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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 and General Manager
 Corporate Management Department
 TEL. +81-3-3518-0480

Notice Concerning Settlement of Asset Acquisition (RESIDIA Shin-osaka)

Advance Residence Investment Corporation (ADR) announced today that it has concluded the acquisition of the asset listed below which is announced in the press release titled “Notice Concerning Acquisition of Investment Asset (RESIDIA Shin-osaka)” on April 25, 2014.

1. Overview of Acquisition

Property No.	Name ^(Note1)	Type of asset	Master lease type	Acquisition price ^(Note2)
R-59	RESIDIA Shin-osaka	Beneficiary interests in trust	Guaranteed rent	JPY2,644million

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

(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.

2. Other

Please refer to the press release “Notice Concerning Acquisition of Investment Asset (RESIDIA Shin-osaka)” dated April 25, 2014, for the property details on the concerned acquired asset.

3. Status of Portfolio After the Disposition (as of August 1, 2014)

No. of properties	Asset size (based on acquisition price)	No. of leasable units	Total leasable floor area
222 properties	420.2 billion yen	19,286 units	725,139.07 m ²

* 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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