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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 Establishment of Term Loan Commitments

Advance Residence Investment Corporation (ADR) announced it today signed into term loan commitment agreements (hereafter, the “Agreements”) as follows.

1. About Term Loan Commitments

A term loan commitment is a term loan that allows credit to be drawn several times over a predetermined drawdown period up to a specified amount.

While common loan commitments allow “short-term loans due within 1 year” to be procured flexibly, the Agreements are designed to allow “long-term loans” to be procured flexibly during the period of time set under the Agreements. Thus, ADR believes the Agreements will contribute to its financial stability.

2. Reason for Signing the Agreements

The Agreements were signed into under the objective of securing flexible and stable financing means to apply funds to redemption of investment corporation bonds that are due for redemption by February 2011 (total amount: JPY 35.0 billion) and future property acquisitions.

3. Overview of the Agreements

(1) Term Loan Commitment (No. 1)

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|------------------------------|--|
| 1) Lenders: | Mizuho Corporate Bank, Ltd.
Mizuho Trust & Banking Co., Ltd. |
| 2) Revolving line of credit: | JPY 15.0 billion |
| 3) Commitment period: | From July 16, 2010 (inclusive) to February 17, 2011 (inclusive) |
| 4) Repayment method: | Repayment shall be in lump sum on the repayment date, which shall be the date marking 3 years from the drawdown date.
However, early repayment shall also be allowed. |
| 5) Collateral/Guarantee: | Secured and non-guaranteed |
| 6) Use of funds: | Funds shall be applied to redemption of the former Nippon Residential Investment Corporation’s First, Second and Fourth Series Unsecured Investment Corporation |

Bonds, and acquisition of trust beneficiary interests and real estate in-kind as well as payment of associated expenses

(2) Term Loan Commitment (No. 2)

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|------------------------------|---|
| 1) Lenders: | (i) The Bank of Tokyo-Mitsubishi UFJ, Ltd.
The Sumitomo Trust & Banking Co., Ltd.
Sumitomo Mitsui Banking Corporation
Mitsubishi UFJ Trust and Banking Corporation |
| | (ii) Development Bank of Japan Inc. |
| 2) Revolving line of credit: | (i) JPY 8.5 billion |
| | (ii) JPY 1.5 billion |
| 3) Commitment period: | From September 22, 2010 (inclusive) to February 17, 2011 (inclusive) |
| 4) Repayment method: | (i) Repayment shall be in lump sum on the repayment date, which shall be the date marking 3 years from the drawdown date.
However, early repayment shall also be allowed. |
| | (ii) The first repayment shall be made on the last day of January, April, July or October, whichever comes first after the drawdown date, and the ensuing repayments in every January, April, July and October thereafter in the amount arrived at when the concerned loan amount is multiplied by 1.25%; and the remaining amount shall be repaid in lump sum on the date marking 5 years from the drawdown date.
However, early repayment shall also be allowed. |
| 5) Collateral/Guarantee: | Secured and non-guaranteed |
| 6) Use of funds: | Funds shall be applied to redemption of the former Nippon Residential Investment Corporation's Second and Fourth Series Unsecured Investment Corporation Bonds |

4. Other

In correlation with signing of the Agreements, ADR signed into agreement on change of the revolving mortgage agreement to increase the credit line limit of the revolving mortgage from JPY 165.3 billion to JPY 195.3 billion. For details, please refer to the "Notice Concerning Signing of Collateral Agreement on (Change of Agreement Details)" dated today.

The risks associated with the above matter are as presented under investment risks in the "Securities Registration Statement" (*yukashoken todokedesho*) submitted today.

- * 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: <http://www.adr-reit.com>

[Provisional Translation Only]

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