



August 5, 2013

For Immediate Release

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Registration of Asset Management Company as First-Class-Architect Office

The asset management company of Advance Residence Investment Corporation (ADR), AD Investment Management Co., Ltd. (ADIM) received today an approval from the Governor of Tokyo to be registered as First-Class-Architect Office.

1. The Objective of the Registration

ADIM has decided to register as First-Class-Architect Office, reflecting the growth of the asset under management and future aging of the properties. With the approval, ADIM will be the first J-REIT asset management company to become a registered First-Class-Architect Office.

ADR has steadily increased its asset under management since its listing on the Tokyo Stock Exchange to be the largest residential J-REIT with 204 properties, 393.8 billion yen (acquisition price total).

Furthermore, with the future aging of the properties, consistent maintenance work, renovations and upgrades will become crucial in maintaining or improving the value of the assets.

Under these circumstances, ADIM believes it is important to strengthen the internal department which oversees these construction works, and that the registration will reinforce that effort.

With the periodic training programs which ADIM's architects will require to take part in, the architects will be able to improve their skills and ability. Also, ADIM will be able to hire people with specialist knowledges more efficiently by being registered as First-Class-Architect Office, thereby strengthening the department.

Moreover, by registering as First-Class-Architect Office, it will provide proof that ADIM has the required technical standard, and bolster the trust from ADR's stakeholders on ADIM's asset management skills.

However, ADIM will not start taking third-party architectural orders, it registered as First-Class-Architect Office only to improve the asset management of ADR's properties.

2. The Registration Period

From August 5, 2013 to August 4, 2018



3. Effects on ADR's Future Outlook

The registration will have no effect on the management performance forecast for the fiscal period ending January 2014 (from August 1, 2013 to January 31, 2014), which was announced on March 15, 2013.

However, a revised forecast for the period reflecting the recent performance is scheduled to be announced on September 9, 2013, in the Japanese preliminary fiscal report "Tanshin" report for fiscal period-ended July 31, 2013.

* 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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