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For Immediate Release

Advance Residence Investment Corporation

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Notice Concerning Debt Financing Interest Rate

The interest rates for the debt financing ^(Note 1) announced by Advance Residence Investment Corporation (ADR) on November 19, 2009 have been set as follows.

I. Interest Rates

Category	Drawdown Date	Loan Balance	Interest Rate	Repayment Deadline
2-year fixed	November 25, 2009	6 billion yen	1.93% ^(Note 2)	Nov. 30, 2011
3-year fixed	November 25, 2009	1 billion yen	1.92%	Nov. 30, 2012

Notes

- 1) Please refer to press release “Notice concerning Debt Financing and Repayment of Loans” dated November 19, 2009 for the debt financing details.
- 2) The loan interest rates shown are the fixed real interest rates based on the interest rate swap agreements entered into for the purpose of fixing the interest rates. The floating interest rate based on the loan agreement for the period from November 25, 2009 to February 25, 2009 is 1.67537%.

<Attachment>

Reference Material 1: Balance of Loans

- * 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]

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.

Reference Material 1: Balance of Loans

Term	Lender	Loan Balance (mm yen) (Note 1)	Interest Rate (%) (Note 2)	Drawdown Date	Repayment Deadline	Repayment Method	Remarks
2-year fixed	Sumitomo Trust & Banking Aozora Bank Mizuho Corporate Bank Mitsubishi UFJ Trust and Banking	60	1.93 (Note 3)	Nov. 25, 2009	Nov. 30, 2011	Lump sum repayment at maturity	No collateral or guarantee
3-year fixed	Development Bank of Japan	10	1.92	Nov. 25, 2009	Nov. 30, 2012	Installment Payment	No collateral or guarantee
4-year fixed	Aozora Bank Shinsei Bank Development Bank of Japan Mitsubishi UFJ Trust and Banking Resona Bank Oita Bank Hachijuni Bank	5,500	1.49	Jan. 25, 2008	Jan. 25, 2012	Lump sum repayment at maturity	No collateral or guarantee
	Sumitomo Trust & Banking Aozora Bank The Nishi-Nippon City Bank Resona Bank	5,400	2.16	Jun. 25, 2008	Jun. 25, 2012		
5-year fixed	Sumitomo Trust & Banking Aozora Bank Development Bank of Japan Resona Bank	4,500	1.68	Jan. 25, 2008	Jan. 25, 2013	Lump sum repayment at maturity	No collateral or guarantee
	Sumitomo Trust & Banking Aozora Bank	5,900	1.48	Nov. 25, 2005	Nov. 25, 2010		
	Mizuho Corporate Bank Sumitomo Mitsui Banking	5,700	1.61	Mar. 20, 2006 Mar. 30, 2006			
	Mizuho Corporate Bank Aozora Bank Resona Bank	5,500	2.38	Jun. 25, 2008	Jun. 25, 2013		
7-year fixed	Development Bank of Japan	2,500	2.70	Jun. 25, 2008	Jun. 25, 2015		
Subtotal of long-term loans		420					
Total		420					

- Notes
1. All funds were applied to the acquisition of real estate beneficiary interests in trust and to the payment of related costs.
 2. The interest rates shown are the interest rates per annum rounded to two decimal places.
 3. The loan interest rates shown are the fixed real interest rates based on the interest rate swap agreements entered into for the purpose of fixing the interest rates. The floating interest rate based on the loan agreement for the period from November 25, 2009 to February 25, 2009 is 1.67537%.