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For Immediate Release

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Notice Concerning Changes in Master Lessees and Property Managers

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

1. Summary of the changes

The ML and PM for 3 properties will be changed as follows on October 1, 2012.

	Name	Former		New	
		ML	PM	ML	PM
C-17	RESIDIA Shinkawa	ABLE Hosho, Inc.		ITOCHU Urban Community Ltd.	
C-21	RESIDIA Bunkyo Yushima II				
C-39	RESIDIA Nihonbashi-Ningyocho				

2. Reason for the changes

By consolidating the property management of ADR's properties to Itochu Urban Community (IUC hereafter) which is the major property manager of ADR, it will strengthen the cooperation between ADR and IUC. Furthermore, it will promote greater operational management efficiency and stronger leasing capability, and lead to better revenue-generating potential.



The changes announced today follows the above mentioned policy. ADR decided to change the ML/PM for the properties at issue, after reviewing whether to renew the contract with the current ML/PM. ADR evaluated that IUC has good track-record managing properties in the region where the ADR's properties at issue are located and also that it can expect improved level of management and profitability from IUC.

ADR will continue the consolidation of ML and PM companies according to characteristics of each properties under management and the regional strength of the ML and PM companies to achieve higher operational management quality and efficiency in the long-term.

Changes in number of properties managed by ADR's major property manager IUC are listed below.

Under Management	As of September 30, 2012		As of October 1, 2012	
	ITOCHU Urban Community Ltd.	Portfolio Share	ITOCHU Urban Community Ltd.	Portfolio Share
No. of buildings	104 buildings	54.74 %	107 buildings	56.32 %
No. of units	8,120 units	50.36%	8,291 units	51.41 %

3. New ML&PM profile

Trade name	ITOCHU Urban Community Ltd.
Head office location	2-7-1 Nihonbashi Hon-cho, Chuo-ku, Tokyo
Capital	JPY 310 million
Representative	Shigeo Inokuma, President and Representative Director
Large shareholders	ITOCHU Corporation
Principal business	Apartment management, building management and rental apartment management.
Relationship with ADR or its asset management company	IUC 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 IUC as ML and PM according to procedures stipulated in the company bylaw titled "Related-Party Transaction Rules".

* 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>

[Provisional Translation Only]

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