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For Immediate Release

**Advance Residence Investment Corporation**  
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### **Notice Concerning Signing of Agreements on Grant of Collateral**

Advance Residence Investment Corporation (ADR) and Nippon Residential Investment Corporation (NRIC) announced, in connection with the agreements on the grant of collateral announced by NRIC in the “Notification on Signing of Agreements on Grant of Collateral” dated December 26, 2008, February 25, 2009, August 27, 2009 and November 26, 2009 (hereafter, the “Agreements on Grant of Collateral”), the decision made today to change the agreement details and other matters as follows. This change is being made in correlation with the establishment of a corporation incorporated through consolidation-type merger based on the consolidation-type merger agreement with the effective date of the merger scheduled for March 1, 2010 that was announced by ADR and NRIC in the “Notice Concerning Signing of Agreement on Merger of Advance Residence Investment Corporation and Nippon Residential Investment Corporation” dated September 25, 2009 (Tentative name: Advance Residence Investment Corporation; hereafter, the “New Investment Corporation”).

## 1. Overview of Agreement Change

Concerning the Agreements on Grant of Collateral, the decision has been made to change the pledgor of collateral from NRIC to the New Investment Corporation (including terminating the agreement that has NRIC as the pledgor of collateral, followed by newly signing an agreement that has the New Investment Corporation as the pledgor of collateral) on the condition that the New Investment Corporation is established. In addition, concerning the agreements on grant of fixed mortgage of the Agreements on Grant of Collateral, the decision has been made to sign on February 26, 2010 agreements to increase the revolving amount of fixed mortgage from 117.0 billion yen to 165.3 billion yen.

Moreover, concerning the Agreements on Grant of Collateral, the decision has been made to newly pledge as collateral the portfolio assets of ADR listed later in this document under “3. Assets to be Pledged as Collateral.”

## 2. Outline of Loans to Become Secured Liabilities (as of February 26, 2010)

(NRIC)

Lenders	Drawdown Date	Repayment Date	Loans Outstanding* (million yen)
The Dai-ichi Mutual Life Insurance Company	Aug. 29, 2006	Aug. 31, 2011	978
Daido Life Insurance Company	Nov. 17, 2006	Nov. 17, 2013	1,566
National Mutual Insurance Federation of Agricultural Cooperatives Taiyo Life Insurance Company The Dai-ichi Mutual Life Insurance Company Mitsui Sumitomo Insurance Co., Ltd.	Dec. 26, 2006	Dec. 26, 2011	5,383
The Norinchukin Bank The Hachijuni Bank, Ltd.	Dec. 26, 2006	Dec. 26, 2011	5,872
Taiyo Life Insurance Company	Sept. 19, 2007	Sept. 19, 2012	978
Daido Life Insurance Company	Sept. 19, 2007	Sept. 19, 2013	880
Sumitomo Mitsui Banking Corporation	Nov. 30, 2007	Nov. 30, 2010	1,957
Development Bank of Japan Inc.	Nov. 30, 2007	Nov. 30, 2012	1,957
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Mitsubishi UFJ Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd. The Chuo Mitsui Trust and Banking Co., Ltd.	Feb. 29, 2008	May 31, 2010	6,753
Sumitomo Mitsui Banking Corporation	Feb. 29, 2008	May 31, 2010	1,957
Development Bank of Japan Inc.	June 27, 2008	Nov. 30, 2012	1,957
Sumitomo Mitsui Banking Corporation	June 30, 2009	June 30, 2011	2,936
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd.	June 30, 2009	June 29, 2012	3,518

Lenders	Drawdown Date	Repayment Date	Loans Outstanding* (million yen)
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chuo Mitsui Trust and Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation	Aug. 31, 2009	Apr. 28, 2011	9,973
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	Aug. 31, 2009	Apr. 30, 2013	9,973
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd.	Sept. 10, 2009	Mar. 31, 2010	5,902
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	Oct. 22, 2009	Apr. 27, 2012	5,902
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	Oct. 22, 2009	Sept. 30, 2014	983
Development Bank of Japan Inc.	Oct. 22, 2009	Sept. 30, 2014	4,857
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chuo Mitsui Trust and Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd. Resona Bank, Ltd. Aozora Bank, Ltd. The Norinchukin Bank The Shizuoka Bank, Ltd.	Nov. 30, 2009	Aug. 31, 2011	10,699
The Sumitomo Trust & Banking Co., Ltd.	Feb. 19, 2010	June 30, 2011	968
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chuo Mitsui Trust and Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd.	Feb. 19, 2010	Jan. 25, 2013	9,797
Total Loans Outstanding			95,758

\* The loans outstanding above is the scheduled amount outstanding as of February 26, 2010 after the partial early performance of obligations announced in a separate press release titled "Notification on Loan Repayment (Partial Early Performance of Obligations) and Partial Cancellation of Interest Rate Swap Agreement" dated today.

(ADR)

Lenders	Drawdown Date	Repayment Date	Loans Outstanding* (million yen)
The Sumitomo Trust & Banking Co., Ltd. Mizuho Corporate Bank, Ltd. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd.	Nov. 25, 2005	Nov. 25, 2010	5,894
Mizuho Corporate Bank, Ltd. Sumitomo Mitsui Banking Corporation	Mar. 20, 2006	Nov. 25, 2010	2,197
Aozora Bank, Ltd. The Sumitomo Trust & Banking Co., Ltd.	Mar. 30, 2006	Nov. 25, 2010	3,496

Lenders	Drawdown Date	Repayment Date	Loans Outstanding* (million yen)
Aozora Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation Development Bank of Japan Inc. Shinsei Bank, Ltd. Resona Bank, Ltd. The Oita Bank, Ltd. The Hachijuni Bank, Ltd.	Jan. 25, 2008	Jan. 25, 2012	5,494
Development Bank of Japan Inc. The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd. Resona Bank, Ltd.	Jan. 25, 2008	Jan. 25, 2013	4,495
Mizuho Corporate Bank, Ltd. Aozora Bank, Ltd. Resona Bank, Ltd.	June 25, 2008	June 25, 2013	5,494
The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd. Resona Bank, Ltd. The Nishi-Nippon City Bank, Ltd.	June 25, 2008	June 25, 2012	5,394
Development Bank of Japan Inc.	June 25, 2008	June 25, 2015	2,497
The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd. Mizuho Corporate Bank, Ltd. Mitsubishi UFJ Trust and Banking Corporation	Nov. 25, 2009	Nov. 30, 2011	5,994
Development Bank of Japan Inc.	Nov. 25, 2009	Nov. 30, 2012	986
<b>Total Loans Outstanding</b>			<b>41,947</b>

\* The loans outstanding above is the scheduled amount outstanding as of February 26, 2010 after the partial early performance of obligations announced in a separate press release titled "Notification on Loan Repayment (Partial Early Performance of Obligations) and Partial Cancellation of Interest Rate Swap Agreement" dated today.

### 3. Assets to be Pledged as Collateral

The assets that are to be additionally pledged as collateral are the following real estate beneficiary interests in trust.

Property No.	Property Name	Form of Ownership
P-1	Artiscourt Akasakahinokicho	Beneficiary interests in trust
P-2	Artis Shimazuyama	Beneficiary interests in trust
P-3	Artis Nakameguro	Beneficiary interests in trust
P-4	Apartments Tsurumaki	Beneficiary interests in trust
P-5	Crestcourt Azabujuban	Beneficiary interests in trust
P-6	Artis Shibuyadaikanyama	Beneficiary interests in trust

Property No.	Property Name	Form of Ownership
P-7	Artis Ikejiriohashi	Beneficiary interests in trust
P-9	Artis Shimoochiai	Beneficiary interests in trust
P-10	Spacia Kudanshita	Beneficiary interests in trust
P-12	Artis Hatagaya	Beneficiary interests in trust
P-13	FELDBERG	Beneficiary interests in trust
P-14	Artis Toritsudaigaku	Beneficiary interests in trust
P-15	Artis Sakurajosui	Beneficiary interests in trust
P-16	Artis Kitashinagawa	Beneficiary interests in trust
P-17	PLEIADE YOYOGINOMORI	Beneficiary interests in trust
P-18	Shinjuku Residence	Beneficiary interests in trust
C-1	Artis Mitsukoshimae	Beneficiary interests in trust
C-2	Artis Kamata	Beneficiary interests in trust
C-3	Artis Ikebukuro	Beneficiary interests in trust
C-5	Artis Hongo	Beneficiary interests in trust
C-6	Artis Asakusabashi	Beneficiary interests in trust
C-7	Maison Eclairée Ekoda	Beneficiary interests in trust
C-8	Artis Uenokachimachi	Beneficiary interests in trust
C-9	Artis Bunkyocho	Beneficiary interests in trust
C-10	Artis Ryogoku	Beneficiary interests in trust
C-11	Artis Higashiginza	Beneficiary interests in trust
C-12	Apres Parks Ueno	Beneficiary interests in trust
C-13	Artis Ningyocho	Beneficiary interests in trust
C-14	Artis Omorihigashi	Beneficiary interests in trust
C-15	Residence Oyama	Beneficiary interests in trust
C-16	Artis Kinshicho	Beneficiary interests in trust
C-17	T&G Negishi Mansion	Beneficiary interests in trust
S-1	Hiyoshidai Student Heights	Beneficiary interests in trust
S-2	Chester House Kawaguchi	Beneficiary interests in trust
S-3	Storkmansion Kashiwa	Beneficiary interests in trust
S-4	DUO Station Higashimatsudo No. II	Beneficiary interests in trust
S-5	Artis Shin-Yokohama	Beneficiary interests in trust
S-6	Belle Scene Minamiikuta	Beneficiary interests in trust
S-7	PLEIADE CHOFU	Beneficiary interests in trust
S-8	PLEIADE KUNITACHI	Beneficiary interests in trust
S-9	PLEIADE KAWASAKI MOTOKI	Beneficiary interests in trust

Property No.	Property Name	Form of Ownership
S-10	PLEIADE KOKURYO	Beneficiary interests in trust
S-11	Wako Student Heights	Beneficiary interests in trust
R-2	Royal Nishihommachi	Beneficiary interests in trust
R-3	Itopia Kyotogakuseikaikan	Beneficiary interests in trust
R-6	HAUT DOMICILE NANGOGAI	Beneficiary interests in trust
R-7	Artis Higashisakura	Beneficiary interests in trust
R-8	Grand Court Kameyama	Beneficiary interests in trust
R-9	Zeus Ryokuchi PREMIUM	Beneficiary interests in trust
R-10	GRASS HOPPER	Beneficiary interests in trust
R-11	Artis Kobe Port Island	Beneficiary interests in trust

#### 4. Forecast of Future Management Performance

The impact of this matter on the management performance for ADR's fiscal period ending February 2010 (from January 1, 2010 to February 28, 2010) and NRIC's fiscal period ending February 2010 (from December 1, 2009 to February 28, 2010) is expected to be minimal. Thus, no changes have been made to management performance forecasts.

The management performance forecasts for the New Investment Corporation's first fiscal period (fiscal period ending January 2011: from March 1, 2010 to January 31, 2011) will be announced once they are determined.

- \* 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, Transport and Tourism Press Club, and the Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications.
- \* URL for the two investment corporations:  
Advance Residence Investment Corporation <http://www.adr-reit.com>  
Nippon Residential Investment Corporation <http://www.nric.co.jp>

*[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.*