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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Partial Purchase and Retirement of Investment Corporation Bonds

Advance Residence Investment Corporation (ADR) announced its decision to partially purchase and retire investment corporation bonds (hereafter, the “Retirement”) as part of the cash management of the redemption funds for the investment corporation bonds until the redemption date. The redemption funds were raised through a capital increase that was announced in the release “Notice Concerning Issuance of New Investment Units Through Public Offering and Secondary Distribution of Investment Units” dated June 4, 2010 and the release “Notice Concerning Decisions on Pricing and Issuance of New Investment Units and Secondary Distribution of Investment Units” dated June 21, 2010. The details are as follows.

1. Planned Date of Implementation
July 9, 2010

2. Details of Investment Corporation Bonds to Be Purchased and Retired

Nippon Residential Investment Corporation Bond #2 (Unsecured)

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|--|--------------------|
| 1) Total amount of bonds: | 10,000 million yen |
| 2) Amount to be purchased and retired: | 1,200 million yen |
| 3) Coupon rate: | 0.84% |
| 4) Redemption date: | September 24, 2010 |

3. Future Outlook

A gain on the purchase and retirement is expected to arise as a result of the Retirement. However, this will have minimal effect on ADR’s results, and there will be no revisions to the management performance forecasts for the fiscal period ending January 2011.

<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, 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]

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

Debt Outstanding

(JPY: thousand)

	Before Execution	After Execution	Increase (Decrease)
Short-term loans	2,836,320	2,836,320	—
Long-term loans	131,768,591	131,768,591	—
Total loans	134,604,911	134,604,911	—
Investment corporation bonds	81,500,000	80,300,000	(1,200,000)
Total interest-bearing debt	216,104,911	214,904,911	(1,200,000)

(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.