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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Partial Early Repayment of Loan

Advance Residence Investment Corporation (ADR) announces that it will partially repay loan early (2,836.32 million yen) following the financing that was disclosed in the press releases “Notice Concerning Issuance of New Investment Units Through Public Offering and Secondary Distribution of Investment Units” dated June21,2010 and “Notice Concerning Decisions on Pricing and Issuance of New Investment Units and Secondary Distribution of Investment Units” dated June21,2010.

1. Details of Repayment

Loan based on Loan contract dated March 29, 2010

- ① Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
The Sumitomo Trust & Banking Co., Ltd.
- ② Loan Amount : JPY 2,836,320,000 yen
- ③ Amount of Repayment : JPY 2,836,320,000 yen
- ④ Principal Repayment date : March 31, 2011
- ⑤ Date of Repayment : July 16, 2010

2. Future Outlook

Although, there will be clearing fees for the early repayment of loan, the influence on performance is minimal, the management performance forecasts for the first period ending January 2011 (from March 1, 2010 to January 31, 2011) remain unchanged.

< Attachments >

- Reference Debt Outstanding

- * 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>

• Reference

Debt Outstanding

(JPY : thousand)

| | Before Execution | After Execution | Increase (Decrease) |
|------------------------------|---------------------|--------------------|------------------------|
| Short-term loans | 2,836,320 | 0 | △2,836,320 |
| Long-term loans | 131,768,591 | 131,768,591 | — |
| Total loans | 134,604,911 | 131,768,591 | △2,836,320 |
| Investment corporation bonds | 81,500,000 | 81,500,000 | — |
| Total interest-bearing debt | 216,104,911 | 213,268,591 | △2,836,320 |

(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.