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For Immediate Release

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Advance Residence Awarded DBJ Green Building Certification for its Residential Properties

Advance Residence Investment Corporation (ADR) today announced today that it was awarded the DBJ Green Building Certification for two of its residential properties (RESIDIA Nishi-Azabu and Park Tower Shibaura Bayward Urban Wing) from Development Bank of Japan (DBJ) in recognition of their high environmental and social awareness, as detailed below.

1. Overview of DBJ Green Building Certification

DBJ Green Building Certification is a certificate awarded by Development Bank of Japan Inc. (DBJ) to promote real estate properties that satisfy social needs of various stakeholders in real estate businesses (“Green Building”) ranging from environmental quality of the building to disaster prevention and security. DBJ identifies and certifies buildings based on an original scoring model which it developed.

For details of the announcement by DBJ, please refer to the following website.

DBJ website : http://www.dbj.jp/ja/topics/dbj_news/2015/html/0000021770.html (in Japanese)

2. Rank of DBJ Green Building Certification Awarded to ADR’s Properties

Property number	P-50	P-76
Property name	RESIDIA Nishi-Azabu	Park Tower Shibaura Bayward Urban Wing
Location	Minato-ku, Tokyo	Minato-ku, Tokyo
Certification Rank	 DBJ Green Building 2015 ∞ Properties with excellent environmental & social awareness	 DBJ Green Building 2015 ∞ Properties with exceptionally high environmental & social awareness



After this award, a total of five ADR properties will have the certification. This will make ADR having the most properties awarded among the residential J-REIT. Moreover, the awarded property “Park Tower Shibaura Bayward Urban Wing” will have the highest ranking certificate among all residential properties with a DBJ Green Building Certification (total of 15 properties as of Dec. 31, 2015).

3. Points of Recognition

- (1) Disaster prevention measures are actively taken, such as, posting of evacuation route maps in common areas and distributing emergency kits to tenants free of charge.
- (2) Active dialogues are maintained with tenants through measures such as carrying out surveys and improving the management of the property based on the results.
- (3) Superior considerations for the environment are made at “Park Tower Shibaura Bayward Urban Wing” such as, using LED lighting throughout the common area and installing water-saving toilets.

4. Actions Going Forward

ADR and AD Investment Management Co., Ltd, (ADIM) the asset management company to which ADR entrusts the management of its assets recognizes the importance of sustainability through environmental consideration, social contributions and improvement of tenants’ satisfaction to maintain and add value to ADR’s assets in the medium to long-term. We will continue to promote these activities to further raise our unitholder’s value going forward.

- * 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, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.
- * URL: <http://www.adr-reit.com/en/>

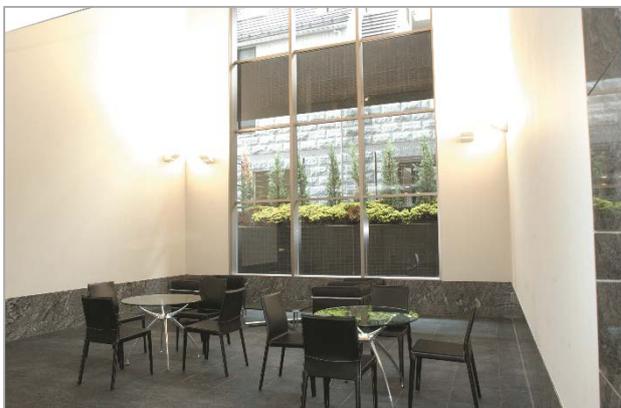
[Provisional Translation Only]

English translation of the original Japanese document is provided solely for information purposes.
Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.

Reference: Supplementary Materials of 2 properties that obtained DBJ Green Building Certification

P-50 RESIDIA Nishi-Azabu

Address	4-15-2, Nishi-Azabu, Minato-ku, Tokyo
Site Ares	1,194.72m ²
Structure	SRC
Floors	B1F/14F
Leasable units	125
Total floor area	10,834.93m ²
Completion date	July 2004



P-76 Park Tower Shibaura Bayward Urban Wing

Address	2-6-1, Shibaura, Minato-ku, Tokyo
Site Ares	2,011.81m ²
Structure	RC/S
Floors	B1F/29F
Leasable units	191
Total floor area	19,562.07m ²
Completion date	May 2005

