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For Immediate Release

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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:8,400,000,000 yen)

The funds will be used to repay a maturing loan (4,400,345,000 yen) and redeem the part of Advance Residence Investment Corporation's 2nd Series Unsecured Investment Corporation Bond (5,000,000,000 yen).

(2) Details of debt financing

< Long-term loan: 3 year, floating interest rate >

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|-------------------------------|--|
| 1) Scheduled Lenders | : The Hiroshima Bank Ltd., |
| 2) Scheduled Amount | : 500,000,000 yen ^(Note1) |
| 3) Interest rate | : Base rate (JBA 1 month yen TIBOR) + 0.35% ^(Note3) |
| 4) Planned drawdown date | : November 20, 2012 |
| 5) Debt financing method | : Loan contract shall be signed on November 16, 2012. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : November 30, 2015 |
| 8) Collateral/guarantee | : Unsecured and non-guaranteed |

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

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| 1) Scheduled Lenders | : The Hiroshima Bank Ltd., |
| 2) Scheduled Amount | : 500,000,000 yen ^(Note1) |
| 3) Interest rate | : Base rate (JBA 3 month yen TIBOR) + 0.47% ^(Note4) |
| 4) Planned drawdown date | : November 20, 2012 |
| 5) Debt financing method | : Loan contract shall be signed on November 16, 2012. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : November 30, 2017 |
| 8) Collateral/guarantee | : Unsecured and non-guaranteed |

< Long-term loan: 7 year, floating interest rate >

- 1) Scheduled Lenders : Sumitomo Mitsui Banking Corporation, Mizuho Corporate Bank
- 2) Scheduled Amount : 2,400,000,000 yen^(Note1)
- 3) Interest rate : Base rate (JBA 3 month yen TIBOR) + 0.50%^(Note4)
- 4) Planned drawdown date : November 20, 2012
- 5) Debt financing method : Loan contract shall be signed on November 16, 2012.
- 6) Principal repayment method : The principal shall be repaid in lump sum on the principal repayment date.
- 7) Principal repayment date : November 29, 2019
- 8) Collateral/guarantee : Unsecured and non-guaranteed

< Long-term loan: 4 year 6 month, fixed interest rate >

- 1) Scheduled Lenders : Development Bank of Japan
- 2) Scheduled Amount : 600,000,000 yen^(Note1)
- 3) Interest rate : TBD^(Note5)
- 4) Planned drawdown date : November 30, 2012
- 5) Debt financing method : Loan contract shall be signed on November 28, 2012.
- 6) Principal repayment method : The principal shall be repaid in lump sum on the principal repayment date.
- 7) Principal repayment date : May 31, 2017
- 8) Collateral/guarantee : Unsecured and non-guaranteed

< Long-term loan: 8 year, fixed interest rate >

- 1) Scheduled Lenders : Development Bank of Japan
- 2) Scheduled Amount : 2,200,000,000 yen^(Note2)
- 3) Interest rate : TBD^(Note5)
- 4) Planned drawdown date : November 30, 2012
- 5) Debt financing method : Loan contract shall be signed on November 28, 2012.
- 6) Principal repayment method : The principal shall be repaid in lump sum on the principal repayment date.
- 7) Principal repayment date : November 29, 2020
- 8) Collateral/guarantee : Unsecured and non-guaranteed

< Long-term loan: 9 year, fixed interest rate >

- 1) Scheduled Lenders : Development Bank of Japan
- 2) Scheduled Amount : 2,200,000,000 yen^(Note2)
- 3) Interest rate : TBD^(Note5)
- 4) Planned drawdown date : November 30, 2012
- 5) Debt financing method : Loan contract shall be signed on November 28, 2012.
- 6) Principal repayment method : The principal shall be repaid in lump sum on the principal repayment date.
- 7) Principal repayment date : November 29, 2021
- 8) Collateral/guarantee : Unsecured and non-guaranteed

2. Details of Repayment

Loan based on the loan contract dated November 28, 2007.

1) Lenders	:	Development Bank of Japan
2) Loan Amount	:	1,806,485,000 yen ^(Note2)
3) Amount of Repayment	:	1,806,485,000 yen
4) Principal Repayment date	:	November 30, 2012
5) Planned Date of Repayment	:	November 30, 2012

Loan based on the loan contract dated June 25, 2008.

1) Lenders	:	Development Bank of Japan
2) Loan Amount	:	1,806,485,000 yen ^(Note2)
3) Amount of Repayment	:	1,806,485,000 yen
4) Principal Repayment date	:	November 30, 2012
5) Planned Date of Repayment	:	November 30, 2012

Loan based on the loan contract dated November 20, 2009.

1) Lenders	:	Development Bank of Japan
2) Loan Amount	:	787,375,000 yen ^(Note2)
3) Amount of Repayment	:	787,375,000 yen ^(Note2)
4) Principal Repayment date	:	November 30, 2012
5) Planned Date of Repayment	:	November 30, 2012

- (Note1) • The balance of 1,000,000,000 yen between the amount listed on the “1. Debt Financing ” of 4,000,000,000 yen (Planned drawdown date November 20, 2012 and the part of November 30, 2012) and the redemption amount of 5,000,000,000 yen of the Advance Residence Investment Corporation’s 2nd Series Unsecured Investment Corporation Bond (Planned redemption date November 21, 2012) will be repaid using the proceed from debt financing announced on September 26, 2012.
- (Note2) • The balance of 345,000 yen between the amount listed on the “1. Debt Financing ” of 4,400,000,000 yen (Planned drawdown date November 30, 2012) and the total repayment amount listed on the “2. Details of Repayment ” of 4,400,345,000 yen of the loans (Planned repayment date November 30, 2012) will be repaid using cash on hand.
- (Note3) • Interest payment dates are, last business day of every month and the principal repayment date starting from December 2012.
 • 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.
- (Note4) • Interest payment dates are, last business days 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.
- (Note5) • The interest rate will be disclosed separately when it is finalized.

Reference Material : Debt Financing Balance(As of November 30, 2012)

(Thousand yen.)

	Before Refinancing	After Refinancing ^(Note 6)	Increase (Decrease)
Short-term Loans ^(Note 7)	1,500,000	1,500,000	-
Long-term Loans ^(Note 7)	169,762,901	174,700,056	4,937,155
Total Loans	171,262,901	176,200,056	4,937,155
Investment Corporate Bonds	35,000,000	30,000,000	-5,000,000
Total interest-bearing debt	206,262,901	206,200,056	-62,845

(Note6) The calculation of the outstandings are based on the assumption that the amortization repayment of 62,500,000 yen on November 30, 2012 are executed.

(Note7) Short-term loans are loans with original repayment dates within one year and long-term loans are loans with original 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.