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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Changes in Master Lessee and Property Manager

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

1. Summary of the change

ADR decided to change the ML and PM for the properties listed below on October 1, 2015 as follows.

No.	Name	Before		After	
		ML	PM	ML	PM
C-26	RESIDIA Korakuen	ABLE Hosho, Inc.		ITOCHU Urban Community Ltd.	
R-58	RESIDIA Minami-Ichijo East	ABLE Hosho, Inc.		SANKYO BUILDING MANAGEMENT CO.,LTD	

2. Reason for the change

ADR consolidates property management of its properties to promote greater operational and managerial efficiency and stronger leasing capabilities, which will lead to better revenue-generating potential.

Following the above mentioned policy, ADR decided to change the ML and PM for the above properties, after reviewing whether to renew the contract with the current ML and PM. ADR evaluated that the new ML and PM has good track-record managing properties in the region where the properties are located and can expect improved level of management and profitability if they are managed by the new ML and PM.

The number of properties managed after the above change by ADR's major property manager ITOCHU Urban Community Ltd. which is the major master lessee and property manager of ADR are as listed below.

Under Management	As of September 30, 2015		As of October 1, 2015	
	IUC	Portfolio Share	IUC	Portfolio Share
No. of properties	135 properties	54.0%	136 properties	54.4%
No. of units	9,567 units	47.5%	9,598 units	47.6%

3. New ML and PM profile

C-26) RESIDIA Korakuen

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

R-58) RESIDIA Minami-Ichijo East

Trade name	SANKYO BUILDING MANAGEMENT CO.,LTD
Head office location	3-1 Kita-Sanjyo-Nishi, Chuo-ku, Sapporo City
Capital	JPY 10 million
Representative	Takayuki Hirai, President and Representative Director
Principal business	Rental building management Property trading, leasing, brokering and management
Relationship with ADR or its asset management company	N/A



4. Future Outlook

ADR's management performance forecasts remain unchanged.

* 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/en/>

[Provisional Translation Only]

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