

January 21, 2013

For Immediate Release

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**Notice Concerning Decisions on Pricing of  
Issuance of New Investment Units and Secondary Distribution of Investment Units**

Advance Residence Investment Corporation (ADR) announced the decisions made by the board of directors at the meeting held today, on the pricing of the issuance of new investment units and secondary distribution of investment units, of which the original resolution was passed at the board of directors meeting held on January 8, 2013.

1. Issuance of New Investment Units Through Public Offering (Primary Offering)

- |  |   |
|--|---|
| (1) Issue price<br>(offering price)          | 165,945 yen per unit  |
| (2) Total issue amount<br>(offering amount)  | 22,402,575,000 yen  |
| (3) Paid-in amount<br>(issue value per unit) | 160,498 yen per unit  |
| (4) Total paid-in amount<br>(issue value)    | 21,667,230,000 yen  |
| (5) Application period                       | From January 22, 2013 (Tuesday) to January 23, 2013 (Wednesday) |
| (6) Payment deadline                         | February 1, 2013 (Friday)                                       |
| (7) Delivery deadline                        | February 4, 2013 (Monday)                                       |

(Note) The underwriters purchase and underwrite at the paid-in amount (issue amount) and offer at the issue price (offering price).

2. Secondary Distribution of Investment Units (Secondary Distribution Via Over-Allotment)

- |  |   |
|--|---|
| (1) Number of investment units to be distributed | 5,000 units   |
| (2) Distribution price                           | 165,945 yen per unit  |
| (3) Total distribution value                     | 829,725,000 yen   |
| (4) Application period                           | From January 22, 2013 (Tuesday) to January 23, 2013 (Wednesday) |
| (5) Delivery deadline                            | February 4, 2013 (Monday)                                       |

Disclaimer: This document is a press release to make a public announcement on the issuance of new investment units and secondary distribution of investment units of Advance Residence Investment Corporation, and has not been prepared as an inducement or invitation for investment. Before initiating investments, Advance Residence Investment Corporation asks that investors ensure they refer to the prospectus for the issuance of new investment units and secondary distribution of investment units prepared by Advance Residence Investment Corporation and that they undertake investment at their own discretion and responsibility.

### 3. Issuance of New Investment Units by Way of Third-Party Allotment

- |   |                               |
|---|-------------------------------|
| (1) Paid-in amount (issue value per unit)           | 160,498 yen per unit          |
| (2) Total paid-in amount (issue value) (at maximum) | 802,490,000 yen               |
| (3) Application period (application deadline)       | February 26, 2013 (Tuesday)   |
| (4) Payment deadline                                | February 27, 2013 (Wednesday) |
- (Note) Investment units with no applications in the application period (by the application deadline) shall have their issuance terminated.

#### <Reference>

##### 1. Calculation of Issue Price and Distribution Price

- |  |                           |             |
|--|---------------------------|-------------|
| (1) Calculation reference date and price | January 21, 2013 (Monday) | 174,700 yen |
| (2) Discount rate <sup>(note)</sup>      | 2.50%                     |             |

<sup>(note)</sup> ADR's investment units' closing price of the regular trading on the Tokyo Stock Exchange on the day of the reference date subtracted by the forecasted dividend of 4,500 yen will be the price that the discount will be applied to.

##### 2. Syndicate Covering Transaction Period

From January 24, 2013 (Thursday) to February 22, 2013 (Friday)

##### 3. Use of Procured Funds

The estimated proceeds from this primary offering and third-party allotment (22,469,720,000 yen at maximum) will be used to fund the acquisition of assets that ADR is scheduled to acquire. Details of the 12 to-be-acquired assets are outlined in the "Notice Concerning Acquisition of Investment Assets (RESIDIA Meguro III and 11 other properties)" dated January 8, 2013.

- \* 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>

*[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.*

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