

May 21, 2010

For Immediate Release

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Notice Concerning Partial Early Repayment of Loans and Partial Cancellation of Interest Rate Swap Agreement

Advance Residence Investment Corporation (ADR) announces that it will partially repay loans early (944 million yen) in accordance to the agreement on collateral, and cancel corresponding nominal amount of interest rate swap agreement, 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 (Note) [A]	Early repayment amount as of May 25, 2010 [B]	Loan outstanding after repayment [A]- [B]
November 25, 2005	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Mizuho Corporate Bank	5,805,386	40,442	5,764,944
March 20, 2006	November 25, 2010	Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank	2,164,716	15,080	2,149,636
March 30, 2006	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd.	3,443,874	23,990	3,419,884
August 29, 2006	August 31, 2011	The Dai-ichi Life Insurance Company, Limited	964,022	6,716	957,306
November 17, 2006	November 17, 2013	Daido Life Insurance Company	1,542,446	10,745	1,531,701
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.	5,302,136	36,937	5,265,199
December 26, 2006	December 26, 2011	The Norinchukin Bank The Hachijuni Bank, Ltd.	5,784,182	40,292	5,743,890

September 19, 2007	September 19, 2012	Taiyo Life Insurance Company	964,022	6,716	957,306
September 19, 2007	September 19, 2013	Daido Life Insurance Company	867,623	6,045	861,578
November 30, 2007	November 30, 2010	Sumitomo Mitsui Banking Corporation	1,928,054	13,431	1,914,623
November 30, 2007	November 30, 2012	Development Bank of Japan	1,928,054	13,431	1,914,623
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.	5,411,782	37,704	5,374,078
January 25, 2008	January 25, 2013	Aozora Bank, Ltd. Development Bank of Japan The Sumitomo Trust & Banking Co., Ltd. Resona Bank, Limited	4,427,831	30,847	4,396,984
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	6,651,790	46,337	6,605,453
February 29, 2008	May 31, 2010	Sumitomo Mitsui Banking Corporation	1,928,054	13,431	1,914,623
June 25, 2008	June 25, 2012	The Sumitomo Trust & Banking Co., Ltd. The Nishi-Nippon City Bank Resona Bank, Limited Aozora Bank, Ltd.	5,313,402	37,015	5,276,387
June 25, 2008	June 25, 2013	Mizuho Corporate Bank Aozora Bank, Ltd. Resona Bank, Limited	5,411,802	37,700	5,374,102
June 25, 2008	June 25, 2015	Development Bank of Japan	2,459,913	17,136	2,442,777
June 27, 2008	November 30, 2012	Development Bank of Japan	1,928,054	13,431	1,914,623
June 30, 2009	June 30, 2011	Sumitomo Mitsui Banking Corporation	2,892,090	20,146	2,871,944
June 30, 2009	June 29, 2012	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd.	3,465,199	24,138	3,441,061
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	9,822,761	68,424	9,754,337
August 31, 2009	April 30, 2013	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	9,822,760	68,423	9,754,337
October 22, 2009	April 27, 2012	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	5,813,538	40,497	5,773,041

October 22, 2009	September 30, 2014	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	968,917	6,750	962,167
October 22, 2009	September 30, 2014	Development Bank of Japan	4,784,070	33,325	4,750,745
November 25, 2009	November 30, 2011	Mitsubishi UFJ Trust and Banking Corporation Aozora Bank, Ltd. The Sumitomo Trust & Banking Co., Ltd. Mizuho Corporate Bank	5,903,782	41,128	5,862,654
November 25, 2009	November 30, 2012	Development Bank of Japan	971,652	6,769	964,883
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	10,537,560	73,408	10,464,152
February 19, 2010	June 30, 2011	The Sumitomo Trust & Banking Co., Ltd.	954,241	6,648	947,593
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.	9,650,063	67,223	9,582,840
March 31, 2010	March 31, 2011	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd.	2,856,216	19,896	2,836,320
March 31, 2010	March 29, 2013	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd.	2,954,704	20,584	2,934,120
Total			135,624,696	944,785	134,679,911

(Note) Loan amount shows the amount after loan repayment announced in the “Notice Concerning Partial Early Repayment of Loans” dated May 17, 2010.

2. Details of Partial Cancellation of Interest Rate Swap Agreement (Scheduled)

(JPY : thousand)

Initial date	Early termination date	Counterparty	Notional principal amount	Partial cancellation amount	Notional amount after cancelation	Cancelation date
November 25, 2005	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd.	5,900,000	135,056	5,764,944	May 25, 2010
March 31, 2006	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd.	5,700,000	130,480	5,614,520	
November 30, 2007	November 30, 2010	Mitsubishi UFJ Trust and Banking Corporation	1,957,610	42,987	1,914,623	
January 25, 2008	January 25, 2012	Aozora Bank, Ltd.	5,500,000	125,922	5,374,078	

January 25, 2008	January 25, 2013	The Sumitomo Trust & Banking Co., Ltd.	4,500,000	103,016	4,396,984
June 25, 2008	June 25, 2012	The Sumitomo Trust & Banking Co., Ltd.	5,400,000	123,613	5,276,387
June 25, 2008	June 25, 2013	Aozora Bank, Ltd.	5,500,000	125,898	5,374,102
November 25, 2009	November 30, 2011	The Sumitomo Trust & Banking Co., Ltd.	6,000,000	137,346	5,862,654

2. Future Outlook

Although, there will be unwinding fees for the early repayment of loans and for the partial swap cancellation, the management performance forecasts for the first period ending January 2010 (from March 1, 2010 to January 31, 2011) remain unchanged from that announced in the “Notice Concerning Management Performance Forecasts for First Fiscal Period” dated March 2, 2010.

< 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 (Note2)	After Execution	Increase (Decrease)
Short-term loans (Note1)	2,856,216	2,836,320	(19,896)
Long-term loans	132,768,480	131,843,591	(924,889)
Total loan		134,679,911	(944,785)
Investment corporation bonds		81,500,000	—
Total interest-bearing debt		216,179,911	(944,785)

(Note1) 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.

(Note2) Loan amount shows the amount after loan repayment announced in the “Notice Concerning Partial Early Repayment of Loans” dated May 17, 2010.