



April 23, 2012

For Immediate Release

Advance Residence Investment Corporation
Securities Code : 3269
3-26 Kanda Nishiki-cho, Chiyoda-ku, Tokyo
Kenji Kousaka, Executive Director

Asset Management Company:
AD Investment Management Co., Ltd.
Kenji Kousaka, President

Inquiries:
Tomoyuki Kimura, Director and General Manager
Corporate Management Department
TEL. +81-3-3518-0480

Notice Concerning Debt Financing and Repayment of Loans

Advance Residence Investment Corporation (ADR) announced today its decisions regarding debt financing and repayment of loans as detailed below.

1. Debt Financing

(1) Reason for debt financing (Total:13,000,000,000 yen)

The funds will be used to repay of loans. (Total:13,485,840,000 yen)

(2) Details of debt financing

< Long-term loan: 1 year 9month, floating interest rate>

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| 1) Scheduled Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited |
| 2) Scheduled Amount | : 3,000,000,000 yen |
| 3) Interest rate | : Base rate (JBA 1 month yen TIBOR) + 0.39% (Note1) |
| 4) Planned drawdown date | : April 27, 2012 |
| 5) Debt financing method | : Loan contract shall be signed on April 25, 2012. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : January 31, 2014 |
| 8) Collateral/guarantee | : Unsecured and non-guaranteed. |

< Long-term loan: 5 year 4 month, floating interest rate>

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| 1) Scheduled Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Sumitomo Mitsui Banking Corporation
Mitsubishi UFJ Trust and Banking Corporation |
| 2) Scheduled Amount | : 6,000,000,000 yen |
| 3) Interest rate | : Base rate (JBA 3 month yen TIBOR) + 0.61% (Note2) |
| 4) Planned drawdown date | : April 27, 2012 |
| 5) Debt financing method | : Loan contract shall be signed on April 25, 2012. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : August 31, 2017 |
| 8) Collateral/guarantee | : Unsecured and non-guaranteed. |

< Long-term loan: 6 year, fixed interest rate >

- 1) Scheduled Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Sumitomo Mitsui Banking Corporation
- 2) Scheduled Amount : 4,400,000,000 yen
- 3) Interest rate : Base rate (JBA 3 month yen TIBOR) + 0.66% (Note2)
- 4) Planned drawdown date : April 27, 2012
- 5) Debt financing method : Loan contract shall be signed on April 25, 2012.
- 6) Principal repayment method : The principal shall be repaid in lump sum on the principal repayment date.
- 7) Principal repayment date : April 27, 2018
- 8) Collateral/guarantee : Unsecured and non-guaranteed.

2. Details of Repayment

Loan based on the loan contract dated August 27, 2009.

- 1) Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Sumitomo Mitsui Banking Corporation
- 2) Loan Amount : 5,446,980,000 yen (Note3)
- 3) Amount of Repayment : 5,446,980,000 yen
- 4) Principal Repayment date : April 27, 2012
- 5) Planned Date of Repayment : April 27, 2012

Loan based on the term loan contract dated May 27, 2010.

- 1) Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Banking Corporation
Sumitomo Mitsui Trust Bank, Limited
Mitsubishi UFJ Trust and Banking Corporation
- 2) Loan Amount : 8,038,860,000 yen (Note3)
- 3) Amount of Repayment : 8,038,860,000 yen
- 4) Principal Repayment date : April 27, 2012
- 5) Planned Date of Repayment : April 27, 2012

- (Note1) • Interest payment dates are, last business day of every month and the principal repayment date.
- JBA 1 month yen TIBOR rate of two business days prior to the latest interest payment date will be used as the base rate to calculate the applicable interest rate for the current calculation period. If the calculation period is less than 1 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.
- The floating interest rate for the loan will not be announced in the future. Please refer to JBA website (<http://www.zenginkyo.or.jp/tibor/>) for the 1 month yen TIBOR.

- (Note2) • Interest payment dates are, last business day of January, April, July, October and the principal repayment date.
- JBA 3 month yen TIBOR rate of two business days prior to the latest interest payment date will be used as the base rate to calculate the applicable interest rate for the current calculation period. If the calculation period is less than 3 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.
- The floating interest rate for the loan will not be announced in the future. Please refer to JBA website (<http://www.zenginkyo.or.jp/tibor/>) for the 3 month yen TIBOR.

(Note3) • The balance of 85,840,000 yen between the amount listed on the “1. Debt Financing ” of 13,400,000,000 yen (Planned drawdown date April 27, 2012) and the repayment amount of 13,485,840,000 yen (Planned repayment date April 27, 2012) will be repaid using cash on hand.

Reference Material : Debt Financing Balance(As of April 27, 2012)

(The amount is rounded down to the nearest thousand yen.)

	Before Refinancing(Note3)	After Refinancing	Increase (Decrease)
Short-term Loans(Note 6)	10,590,000	2,550,000	-8,040,000
Long-term Loans(Note 6)	166,537,179	166,447,964	-89,215
Total Loans	177,127,179	168,997,964	-8,129,215
Corporate Investment Bonds	29,500,000	37,500,000	8,000,000
Total interest-bearing debt	206,627,179	206,467,964	-129,215

(Note4) The calculation of the outstandings are based on the assumption that the Issuance of Investment Corporation Bonds of 8,000,000,000 yen on April 26, 2012 and the early repayment of 8,040,000,000 yen and the amortization repayment of 3,375,000 yen on April 27,2012 are executed.

(Note5) Short-term loans are loans with repayment dates within one year and long-term loans are loans with repayment dates over one year away.

* 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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Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.