



April 13, 2012

For Immediate Release

Advance Residence Investment Corporation  
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### Notice Concerning Issuance of Investment Corporation Bonds

Advance Residence Investment Corporation (ADR) announced its decision today to issue investment corporation bonds as follows based on the general resolution on ADR bond issuance adopted at the Board of Directors' Meeting held on July 29, 2011.

#### 1. Outline of Investment Corporation Bonds

##### (1) Name of Investment Corporation Bond

- ADR Unsecured Bond #15 (Bond #15)  
(with *Pari Passu* clause among specified investment corporation bonds) (Bond #15)
- ADR Unsecured Bond #16 (Bond #16)  
(with *Pari Passu* clause among specified investment corporation bonds) (Bond #16)

In the following items, matters common to the Bond #15 and Bond #16 are not described separately with regard to the respective series of the Bonds.

##### (2) Total Amount of Bonds

Bond #15	4 billion yen
Bond #16	4 billion yen
Total	8 billion yen



(3) Form of Investment Corporation Bond Certificates

Under the applicable Act of Book-Entry Transfer of Company Bonds, Shares, etc., no bond certificates for both Bond #15 and Bond #16.

(4) Issue Price

100 yen per par value of 100 yen for each bond

(5) Redemption Price

100 yen per par value of 100 yen for each bond

(6) Coupon Rate

Bond #15 0.86%

Bond #16 1.08%

(7) Denomination of Each Bond

100 million yen

(8) Offering Method

Public offering

(9) Offering Period

April 13, 2012 (Friday)

(10) Issue Date

April 26, 2012 (Thursday)

(11) Collateral / Guarantee

No collateral or guarantee is on the bonds and no assets are reserved as security specifically for the bonds.

(12) Redemption Method and Redemption Date

Bond #15 The entire principal shall be redeemed on April 24, 2015 (Friday).

Bond #16 The entire principal shall be redeemed on April 26, 2017 (Wednesday).

The bonds may be purchased and cancelled at any time on and after the date following the issue date unless otherwise stipulated by the depository.



(13) Coupon Payment Dates

April 26 and October 26 every year

(14) Financial Covenants

Contains a negative pledge.

(15) Acquired Ratings

AA- (JCR)

(16) Fiscal, Issuing and Paying Agent

Sumitomo Mitsui Trust Bank, Limited

(17) Underwriters

Bond #15 Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

SMBC Nikko Securities, Ltd., Mizuho Securities Co., Ltd.

Bond #16 Mizuho Securities Co., Ltd., SMBC Nikko Securities, Ltd.

Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

2. Purpose of the Issuance

The funds will be used to the early repayment of loans<sup>(Note1)</sup>.

(Note1) Please refer to the press release “Notice Concerning Early Repayment of Loan” dated today for the loans detail.

3. Amount, Use and Scheduled Expenditure Date of Proceeds

(1) Amount (estimated net proceeds)

Bond #13 3,981 million yen

Bond #14 3,978 million yen

Total 7,960 million yen

(2) Specific Use and Scheduled Expenditure Date of Proceeds

The proceeds will be used for the early repayment of loans whose repayment date is April 27, 2012.



Status of Interest-Bearing Debts after the Issuance of the Investment Corporation Bonds

(As of April 27, 2012)

(thousand yen)

	Before Issuance	After Issuance (Note 2)	Difference (Note 3)
Short-term loans (Note 4)	10,590,000	2,550,000	-8,040,000
Long-term loans (Note 4)	166,537,179	166,533,804	-3,375
Total loans	177,127,179	169,083,804	-8,043,375
Investment Corporation Bonds	29,500,000	37,500,000	8,000,000
Total interest-bearing debt	206,627,179	206,583,804	-43,375

(Note 2) The calculation of the outstandings are based on the assumption that the amortization repayment of 3,375,000 yen on April 27, 2012 and the early repayment of 8,040,000,000 yen on April 27, 2012 are executed.

(Note 3) The balance of 40,000,000 yen between the amount listed on the "1. (2) Total Amount of Bonds" of 8,000,000,000 yen (Planned issued date April 26, 2012) and the early repayment amount of 8,040,000,000 yen (Planned repayment date April 27, 2012) will be repaid using cash on hand.

(Note 4) Short-term loans are loans with maturity periods of one year or less and long-term loans are loans with maturity periods of over one year.

- \* 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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