

January 9, 2014

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 Nakameguro II and 10 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 acquisitions 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 ^(Note 1)	Type of to-be-acquired asset ^(Note 2)	Proposed acquisition price ^(Note 3)
(1)	P-97	RESIDIA Nakameguro II (PLEIADE Nakameguro)	Beneficiary interests in trust	¥1,119 million
(2)	P-98	ARTIS COURT Minamiaoyama	Beneficiary interests in trust	¥1,720 million
(3)	P-99	RESIDIA Yotsuya-Sanchome (City Village Yotsuya-sanchome II)	Beneficiary interests in trust	¥2,090 million
(4)	C-70	RESIDIA Ikebukuro West	Beneficiary interests in trust	¥1,115 million
(5)	C-71	RESIDIA Ojima (Forecity Ojima)	Beneficiary interests in trust	¥1,282 million
(6)	R-53	RESIDIA Higashizakura II (N. S. ZEAL Higashizakura)	Beneficiary interests in trust	¥2,862 million
(7)	R-54	RESIDIA Tsutsujigaoka	Beneficiary interests in trust	¥1,796 million
(8)	R-55	RESIDIA Kobe-Motomachi	Beneficiary interests in trust	¥1,052 million
(9)	R-56	RESIDIA Sendai-Honcho (Human Heim Honcho)	Beneficiary interests in trust	¥1,117 million
(10)	R-57	RESIDIA Sendai-Haranomachi (Sun Vario Haranomachiekimae)	Beneficiary interests in trust	¥593 million
(11)	R-58	RESIDIA Minami-Ichijo East (AGILIA Sapporo Odorihigashi)	Beneficiary interests in trust	¥1,062 million
Total of 11 properties				¥15,808 million

^(Note 1) ADR is scheduled to change the property names after acquisition of the to-be-acquired assets listed above excluding P-98) ARTISCOURT Minamiaoyama, C-70) RESIDIA Ikebukuro West, R-54) RESIDIA Tsutsujigaoka, R-55) RESIDIA Kobe-Motomachi. 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) “Proposed acquisition price” indicates the purchase price for the properties entered in the trust beneficiary interests disposition contracts, 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-97) RESIDIA Nakameguro II

- The property is approximately 9-minute walk from Nakameguro Station on the Tokyu Toyoko Line and Tokyo Metro Hibiya Line, and it is 20-minute ride to Tokyo Station, giving tenants good access to the main business district or to major commercial districts.
- This property is also located in walking distance from convenient stores and public facilities, making it convenient for daily living.
- The housing unit plans for the property are 1K and 1R. The property can expect demands from singles that commute to central Tokyo due to its accessibility and convenience for living.

P-98) ARTIS COURT Minamiaoyama

- This property is located in a quiet residential area in central Tokyo even though it has good transportation access where it is approximately 2-minute walk from Nogizaka Station on the Tokyo Metro Subway Chiyoda Line, 8-minute walk from Roppongi Station on the Toei Oedo Line, Tokyo Metro Chiyoda Line and 10-minute walk to Aoyama 1-chome Station on the Tokyo Metro Ginza Line, Hanzomon Line and Toei Oedo Line. From the nearest station on the limited express train, it is 10 minutes to Shibuya Station.
- Due to its location along with the high-grade equipment specifications, tenant demands from upper-middle-class DINKS who wish to live close to work can be expected.

P-99) RESIDIA Yotsuya-Sanchome

- The property is a 3-minute walk from Toei Shinjuku Line Akebonobashi Station and 7-minute walk from Tokyo Metro Marunouchi Line Yotsuya-Sanchome Station. From the station, it is 4-minute to Shinjuku Station by train, giving tenants good access to business centers and commercial centers.
- There are convenient facilities close by, such as a convenience store being on the first floor of RESIDIA Yotsuya-Sanchome.
- The housing unit plans for the property are mostly 1K. The property can expect demands from singles that commute to central Tokyo.

C-70) RESIDIA Ikebukuro West

- The property is a 13-minute walk from Tokyo Metro Yurakucho Line Kanamecho Station and a minute walk from bus stop Kumanochi Station. From the Kumanochi station on the bus, it is 8 to 10 minutes to Ikebukuro-Higashiguchi Station, giving tenants good access. Bus for Ikebukuro-Higashiguchi Station comes 8~11 times per hour during the daytime.
- There are many convenient facilities such as supermarket in surrounding area.
- The housing unit plans for the property are mostly 1K and 1LDK. The property can expect demands from singles who commute to central Tokyo.

C-71) RESIDIA Ojima

- This property is approximately 4-minute walk from Ojima Station on the Toei Subway Shinjuku Line. From the Ojima station on the train, it is 19 minutes to Otemachi Station, and 27 minutes to Shinjuku Station, giving tenants good access to the main business district or to major commercial districts.
- This property is also located in walking distance from convenient stores and public facilities, making it convenient for daily living.
- The housing unit plan for the property is 1K. The property can expect demands from singles who commute to central Tokyo.

R-53) RESIDIA Higashizakura II

- This property is approximately two minutes walk from Shin-Sakaemachi Station on the Nagoya City Subway Higashiyama Line. From the station on the train, it is 2-minute to Sakae Station and 7 minutes to Nagoya Station with non-transfer route, giving tenants good access to the main business district or to major commercial districts.
- Due to its location along with the high-grade equipment specifications and units having over 100m² floor area, which is a rarity in condominiums in Nagoya, tenant demands from families who commute to central Nagoya are expected.

R-54) RESIDIA Tsutsujigaoka

- The property is 8-minute walk from JR Tohoku main Line Sendai Station, giving tenants good access to business centers and commercial zone.
- There are many convenient facilities such as a convenience store and a department store and a shopping street within working distance.
- The housing unit plans for the property are mostly 1K. The property can expect demands from singles that commute to city center.

R-55) RESIDIA Kobe-Motomachi

- The property is so close to Subway KAIGAN Line Minato motomachi Station and a 7-minute walk from JR Kobe Line Motomachi station. From the station using the JR Tokaido Main Line it is 1minutes to Sannomiya Station, and 30minutes to Osaka station giving tenants good access to business centers and commercial zone.
- The property is very convenient with convenient store nearby and a department store, and shopping streets within walking distance.
- The housing unit plans for the property are mostly 1K. The property can expect demands from singles that commute to Sannomiya area or Osaka direction.

R-56) RESIDIA Sendai-Honcho

- This property is approximately 4-minute walk from Hirose-dori Station on the Sendai City Subway Nanboku Line. It is also 9 minute walk from Sendai Station on the JR Tohoku Main Line, giving tenants good access to the main business district or to major commercial districts.
- This property is also located in walking distance from supermarkets and public facilities, making it convenient for daily living.
- The housing unit plans for the property are 1K and 1LDK. The property can expect demands from singles that commute to city center.

R-57) RESIDIA Sendai-Haranomachi

- This property is approximately 5-minute walk from Rikuzen-haranomachi Station on the JR Sengoku Line which is 5 minute ride to Sendai Station, giving tenants good access to the main business district or to major commercial districts.
- This property is also located in walking distance from supermarkets and public facilities, making it convenient for daily living.
- The housing unit plan for the property are 1K and 1DK. The property can expect demands from singles that commute to city center.

R-58) RESIDIA Minami-Ichijo East

- The property is approxmtately 2-minute walk from Subway Tozai Line Sendai Station. From the station on the train, it is 4 minutes to Sapporo Station, giving tenants good access to business center and commercial center.
- The property is very convenient with convenient store nearby and a department store, shopping street within walking distance.
- The housing unit plan for the property are mostly 1LDK and 2LDK. Demand can be expected from singles commuting to central Sapporo City and DINKS and Families.

2. Acquisition Summary

(1) P-97) RESIDIA Nakameguro II

Name of property	RESIDIA Nakameguro II
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,119 million
Seller	G. K. RISING
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(2) P-98) ARTIS COURT Minamiaoyama

Name of property	ARTIS COURT Minamiaoyama
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,720 million
Seller	G. K. RISING
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(3) P-99) RESIDIA Yotsuya-Sanchome

Name of property	RESIDIA Yotsuya-Sanchome
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥2,090 million
Seller	G. K. RISING2
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(4) C-70) RESIDIA Ikebukuro West

Name of property	RESIDIA Ikebukuro West
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,115 million
Seller	G. K. RISING2
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(5) C-71) RESIDIA Ojima

Name of property	RESIDIA Ojima
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,282 million
Seller	G. K. RISING
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(6) R-53) RESIDIA Higashizakura II

Name of property	RESIDIA Higashizakura II
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥2,862 million
Seller	G. K. RISING
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(7) R-54) RESIDIA Tsutsujigaoka

Name of property	RESIDIA Tsutsujigaoka
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,796 million
Seller	G. K. RISING2
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(8) R-55) RESIDIA Kobe-Motomachi

Name of property	RESIDIA Kobe-Motomachi
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,052 million
Seller	G. K. RISING2
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(9) R-56) RESIDIA Sendai-Honcho

Name of property	RESIDIA Sendai-Honcho
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,117 million
Seller	G. K. RISING
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(10) R-57) RESIDIA Sendai-Haranomachi

Name of property	RESIDIA Sendai-Haranomachi
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥593 million
Seller	G. K. RISING
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
Acquisition financing	Funds procured by issuing new investment units or borrowings or cash at hand.
Payment method	Pay entire amount upon delivery

(11) R-58) RESIDIA Minami-Ichijo East

Name of property	RESIDIA Minami-Ichijo East
Asset to be acquired	Beneficiary interests in trust
Proposed acquisition price	¥1,062 million
Seller	G. K. RISING2
Scheduled agreement date	January 9, 2014
Scheduled acquisition date	February 6, 2014
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-97) RESIDIA Nakameguro II

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,119 million
Property Outline					
Location	Address	2-9-1 Nakameguro, Meguro-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	271.64 m ²	FAR / Building coverage ratio	500%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	1,394.26 m ²	Single type	50	
	Structure / Floors	RC with flat roof /11F	Compact type	-	
	Use	Apartment	Family type	-	
	Construction completion date	August 2006	Large type	-	
	Confirmation inspection agency	House Plus K.K.	Dormitory type	-	
	Building designer	GENDAI SOUGO Architects&Engineers	Other	-	
	Structural designer	K.K. Tera Sekkei Kobo	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	Kiuchi Construction Co., Ltd Tokyo Branch	Property Manager	ITOCHU Urban Community Ltd.		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd.		
Current titleholder	G.K.RISING	Master lease type	Pass-through		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute	Appraised date	December 1, 2013		
Real estate appraised value	¥1,210 million	Cap rate	4.8%		
Direct capitalization price	¥1,220 million	Discount rate	4.6%		
DCF PRICE	¥1,190 million	Terminal cap rate	5.0%		
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	75,231	Leasable units	50	
	Rent income	73,073	Leased units	48	
	Other income	2,158	Leasable floor area	1,259.45 m ²	
(B) Total effective profit	Subtotal	71,153	Leased floor area	1,206.68 m ²	
	Losses from vacancies, etc.	4,078	Monthly rent (including common service charges)	¥5,699 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥10,117 thousand	
(C) Expenses from rental business	Subtotal	11,562	Occupancy rate (based on floor area)	95.8%	
	Maintenance and management fees	1,676	Summary of Building Conditions Investigation Report		
	Utilities costs	850	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	2,073	Investigation date	December 2013	
	Taxes and public dues	2,855	Emergency repair costs	-	
	Non-life insurance premiums	78	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	2,963	Long-term repair costs (next 12 years)	¥19,649 thousand	
	Repair costs (including restoration fees)	967	Building replacement price	¥297 million	
	Other expenses	100	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		59,591	PML	2.7%	
(E) Operating profit from deposits		212	Collateral		
(F) Capital expenditures		1,150	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		58,653			
Special Notation					
N/A					

(2) P-98) ARTIS COURT Minamiaoyama

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,720 million
Property Outline					
Location	Address	1-24-15 Minamiaoyama, Minato-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (The ownership ratio is 80,057 out of 100,000, except for the private passageway (206-23, Roppongi 7 and others) which is a joint ownership with a ownership ratio of 80,057 out of 140,000.)	Zoning	Neighborhood commercial zone, Class 2 medium- and high-rise residential zone	
	Site area	659.35m ² (Total site area of ownership excluding the ownership area of the private passageway)	FAR / Building coverage ratio	400%/80%, 300%/60%	
Building	Type of ownership	Proprietary ownership (ownership ratio: 80,057 out of 100,000)	Breakdown of residential unit type	Units	
	Total floor area	2,549.88 m ² (for the whole building)	Single type	-	
	Structure / Floors	SRC with flat roof / 15F	Compact type	7	
	Use	Apartment	Family type	6	
	Construction completion date	July 2008	Large type	10	
	Confirmation inspection agency	JAPAN ERI CO.,LTD	Dormitory type	-	
	Building designer	K.K. K2 1st Class Qualified Architect Office	Other	-	
	Structural designer	Y.K. Fukunishi Architecture design office	Trustee	Sumitomo Mitsui Trust Bank, Limited	
Construction contractor	TSUCHIYA Corporation Tokyo Branch	PROPERTY MANAGER	Mitsui Fudosan Housing Lease Co., Ltd.		
Previous titleholder	ITOCHU PROPERTY DEVELOPMENT,LTD.	Master lessee	Mitsui Fudosan Housing Lease Co., Ltd.		
Current titleholder	G.K.RISING	Master lease type	Pass-through		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Morii Appraisal & Investment Consulting Inc	Appraised date	December 1, 2013		
Real estate appraised value	¥1,790 million	Cap rate	4.7%		
Direct capitalization price	¥1,820 million	Discount rate	4.4%		
DCF PRICE	¥1,750 million	Terminal cap rate	5.0%		
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	115,612	Leasable units	23	
	Rent income	113,068	Leased units	18	
	Other income	2,544	Leasable floor area	1,717.68 m ²	
(B) Total effective profit	Subtotal	106,764	Leased floor area	1,393.51 m ²	
	Losses from vacancies, etc.	8,848	Monthly rent (including common service charges)	¥7,363 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥13,659 thousand	
(C) Expenses from rental business	Subtotal	20,153	Occupancy rate (based on floor area)	81.1%	
	Maintenance and management fees	4,882	Summary of Building Conditions Investigation Report		
	Utilities costs	0	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	3,127	Investigation date	December 2013	

Taxes and public dues	4,568	Emergency repair costs	—
Non-life insurance premiums	114	Short-term repair costs (within 1 year)	—
Rental advertising costs	5,783	Long-term repair costs (next 12 years)	¥25,614 thousand (for the ownership ratio)
Repair costs (including restoration fees)	1,679	Building replacement price	¥514 million (for the whole building)
Other expenses	0	Summary of Earthquake PML Assessment Report	
(D) Profit or loss from rental business = (B) – (C)	86,611	PML	3.9%
(E) Operating profit from deposits	337	Collateral	
(F) Capital expenditures	1,494	Not Scheduled	
(G) Net profit = (D) + (E) – (F)	85,454		
Special Notation			
Surface right is held (rent free) by Tokyo Metro Co., Ltd. for part of the land(approx..5.35m ²) and part of the private passageway, accompanying the laying of subway line.			

(3) P-99) RESIDIA Yotsuya-Sanchome

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥2,090 million
Property Outline					
Location	Address	17 Arakicho, Shinjuku-ku, Tokyo			
Land	Type of ownership	Proprietary ownership (The ownership ratio is 291,594 out of 333,645)	Zoning	Neighborhood commercial Zone, Class 1 residential zone	
	Site area	889.00m ² (Total site area of ownership)	FAR / Building coverage ratio	400%/80%, 400%/60%	
Building	Type of ownership	Proprietary ownership (The ownership ratio is 291,594 out of 333,645)	Breakdown of residential unit type	Units	
	Total floor area	4,626.75m ² (for the whole building)	Single type	73	
	Structure / Floors	RC with flat roof, 10F/B1F	Compact type	12	
	Use	Apartment, Stores	Family type	4	
	Construction completion date	May 2009	Large type	-	
	Confirmation inspection agency	E-house Building Center	Dormitory type	-	
	Building designer	Tokyo Property Consulting 1st Class Qualified Architect Office	Other	1	
	Structural designer	ARTES Corporation	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	Asanuma Corporation Tokyo Branch	PROPERTY MANAGER	ITOCHU Urban Community Ltd.		
Previous titleholder	G.K.TN Akebonobashi	Master lessee	ITOCHU Urban Community Ltd.		
Current titleholder	G.K.RISING2	Master lease type	Pass-through		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	December 1, 2013		
Real estate appraised value	¥2,430 million	Cap rate	5.0%		
Direct capitalization price	¥2,450 million	Discount rate	4.8%		
DCF PRICE	¥2,420 million	Terminal cap rate	5.2%		
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	166,932	Leasable units	90	
	Rent income	165,541	Leased units	89	
	Other income	1,391	Leasable floor area	2,915.94 m ²	
(B) Total effective profit	Subtotal	158,322	Leased floor area	2,890.04 m ²	

	Losses from vacancies, etc.	8,609	Monthly rent (including common service charges)	¥13,226 thousand
	Bad debts losses	0	Deposits, guarantees, etc.	¥26,312 thousand
(C)	Expenses from rental business Subtotal	36,095	Occupancy rate (based on floor area)	99.1%
	Maintenance and management fees	9,441	Summary of Building Conditions Investigation Report	
	Utilities costs	0	Investigator	Sompo Japan Nipponkoa Risk Management Inc.
	Management commission fees	4,425	Investigation date	December 2013
	Taxes and public dues	8,923	Emergency repair costs	—
	Non-life insurance premiums	289	Short-term repair costs (within 1 year)	—
	Rental advertising costs	4,209	Long-term repair costs (next 12 years)	¥64,187 thousand (for the ownership ratio)
	Repair costs (including restoration fees)	1,878	Building replacement price	¥1,284 million (for the whole building)
	Other expenses	6,927	Summary of Earthquake PML Assessment Report	
(D)	Profit or loss from rental business = (B) - (C)	122,227	PML	3.8%
(E)	Operating profit from deposits	459	Collateral	
(F)	Capital expenditures	0	Not Scheduled	
(G)	Net profit = (D) + (E) - (F)	122,686		
Special Notation				
N/A				

(4) C-70) RESIDIA Ikebukuro West

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,115 million
Property Outline					
Location	Address	3-6 Nakamarucho, Itabashi-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	436.89m ²	FAR / Building coverage ratio	500%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	2,599.03m ²	Single type	54	
	Structure / Floors	RC with flat roof, 10F	Compact type	18	
	Use	Apartment	Family type	-	
	Construction completion date	October 2007	Large type	-	
	Confirmation inspection agency	E-house Building Center	Dormitory type	-	
	Building designer	K.K. Katsura douu 1st Class Qualified Architect Office.	Other	-	
	Structural designer	Yamamoto Architect Office.	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	Katayamagumi co., Ltd.	PROPERTY MANAGER	ITOCHU Urban Community Ltd.		
Previous titleholder	Not Disclosed	Master lessee	ITOCHU Urban Community Ltd.		
Current titleholder	G.K.RISING2	Master lease type	Pass-through		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute	Appraised date	December 1, 2013		
Real estate appraised value	¥1,180 million	Cap rate	5.2%		
Direct capitalization price	¥1,190 million	Discount rate	5.0%		
DCF PRICE	¥1,170 million	Terminal cap rate	5.4%		
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	91,995	Leasable units	72	
	Rent income	88,548	Leased units	66	
	Other income	3,447	Leasable floor area	1,996.47 m ²	
(B) Total effective profit	Subtotal	85,849	Leased floor area	1,793.71 m ²	
	Losses from vacancies, etc.	6,146	Monthly rent (including common service charges)	¥6,708 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥12,852 thousand	
(C) Expenses from rental business	Subtotal	22,346	Occupancy rate (based on floor area)	89.8%	
	Maintenance and management fees	3,870	Summary of Building Conditions Investigation Report		
	Utilities costs	1,200	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	2,479	Investigation date	December 2013	
	Taxes and public dues	4,572	Emergency repair costs	-	
	Non-life insurance premiums	128	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	4,412	Long-term repair costs (next 12 years)	¥32,479 thousand	
	Repair costs (including restoration fees)	2,322	Building replacement price	¥499 million	
	Other expenses	3,363	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		63,503	PML	3.0%	
(E) Operating profit from deposits		258	Collateral		
(F) Capital expenditures		1,895	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		61,866			
Special Notation					
N/A					

(5) C-71) RESIDIA Ojima

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,282 million
Property Outline					
Location	Address	5-41-6 Ojima, Koto-ku, Tokyo			
Land	Type of ownership	Proprietary ownership	Zoning	Quasi-industrial district	
	Site area	726.77m ²	FAR / Building coverage ratio	300%/60%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	2,269.28m ²	Single type	87	
	Structure / Floors	RC with flat roof, 8F	Compact type	-	
	Use	Apartment	Family type	-	
	Construction completion date	November 2007	Large type	-	
	Confirmation inspection agency	K.K. Building Navigation	Dormitory type	-	
	Building designer	K.K. GCM Corporation 1st Class Qualified Architect Office.	Other	-	
	Structural designer	K.K. GCM Corporation 1st Class Qualified Architect Office.	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	Yorii Construction Co., Ltd.	PROPERTY MANAGER	ITOCHU Urban Community Ltd.		
Previous titleholder		Not Disclosed	Master lessee	ITOCHU Urban Community Ltd.	
Current titleholder		G.K. RISING	Master lease type	Pass-through	
Summary of Real Estate Appraisal Report					
Real estate appraiser		Morii Appraisal & Investment Consulting Inc	Appraised date	December 1, 2013	
Real estate appraised value		¥1,340 million	Cap rate	5.1%	
Direct capitalization price		¥1,360 million	Discount rate	4.8%	
DCF PRICE		¥1,320 million	Terminal cap rate	5.4%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	91,312	Leasable units	87	
	Rent income	88,017	Leased units	82	
	Other income	3,295	Leasable floor area	1,824.39 m ²	
(B) Total effective profit	Subtotal	86,013	Leased floor area	1,721.22 m ²	
	Losses from vacancies, etc.	5,299	Monthly rent (including common service charges)	¥6,700 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥9,586 thousand	
(C) Expenses from rental business	Subtotal	14,427	Occupancy rate (based on floor area)	94.3%	
	Maintenance and management fees	2,314	Summary of Building Conditions Investigation Report		
	Utilities costs	728	Investigator	Sompo Japan Nipponkoa Risk Management Inc.	
	Management commission fees	2,500	Investigation date	December 2013	
	Taxes and public dues	3,779	Emergency repair costs	-	
	Non-life insurance premiums	130	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	2,935	Long-term repair costs (next 12 years)	¥36,280 thousand	
	Repair costs (including restoration fees)	1,868	Building replacement price	¥503 million	
	Other expenses	173	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		71,586	PML	6.1%	
(E) Operating profit from deposits		127	Collateral		
(F) Capital expenditures		2,116	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		69,597			
Special Notation					
N/A					

(6) R-53) RESIDIA Higashizakura II

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥2,862 million
Property Outline					
Location	Address 2-17-25 Higashizakura, Higashi-ku, Nagoya-shi, Aichi				
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	1,240.78m ²	FAR / Building coverage ratio	800%/80%, 400%/80%, 500%/80%	
	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	10,944.91m ²	Single type	3	
	Structure / Floors	RC with flat roof, 15F/B1F	Compact type	63	
	Use	Apartment	Family type	3	
	Construction completion date	February 2006	Large type	58	
	Confirmation inspection agency	JAPAN ERI CO.,LTD	Dormitory type	-	
	Building designer	NGO Architecture Y.K. 1st Class Qualified Architect Office.	Other	-	
	Structural designer	NGO Architecture Y.K. 1st Class Qualified Architect Office.	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
	Construction contractor	YAHAGI CONSTRUCTION CO.,LTD.	PROPERTY MANAGER	MITSUI HOME ESTATE Co., Ltd.	
Previous titleholder		Not Disclosed	Master lessee	MITSUI HOME ESTATE Co., Ltd.	
Current titleholder		G.K.RISING	Master lease type	Pass-through	
Summary of Real Estate Appraisal Report					
Real estate appraiser		Daiwa Real Estate Appraisal Co., Ltd.	Appraised date	December 1, 2013	
Real estate appraised value		¥3,380 million	Cap rate	5.5%	
Direct capitalization price		¥3,400 million	Discount rate	5.3%	
DCF PRICE		¥3,370 million	Terminal cap rate	5.7%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	266,254	Leasable units	127	
	Rent income	258,178	Leased units	119	
	Other income	8,076	Leasable floor area	8,467.67 m ²	
(B) Total effective profit	Subtotal	248,284	Leased floor area	7,841.47 m ²	
	Losses from vacancies, etc.	17,969	Monthly rent (including common service charges)	¥19,350 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥21,156 thousand	
(C) Expenses from rental business	Subtotal	54,187	Occupancy rate (based on floor area)	92.6%	
	Maintenance and management fees	8,400	Summary of Building Conditions Investigation Report		
	Utilities costs	2,766	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	6,130	Investigation date	December 2013	
	Taxes and public dues	16,099	Emergency repair costs	-	
	Non-life insurance premiums	543	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	7,227	Long-term repair costs (next 12 years)	¥127,521 thousand	
	Repair costs (including restoration fees)	7,776	Building replacement price	¥2,061million	
	Other expenses	5,244	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		194,097	PML	3.1%	
(E) Operating profit from deposits		356	Collateral		
(F) Capital expenditures		7,717	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		186,737			
Special Notation					
N/A					

(7) R-54) RESIDIA Tsutsujigaoka

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,796 million
Property Outline					
Location	Address	(East building) 77 Teppoucho, Miyagino-ku, Sendai-shi, Miyagi (West building) 81 Teppoucho, Miyagino-ku, Sendai-shi, Miyagi			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	1,460.00 m ² (Note)	FAR / Building coverage ratio	400%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	EAST Building: 3,253.86 m ² WEST Building: 2,982.56 m ²	Single type	126	
	Structure / Floors	EAST Building: RC with flat roof, 12F WEST Building: RC with flat roof, 11F	Compact type	42	
	Use	Apartment	Family type	-	
	Construction completion date	November 2006	Large type	-	
	Confirmation inspection agency	JAPAN ERI CO.,LTD	Dormitory type	-	
	Building designer	K.K.Gendaikenchikukobo	Other	-	
	Structural designer	K.K.Goukoso	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
	Construction contractor	The Zenitaka Corporation Tohoku Branch	PROPERTY MANAGER	HASEKO LIVENET, Inc.	
Previous titleholder	Not Disclosed	Master lessee	HASEKO LIVENET, Inc.		
Current titleholder	G.K.RISING2	Master lease type	Pass-through		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute	Appraised date	December 1, 2013		
Real estate appraised value	¥2,000 million	Cap rate	5.9%		
Direct capitalization price	¥2,010 million	Discount rate	5.7%		
DCF PRICE	¥1,980 million	Terminal cap rate	6.1%		
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	163,403	Leasable units	168	
	Rent income	160,259	Leased units	167	
	Other income	3,144	Leasable floor area	5,415.90 m ²	
(B) Total effective profit	Subtotal	153,762	Leased floor area	5,390.90 m ²	
	Losses from vacancies, etc.	9,641	Monthly rent (including common service charges)	¥12,415 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥22,684 thousand	
(C) Expenses from rental business	Subtotal	30,697	Occupancy rate (based on floor area)	99.5%	
	Maintenance and management fees	5,300	Summary of Building Conditions Investigation Report		
	Utilities costs	2,200	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	4,523	Investigation date	December 2013	
	Taxes and public dues	8,028	Emergency repair costs	-	
	Non-life insurance premiums	303	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	4,195	Long-term repair costs (next 12 years)	EAST Building: ¥40,271 thousand WEST Building: ¥37,155 thousand	
	Repair costs (including restoration fees)	4,648	Building replacement price	EAST Building: ¥615 million WEST Building: ¥565 million	
	Other expenses	1,500	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		123,065	PML	EAST Building: 2.6% WEST Building: 2.7%	
(E) Operating profit from deposits		458	Collateral		

(F) Capital expenditures	5,111	Not Scheduled
(G) Net profit = (D) + (E) - (F)	118,412	
Special Notation		
<p>1 No.2 Sedai Station East Re-plotting Project District where the property is located, is under ongoing re-plotting works. The date when the work will be completed is not set.</p> <p>2 The boundaries between the plot owners will ne officially set at the time of official re-designation.</p>		

(Note) The area written on the provisional re-designation notice is listed as *Land Site area*.

(8) R-55) RESIDIA Kobe-Motomachi

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,052 million
Property Outline					
Location	Address	4-3-3 Sakaemachi-dori, Chuo-ku, Kobe-shi, Hyogo			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	443.00m ²	FAR / Building coverage ratio	600%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	3,283.91m ²	Single type	82	
	Structure / Floors	RC with flat roof, 14F/B1F	Compact type	3	
	Use	Apartment, Parking space	Family type	-	
	Construction completion date	January 2007	Large type	-	
	Confirmation inspection agency	JAPAN ERI CO.,LTD	Dormitory type	-	
	Building designer	Plantec Architects, Inc.	Other	-	
	Structural designer	K.K.Bon sekkei	Trustee	Mizuho Trust & Banking Co., Ltd.	
Construction contractor	Daimatsu Kensetsu K.K. Osaka Branch	PROPERTY MANAGER	HASEKO LIVENET, Inc.		
Previous titleholder		Not Disclosed	Master lessee	HASEKO LIVENET, Inc.	
Current titleholder		G.K.RISING2	Master lease type	Pass-through	
Summary of Real Estate Appraisal Report					
Real estate appraiser		Japan Real Estate Institute	Appraised date	December 1, 2013	
Real estate appraised value		¥1,140 million	Cap rate	5.7%	
Direct capitalization price		¥1,150 million	Discount rate	5.5%	
DCF PRICE		¥1,130 million	Terminal cap rate	5.9%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	92,870	Leasable units	85	
	Rent income	92,867	Leased units	85	
	Other income	3	Leasable floor area	2,373.77 m ²	
(B) Total effective profit	Subtotal	87,665	Leased floor area	2,373.77 m ²	
	Losses from vacancies, etc.	5,205	Monthly rent (including common service charges)	¥7,384 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥13,819 thousand	
(C) Expenses from rental business	Subtotal	20,383	Occupancy rate (based on floor area)	100%	
Maintenance and management fees		4,760	Summary of Building Conditions Investigation Report		
Utilities costs		1,800	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
Management commission fees		2,630	Investigation date	December 2013	
Taxes and public dues		5,861	Emergency repair costs	-	
Non-life insurance premiums		168	Short-term repair costs (within 1 year)	-	
Rental advertising costs		2,505	Long-term repair costs (next 12 years)	¥41,654 thousand	
Repair costs (including restoration fees)		2,574	Building replacement price	¥645 million	
Other expenses		85	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		67,282	PML	5.8%	
(E) Operating profit from deposits		268	Collateral		
(F) Capital expenditures		2,110	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		65,440			
Special Notation					
N/A					

(9) R-56) RESIDIA Sendai-Honcho

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,117 million
Property Outline					
Location	Address	1-9-32 Honcho, Aoba-ku, Sendai-shi, Miyagi			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	689.77m ²	FAR / Building coverage ratio	500%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	3,377.22m ²	Single type	78	
	Structure / Floors	RC with flat roof, 14F	Compact type	26	
	Use	Apartment	Family type	-	
	Construction completion date	June 2007	Large type	-	
	Confirmation inspection agency	Miyagi Prefecture Architecture housing center	Dormitory type	-	
	Building designer	Kyodo Architects&Associates Ltd	Other	1	
	Structural designer	Y.K. NK Planning	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
Construction contractor	Matsui Kensetsu K.K. Tohoku Branch	PROPERTY MANAGER	HASEKO LIVENET, Inc.		
Previous titleholder		Not Disclosed	Master lessee	HASEKO LIVENET, Inc.	
Current titleholder		G.K.RISING	Master lease type	Pass-through	
Summary of Real Estate Appraisal Report					
Real estate appraiser		Japan Real Estate Institute	Appraised date	December 1, 2013	
Real estate appraised value		¥1,330 million	Cap rate	5.8%	
Direct capitalization price		¥1,340 million	Discount rate	5.6%	
DCF PRICE		¥1,320 million	Terminal cap rate	6.0%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	104,192	Leasable units	105	
	Rent income	101,301	Leased units	105	
	Other income	2,891	Leasable floor area	3,143.80 m ²	
(B) Total effective profit	Subtotal	99,739	Leased floor area	3,143.80 m ²	
	Losses from vacancies, etc.	4,453	Monthly rent (including common service charges)	¥7,960 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥14,740 thousand	
(C) Expenses from rental business	Subtotal	20,074	Occupancy rate (based on floor area)	100%	
	Maintenance and management fees	2,800	Summary of Building Conditions Investigation Report		
	Utilities costs	1,200	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	2,854	Investigation date	December 2013	
	Taxes and public dues	6,547	Emergency repair costs	-	
	Non-life insurance premiums	173	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	3,162	Long-term repair costs (next 12 years)	¥43,614 thousand	
	Repair costs (including restoration fees)	2,708	Building replacement price	¥681 million	
	Other expenses	630	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		79,665	PML	2.3%	
(E) Operating profit from deposits		287	Collateral		
(F) Capital expenditures		2,322	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		77,630			
Special Notation					
N/A					

(10) R-57) RESIDIA Sendai-Haranomachi

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥593 million
Property Outline					
Location	Address	3-1-37 Haranomachi, Miyagino-ku, Sendai-shi, Miyagi			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	581.71m ²	FAR / Building coverage ratio	400%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	2,380.81m ²	Single type	36	
	Structure / Floors	RC with flat roof, 13F	Compact type	36	
	Use	Apartment	Family type	-	
	Construction completion date	September 2007	Large type	-	
	Confirmation inspection agency	Miyagi Prefecture Architecture housing center	Dormitory type	-	
	Building designer	M's Planning K.K	Other	-	
	Structural designer	K.K. Structure Planning	Trustee	Sumitomo Mitsui Trust Bank, Limited	
	Construction contractor	Wakagi Kensetsu Kogyo K.K.	PROPERTY MANAGER	HASEKO LIVENET, Inc.	
Previous titleholder		Not Disclosed	Master lessee	HASEKO LIVENET, Inc.	
Current titleholder		G.K.RISING	Master lease type	Pass-through	
Summary of Real Estate Appraisal Report					
Real estate appraiser		Japan Real Estate Institute	Appraised date	December 1, 2013	
Real estate appraised value		¥708 million	Cap rate	6.0%	
Direct capitalization price		¥713 million	Discount rate	5.8%	
DCF PRICE		¥703 million	Terminal cap rate	6.2%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	61,656	Leasable units	72	
	Rent income	58,852	Leased units	72	
	Other income	2,804	Leasable floor area	2,111.76 m ²	
(B) Total effective profit	Subtotal	58,412	Leased floor area	2,111.76 m ²	
	Losses from vacancies, etc.	3,244	Monthly rent (including common service charges)	¥4,683 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥8,622 thousand	
(C) Expenses from rental business	Subtotal	13,755	Occupancy rate (based on floor area)	100%	
	Maintenance and management fees	2,159	Summary of Building Conditions Investigation Report		
	Utilities costs	960	Investigator	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Management commission fees	1,672	Investigation date	December 2013	
	Taxes and public dues	4,615	Emergency repair costs	-	
	Non-life insurance premiums	123	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	2,389	Long-term repair costs (next 12 years)	¥34,457 thousand	
	Repair costs (including restoration fees)	1,828	Building replacement price	¥476 million	
	Other expenses	9	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		44,657	PML	2.1%	
(E) Operating profit from deposits		167	Collateral		
(F) Capital expenditures		2,030	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		42,794			
Special Notation					
N/A					

(11) R-58) RESIDIA Minami-Ichijo East

Type of specified asset	Beneficiary interests in trust	Scheduled acquisition date	February 6, 2014	Proposed acquisition price	¥1,062 million
Property Outline					
Location	Address	6-1-10 Mimamiichijo, Chuo-ku, Sapporo, Hokkaido			
Land	Type of ownership	Proprietary ownership	Zoning	Commercial zone	
	Site area	843.33m ²	FAR / Building coverage ratio	400%/80%	
Building	Type of ownership	Proprietary ownership	Breakdown of residential unit type	Units	
	Total floor area	4,871.64m ²	Single type	14	
	Structure / Floors	RC with flat roof, 15F/B1F	Compact type	42	
	Use	Apartment, Stores	Family type	28	
	Construction completion date	January 2008	Large type	-	
	Confirmation inspection agency	UHEC (K.K.Toshi Kyojyuu Hyouka Center)	Dormitory type	-	
	Building designer	K.K.Dorufu Kikaku Sekkei	Other	1	
	Structural designer	Fujishima Kozo Sekkei LLC	Trustee	Mitsubishi UFJ Trust and Banking Corporation	
	Construction contractor	K.K.Katsui	PROPERTY MANAGER	ABLE Hosho, Inc.	
Previous titleholder	Not Disclosed	Master lessee	ABLE Hosho, Inc.		
Current titleholder	G.K.RISING2	Master lease type	Pass-through		
Summary of Real Estate Appraisal Report					
Real estate appraiser	Japan Real Estate Institute		Appraised date	December 1, 2013	
Real estate appraised value	¥1,150 million		Cap rate	5.9%	
Direct capitalization price	¥1,150 million		Discount rate	5.7%	
DCF PRICE	¥1,140 million		Terminal cap rate	6.1%	
Income/Expenditures Assumed in Calculating Direct Capitalization Price (Monetary unit: ¥ thousand)			Lease Conditions (as of October 31, 2013)		
Appraisal item		Appraised value	Total tenants	1	
(A) Total potential profit	Subtotal	96,289	Leasable units	85	
	Rent income	94,479	Leased units	83	
	Other income	1,810	Leasable floor area	4,063.96 m ²	
(B) Total effective profit	Subtotal	91,495	Leased floor area	3,904.10 m ²	
	Losses from vacancies, etc.	4,794	Monthly rent (including common service charges)	¥7,124 thousand	
	Bad debts losses	0	Deposits, guarantees, etc.	¥8,701 thousand	
(C) Expenses from rental business	Subtotal	21,117	Occupancy rate (based on floor area)	96.1%	
	Maintenance and management fees	3,780	Summary of Building Conditions Investigation Report		
	Utilities costs	2,520	Investigator	Sompo Japan Nipponkoa Risk Management Inc.	
	Management commission fees	2,599	Investigation date	December 2013	
	Taxes and public dues	8,080	Emergency repair costs	-	
	Non-life insurance premiums	215	Short-term repair costs (within 1 year)	-	
	Rental advertising costs	1,491	Long-term repair costs (next 12 years)	¥47,820 thousand	
	Repair costs (including restoration fees)	2,372	Building replacement price	¥831 million	
	Other expenses	60	Summary of Earthquake PML Assessment Report		
(D) Profit or loss from rental business = (B) - (C)		70,378	PML	1.1%	
(E) Operating profit from deposits		168	Collateral		
(F) Capital expenditures		2,820	Not Scheduled		
(G) Net profit = (D) + (E) - (F)		67,726			
Special Notation					
N/A					

[Explanation of Entries in Foregoing Tables]

(i) Explanation of “Property Outline”

- In principle, the entries are based on October 31, 2013
- “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 ²	~40m ²	~50m ²	~60m ²	~70m ²	~80m ²	~90m ²	Over 90m ²
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)

*Life & Senior House Kohoku II, Cocofump Hiyoshi and College Court Tanashi are categorized as Dormitory type due to their characteristics.

- “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, 2013.
 - 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 pass through 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 Sompo Japan Nipponkoa 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. Seller Profiles

- (1) P-97) RESIDIA Nakameguro II, P-98) ARTIS COURT Minamiaoyama, C-71) RESIDIA Ojima, R-53) RESIDIA Higashizakura II, R-56) RESIDIA Sendai-Honcho, R-57) RESIDIA Sendai-Haranomachi

Trade name	G. K. RISING
Head office location	3-1-1 Marunouchi, Chiyoda-ku, Tokyo, inside Tokyo kyodo Accounting Office
Representative	Managing partner RISING Administrator Hisayoshi Kitagawa
Capital	100,000 yen
Principal business	1. Acquisition, possession, disposal, leasing and management of real estate 2. Acquisition, possession and disposal of beneficiary rights for real estate in trust 3. All business incidental to the above
Relationship with ADR or its asset management company	There are no equity relations, personal relations or business relations required to be stated between G. K. RISING and ADR or the Asset Management Company

(Note) ADR is a partner holding approximately 10.0% silent partnership interest in G.K.RISING through the investment of 257 million yen. The asset acquisitions were made possible by excising the right of first refusal which was obtained through the investment in the partnership. Please refer to disclosures made on September 26, 2012, titled "Notice Concerning Acquisition of Investment Assets (Silent Partnership Equity Interests).

- (2) P-99) RESIDIA Yotsuya-Sanchome, C-70) RESIDIA Ikebukuro West, R-54) RESIDIA Tsutsujigaoka R-55) RESIDIA Kobe-Motomachi, R-58) RESIDIA Minami-Ichijo East

Trade name	G. K. RISING2
Head office location	3-1-1 Marunouchi, Chiyoda-ku, Tokyo, inside Tokyo kyodo Accounting Office
Representative	Managing partner RISING Administrator Hisayoshi Kitagawa
Capital	100,000 yen
Principal business	1. Acquisition, possession, disposal, leasing and management of real estate 2. Acquisition, possession and disposal of beneficiary rights for real estate in trust 3. All business incidental to the above
Relationship with ADR or its asset management company	There are no equity relations, personal relations or business relations required to be stated between G. K. RISING2 and ADR or the Asset Management Company

(Note) ADR is a partner holding around approximately 10.0% silent partnership interest in G.K.RISING2 through the investment of 222 million yen. The asset acquisitions were made possible by excising the right of first refusal which was obtained through the investment in the partnership. Please refer to disclosures made on December 17, 2012, titled "Notice Concerning Acquisition of Investment Assets (Silent Partnership Equity Interests).

(Note) When the amount of dividend paid to the partners exceed the earnings distributable to the partners, the net asset is decreased by the amount exceeded. The figures in the above tables do not reflect decrease in net asset, therefore, the figures are not actual current amounts.

5. Property Titleholders (*for transactions with interested parties)

N/A

6. Disclosures on Asset Management Company's Vested Interest in the To-be-Acquired Assets

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-97) RESIDIA Nakameguro II, P-99) RESIDIA Yotsuya-Sanchome, C-70) RESIDIA Ikebukuro West, C-71) RESIDIA Ojima 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.

7. Matters Concerning Earthquake Resistance

Of the to-be-acquired assets, P-99 RESIDIA Yotsuya-Sanhome 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 10 to-be-acquired assets 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.

P-97) RESIDIA Nakameguro II, C-71) RESIDIA Ojima, R-53) RESIDIA Higashizakura II, R-55) RESIDIA Kobe-Motomachi, R-56) RESIDIA Sendai-Honcho, R-57) RESIDIA Sendai-Haranomachi

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-98) ARTIS COURT Minamiaoyama, C-70) RESIDIA Ikebukuro West, R-54) RESIDIA Tsutsujigaoka R-58) RESIDIA Minami-Ichijo East

Trade name	Sompo Japan Nipponkoa 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., Sompo Japan Research Institute Inc.
Principal business	1. Provide research, inspection, valuation, information and consultation on security, disaster prevention and environmental protection. 2. Risk management research, risk inspections, risk valuations and risk consultings
Relationship with ADR or its asset management company	None

(Note) Sompo Japan Nipponkoa Risk Management Inc. is changed their trade name from NKSJ Risk Management, Inc. on April 1, 2013

8. Broker Profile

No party acted as a broker.

9. Future Outlook

The management performance forecasts are as described in the press release “Notice Concerning Revision of Management Performance Forecast for the 8th Fiscal Period Ending July 2014 and Management Performance Forecast for the 9th Fiscal Period Ending January 2015” 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	Building ages (Note1)	NOI Yield (Note2)	Reason for the Acquisition
(1)	P-97) RESIDIA Nakameguro II	7.4 Years	5.3%	Determined that the assets will contribute in improving the portfolio's earnings potential by their relatively young building age, and their NOI yields are expected to mostly exceed the actual NOI yields for the properties in the existing portfolio in their respective locations.
(2)	P-98) ARTIS COURT Minamiaoyama	5.5 Years	5.0%	
(3)	P-99) RESIDIA Yotsuya-Sanchome	4.7 Years	5.8%	
(4)	C-70) RESIDIA Ikebukuro West	6.2 Years	5.7%	
(5)	C-71) RESIDIA Ojima	6.1 Years	5.6%	
(6)	R-53) RESIDIA Higashizakura II	7.9 Years	6.8%	
(7)	R-54) RESIDIA Tsutsujigaoka	7.2 Years	6.9%	
(8)	R-55) RESIDIA Kobe-Motomachi	6.9 Years	6.4%	
(9)	R-56) RESIDIA Sendai-Honcho	6.6 Years	7.1%	
(10)	R-57) RESIDIA Sendai-Haranomachi	6.3 Years	7.5%	
(11)	R-58) RESIDIA Minami-Ichijo East	6.0 Years	6.6%	
Weighted average of the 11 properties		6.5 Years	6.2%	

(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 Yield" 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	69	36
Total acquisition price	¥ 110,079 million	¥ 39,388 million
Total deal value (a)	¥ 110,079 million	¥ 33,996 million
Appraisal (b)	¥ 118,922 million	¥ 36,790 million ^(note1)
Ratio (a) ÷ (b) × 100%	93.4%	92.4%
Weighted average NOI yield	6.0% ^(note2)	4.9% ^(note3)
Weighted average building age ^(Note 4)	4.4yrs.	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	484	-14	-32	-52	0	9	395
Tokyo 23 Wards Exclusive of Central 7 Wards	1,222	476	370	11	0	8	2,087
Tokyo Metropolitan Area	241	-18	-72	0	172	-2	321
Major Regional Cities	1,234	470	236	55	0	-2	1,993
Total	3,181	914	502	14	172	13	4,796

■ Status of Portfolio After the Disposition and the Acquisition

Asset size (based on acquisition price)	417.6 billion yen
No. of properties	221 buildings
No. of leasable units	19,077 units
Total leasable floor area	719,838.71 m ²

Area Diversification	Acquisition Price	Share of Investment
Total	417.6billion yen	100.0%
P (Tokyo Central 7 Wards)	185.4billion yen	44.4%
C (Tokyo 23 Wards Exclusive of Central 7 Wards)	120.2billion yen	28.8%
S (Tokyo Metropolitan Area)	42.2billion yen	10.1%
R (Major Regional Cities)	69.6billion yen	16.7%

(Reference Material)

Photo of façade of the to-be-acquired assets

(1) P-97) RESIDIA Nakameguro II



(2) P-98) ARTIS COURT Minamiaoyama



(3) P-99) RESIDIA Yotsuya-Sanchome



(4) C-70) RESIDIA Ikebukuro West



(5) C-71) RESIDIA Ojima



(6) R-53) RESIDIA Higashizakura II



(7) R-54 RESIDIA Tsutsujigaoka



(8) R-55) RESIDIA Kobe-Motomachi



(9) R-56) RESIDIA Sendai-Honcho



(10) R-57 RESIDIA Sendai-Haranomachi



(11) R-58) RESIDIA Minami-Ichijo East

