

May 17, 2010

**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:  
Kazuhito Akamatsu, Director  
TEL. +81-3-3518-0480

**Notice Concerning Partial Early Repayment of Loans**

Advance Residence Investment Corporation (ADR) announces that it will partially repay loans early (2.08 billion yen) in accordance to the agreement on collateral, following the disposition of assets on May 17, 2010.

1. Details of Partial Early Performance of Obligations

(JPY : thousand)

Initial Drawdown Date	Principal Repayment Deadline	Lender	Loan outstanding before repayment [A]	Early repayment amount as of May 19, 2010 [B]	Early repayment amount as of May 21, 2010 [C]	Early repayment amount as of May 25, 2010 [D]	Loan outstanding after repayment [A]- [B]- [C]- [D]
November 25, 2005	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Mizuho Corporate Bank	5,894,379	12,877	40,049	36,067	5,805,386
March 20, 2006	November 25, 2010	Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank	2,197,903	4,802	14,935	13,450	2,164,716
March 30, 2006	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd.	3,496,666	7,639	23,758	21,395	3,443,874
August 29, 2006	August 31, 2011	The Dai-ichi Life Insurance Company, Limited	978,800	2,138	6,650	5,990	964,022
November 17, 2006	November 17, 2013	Daido Life Insurance Company	1,566,090	3,421	10,640	9,583	1,542,446

December 26, 2006	December 26, 2011	National Mutual Insurance Federation of Agricultural Cooperatives Taiyo Life Insurance Company The Dai-ichi Life Insurance Company, Limited Mitsui Sumitomo Insurance Co., Ltd.	5,383,416	11,761	36,576	32,943	5,302,136
December 26, 2006	December 26, 2011	The Norinchukin Bank The Hachijuni Bank, Ltd.	5,872,843	12,829	39,898	35,934	5,784,182
September 19, 2007	September 19, 2012	Taiyo Life Insurance Company	978,800	2,138	6,650	5,990	964,022
September 19, 2007	September 19, 2013	Daido Life Insurance Company	880,925	1,925	5,986	5,391	867,623
November 30, 2007	November 30, 2010	Sumitomo Mitsui Banking Corporation	1,957,610	4,277	13,300	11,979	1,928,054
November 30, 2007	November 30, 2012	Development Bank of Japan	1,957,610	4,277	13,300	11,979	1,928,054
January 25, 2008	January 25, 2012	Mitsubishi UFJ Trust and Banking Corporation Development Bank of Japan Shinsei Bank Resona Bank, Limited Aozora Bank, Ltd. Oita Bank The Hachijuni Bank, Ltd.	5,494,757	12,008	37,344	33,623	5,411,782
January 25, 2008	January 25, 2013	Aozora Bank, Ltd. Development Bank of Japan The Sumitomo Trust & Banking Co., Ltd. Resona Bank, Limited	4,495,712	9,823	30,549	27,509	4,427,831
February 29, 2008	May 31, 2010	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 Company, Limited	6,753,757	14,755	45,886	41,326	6,651,790
February 29, 2008	May 31, 2010	Sumitomo Mitsui Banking Corporation	1,957,610	4,277	13,300	11,979	1,928,054
June 25, 2008	June 25, 2012	The Sumitomo Trust & Banking Co., Ltd. The Nishi-Nippon City Bank Resona Bank, Limited Aozora Bank, Ltd.	5,394,855	11,787	36,655	33,011	5,313,402
June 25, 2008	June 25, 2013	Mizuho Corporate Bank Aozora Bank, Ltd. Resona Bank, Limited	5,494,760	12,004	37,333	33,621	5,411,802
June 25, 2008	June 25, 2015	Development Bank of Japan	2,497,619	5,456	16,968	15,282	2,459,913
June 27, 2008	November 30, 2012	Development Bank of Japan	1,957,610	4,277	13,300	11,979	1,928,054
June 30, 2009	June 30, 2011	Sumitomo Mitsui Banking Corporation	2,936,422	6,415	19,950	17,967	2,892,090

June 30, 2009	June 29, 2012	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd.	3,518,318	7,686	23,904	21,529	3,465,199
August 31, 2009	April 28, 2011	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chuo Mitsui Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation	9,973,326	21,786	67,756	61,023	9,822,761
August 31, 2009	April 30, 2013	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	9,973,326	21,787	67,755	61,024	9,822,760
October 22, 2009	April 27, 2012	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	5,902,650	12,894	40,101	36,117	5,813,538
October 22, 2009	September 30, 2014	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	983,770	2,149	6,684	6,020	968,917
October 22, 2009	September 30, 2014	Development Bank of Japan	4,857,400	10,611	32,999	29,720	4,784,070
November 25, 2009	November 30, 2011	Mitsubishi UFJ Trust and Banking Corporation Aozora Bank, Ltd. The Sumitomo Trust & Banking Co., Ltd. Mizuho Corporate Bank	5,994,284	13,096	40,728	36,678	5,903,782
November 25, 2009	November 30, 2012	Development Bank of Japan	986,547	2,155	6,703	6,037	971,652
November 30, 2009	August 31, 2011	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chuo Mitsui Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd. Resona Bank, Limited Aozora Bank, Ltd. The Norinchukin Bank The Shizuoka Bank, Limited	10,699,095	23,373	72,690	65,472	10,537,560
February 19, 2010	June 30, 2011	The Sumitomo Trust & Banking Co., Ltd.	968,870	2,117	6,583	5,929	954,241
February 19, 2010	January 25, 2013	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chuo Mitsui Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd.	9,797,990	21,405	66,567	59,955	9,650,063

March 31, 2010	March 31, 2011	The Bank of Tokyo- Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd.	2,900,000	6,336	19,702	17,746	2,856,216
March 31, 2010	March 29, 2013	The Bank of Tokyo- Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd.	3,000,000	6,554	20,384	18,358	2,954,704
Total amount			137,703,720	300,835	935,583	842,606	135,624,696

<Attachments>

- Reference                    The status of loans after execution of the above
- \* 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 The status of loans after execution of the above

(JPY : thousand)

	Before Execution	After Execution	Increase (Decrease)
Short-term loans	2,900,000	2,856,216	(43,784)
Long-term loans	134,803,720	132,768,480	(2,035,240)
Total loan	137,703,720	135,624,696	(2,079,024)
Investment corporation bonds	81,500,000	81,500,000	—
Total interest-bearing debt	219,203,720	217,124,696	(2,079,024)

(Note) Short-term loans are loans where the period from the borrowing date until the repayment date (loan period) is one year or less. Long-term loans are loans with loan periods that exceed one year.