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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Debt Financing Interest Rates

Advance Residence Investment Corporation (ADR) announces that it will partially repay loans early (1,764 million yen) in accordance to the agreement on collateral following the disposition of assets on August 25, 2010.

1. Details of Partial Early Repayment of loans.

(JPY : thousand)

Initial Drawdown Date	Principal Repayment Deadline	Lender	Loan outstanding before repayment [A]	Early repayment amount as of August 26, 2010 [B]	Early repayment amount as of August 31, 2010 [C]	Loan outstanding after repayment [A]- [B]- [C]
November 25, 2005	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Mizuho Corporate Bank	5,764,944	28,438	48,778	5,687,728
March 20, 2006	November 25, 2010	Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank	2,149,636	10,604	18,189	2,120,843
March 30, 2006	November 25, 2010	The Sumitomo Trust & Banking Co., Ltd. Aozora Bank, Ltd.	3,419,884	16,870	28,935	3,374,079
August 29, 2006	August 31, 2011	The Dai-ichi Life Insurance Company, Limited	957,306	4,722	8,100	944,484
November 17, 2006	November 17, 2013	Daido Life Insurance Company	1,531,701	7,556	12,960	1,511,185
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.	5,265,199	25,971	44,550	5,194,678
December 26, 2006	December 26, 2011	The Norinchukin Bank The Hachijuni Bank, Ltd.	5,743,890	28,332	48,599	5,666,959
September 19, 2007	September 19, 2012	Taiyo Life Insurance Company	957,306	4,722	8,100	944,484
September 19, 2007	September 19, 2013	Daido Life Insurance Company	861,578	4,250	7,290	850,038
November 30, 2007	November 30, 2010	Sumitomo Mitsui Banking Corporation	1,914,623	9,444	16,200	1,888,979
November 30, 2007	November 30, 2012	Development Bank of Japan	1,914,623	9,444	16,200	1,888,979

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.	5,374,078	26,510	45,474	5,302,094
January 25, 2008	January 25, 2013	Aozora Bank, Ltd. Development Bank of Japan The Sumitomo Trust & Banking Co., Ltd. Resona Bank, Limited	4,396,984	21,690	37,205	4,338,089
June 25, 2008	June 25, 2012	The Sumitomo Trust & Banking Co., Ltd. The Nishi-Nippon City Bank Resona Bank, Limited Aozora Bank, Ltd.	5,276,387	26,028	44,644	5,205,715
June 25, 2008	June 25, 2013	Mizuho Corporate Bank Aozora Bank, Ltd. Resona Bank, Limited	5,374,102	26,509	45,471	5,302,122
June 25, 2008	June 25, 2015	Development Bank of Japan	2,442,777	12,049	20,668	2,410,060
June 27, 2008	November 30, 2012	Development Bank of Japan	1,914,623	9,444	16,200	1,888,979
June 30, 2009	June 30, 2011	Sumitomo Mitsui Banking Corporation	2,871,944	14,166	24,299	2,833,479
June 30, 2009	June 29, 2012	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd.	3,441,061	16,974	29,115	3,394,972
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	9,754,337	48,115	82,531	9,623,691
August 31, 2009	April 30, 2013	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	9,754,337	48,114	82,532	9,623,691
October 22, 2009	April 27, 2012	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	5,773,041	28,476	48,846	5,695,719
October 22, 2009	September 30, 2014	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	962,167	4,746	8,141	949,280
October 22, 2009	September 30, 2014	Development Bank of Japan	4,688,245	23,125	39,667	4,625,453
November 25, 2009	November 30, 2011	Mitsubishi UFJ Trust and Banking Corporation Aozora Bank, Ltd. The Sumitomo Trust & Banking Co., Ltd. Mizuho Corporate Bank	5,862,654	28,920	49,606	5,784,128
November 25, 2009	November 30, 2012	Development Bank of Japan	952,383	4,698	8,058	939,627
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	10,464,152	51,619	88,539	10,323,994
February 19, 2010	June 30, 2011	The Sumitomo Trust & Banking Co., Ltd.	947,593	4,674	8,018	934,901
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.	9,582,840	47,268	81,082	9,454,490
March 31, 2010	March 29, 2013	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd.	2,934,120	14,474	24,826	2,894,820
May 31, 2010	April 27, 2012	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Sumitomo Mitsui Banking Corporation The Sumitomo Trust & Banking Co., Ltd. Mitsubishi UFJ Trust and Banking Corporation The Chuo Mitsui Trust and Banking Company, Limited	8,520,076	42,027	72,090	8,405,959
Total amount			131,768,591	649,979	1,114,913	130,003,699

2. Future Outlook

Although, there will be unwinding fees for the early repayment of loans, 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	After Execution	Increase (Decrease)
Short-term loans	0	0	—
Long-term loans	131,768,591	130,003,699	(1,764,892)
Total loan	131,768,591	130,003,699	(1,764,892)
Investment corporation bonds	70,300,000	70,300,000	—
Total interest-bearing debt	202,068,591	200,303,699	(1,764,892)

(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.