average age is weighted using the planned acquisition price of the assets.

(Note2) The "NOI Yields" are calculated using the figures in the acquisition appraisal of to-be-acquired assets. The calculations are as follows, "direct capitalization method annualized NOI ÷ acquisition price × 100". The weighted average yield is calculated as follows, "total direct capitalization method annualized NOI ÷ total acquisition price × 100". The calculated yields are rounded at the second decimal point.

(2) Replacement of Properties Since the Merger (as of today)

■ Status of Replacement of Properties Since the Merger (as of today)

	Acquired assets (including the to-be-acquired assets)	Disposed assets
Number of properties	50	36
Total acquisition price	¥83,042 million	¥39,388 million
Total deal value (a)	¥83,042 million	¥33,996 million
Appraisal (b)	¥88,150 million	¥36,709 million <sup>(note1)</sup>
Ratio (a) ÷ (b) × 100%	94.2%	92.4%
Weighted average NOI yield	6.0% <sup>(note2)</sup>	4.9% <sup>(note3)</sup>
Weighted average building age <sup>(Note 4)</sup>	3.7yrs.	9.9yrs.

(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 acquisition and 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	196	-44	-53	-62	0	8	45
Tokyo 23 Wards Exclusive of Central 7 Wards	907	458	370	11	0	8	1,754
Tokyo Metropolitan Area	241	-18	-72	0	91	-6	236
Major Regional Cities	895	258	-37	-6	0	-4	1,106
Total	2,239	654	208	-57	91	6	3,141

■ Status of Portfolio After the Disposition and the Acquisition

Asset size (based on acquisition price)	389.6 billion yen
No. of properties	202 buildings
No. of leasable units	17,377 units
Total leasable floor area	651,122.32 m <sup>2</sup>

Area Diversification	Acquisition Price	Share of Investment
Total	389.6billion yen	100.0%
P (Tokyo Central 7 Wards)	176.8billion yen	45.4%
C (Tokyo 23 Wards Exclusive of Central 7 Wards)	115.2billion yen	29.6%
S (Tokyo Metropolitan Area)	41.2billion yen	10.6%
R (Major Regional Cities)	56.2billion yen	14.4%



(Reference Material)

Photo of façade of the to-be-acquired assets

(1) P-91) RESIDIA Meguro III





(2) P-92) RESIDIA Jiyugaoka II

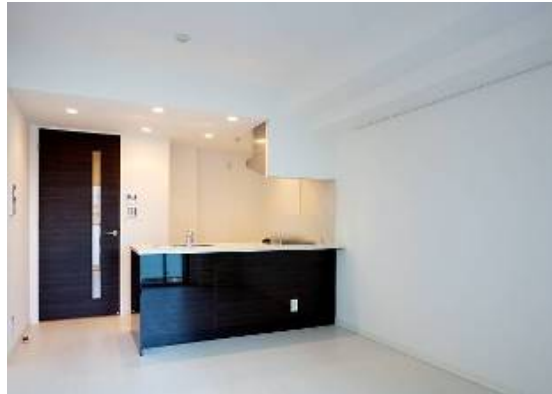


(3) P-93) RESIDIA Kudanshita II





(4) P-94) RESIDIA Omori II



(5) P-95) RESIDIA Shirokane-Takanawa





(6) C-65) RESIDIA TOWER Kami-Ikebukuro



■ Passage way “Avenue”





■ Tower Building



■ Park Building

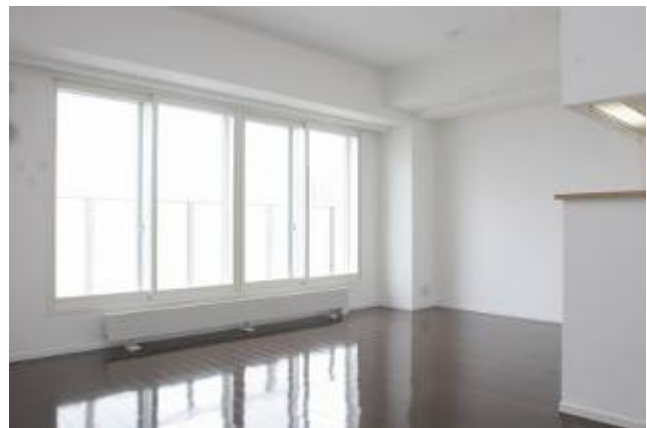




■ Annex Building



(7) R-45 RESIDIA Kita-Nijyo-East





(8) R-46 RESIDIA Shinsaibashi West



(9) R-47) RESIDIA Marunouchi





(10) R-48 RESIDIA Sapporo-Ekimae



(11) R-49 RESIDIA Gosho-Higashi





(12) R-50 RESIDIA Rakuhoku

