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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Settlement of Asset Acquisitions

(RESIDIA Kagurazaka II, RESIDIA Sasazuka III, RESIDIA Sendai-Kamisugi)

Advance Residence Investment Corporation (ADR) announced today that it has concluded the acquisition of the assets listed below which the acquisition was announced in the press release titled *"Notice Concerning Acquisition of Investment Asset (RESIDIA Nishi-Koyama and Five Other Properties)"* on September 10, 2019.

1. Overview of Acquisition

Property number	Name	Type of asset	Master lease type	Acquisition price (Note)
P-115	RESIDIA Kagurazaka II	Real Estate	Pass-through	¥ 1,110million
C-91	RESIDIA Sasazuka III	Real Estate	Pass-through	¥ 1,3616million
R-79	RESIDIA Sendai-Kamisugi	Real Estate	Pass-through	¥ 1,409million

(Note) "Acquisition price (the price for the properties entered in the disposition contract)" indicates the amount exclusive of the various expenses required in the acquisition of the properties (broker commission, taxes and public dues, etc.).

2. Other

Please refer to the press release *"Notice Concerning Acquisition of Investment Asset (RESIDIA Nishi-Koyama and Five Other Properties)"* dated September 10, 2020, for details on the acquired assets.

3. Status of Portfolio After the Acquisition

No. of properties	Asset size (based on acquisition price)	No. of leasable units	Total leasable floor area
270 properties	454.2 billion yen	21,332 units	795,191.04 m^2

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest residential J-REIT, investing in over 260 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 450 billion yen). ADR can be expected have a stable dividend in the long-term and can be considered as a defensive J-REIT, on back of the stable income from residential assets and with the largest dividend reserve among J-REITs.

ADR's website: https://www.adr-reit.com/en/

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