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For Immediate Release

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Notice Concerning Debt Financing

Advance Residence Investment Corporation (ADR) today announced its decisions regarding debt financing based on the term loan commitment agreement announced in the “Notice Concerning Establishment of Term Loan Commitments” dated June 4, 2010 as detailed below.

1 . Debt Financing

(1) Reason for debt financing

The fund will be used to redeem the Nippon Residential Investment Corporation’s Fourth Series Unsecured Investment Corporation Bond that is due on February 18, 2011 (15,000 million yen).

(2) Details of debt financing

<Long-term loan:3 years, floating interest rate>

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|-------------------------------|---|--|
| 1) Scheduled Lenders | : | Mizuho Corporate Bank , Mizuho Trust & Banking |
| 2) Scheduled Amount | : | JPY 13,200,000,000 |
| 3) Interest rate | : | TBD ^(Note1) |
| 4) Planned drawdown date | : | February 17, 2011 |
| 5) Debt financing method | : | Loan based on the Term Loan Commitment (No. 1) agreement signed on June 4, 2010. |
| 6) Principal repayment method | : | The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : | February 17, 2014 |
| 8) Collateral/guarantee | : | Secured and non-guaranteed. |

<Long-term loan:3 years, floating interest rate>

- 1) Scheduled Lenders : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
The Sumitomo Trust & Banking Co., Ltd.
Sumitomo Mitsui Banking Corporation
Mitsubishi UFJ Trust and Banking Corporation
- 2) Scheduled Amount : JPY 1,530,000,000
- 3) Interest rate : TBD ^(Note1)
- 4) Planned drawdown date : February 17, 2011
- 5) Debt financing method : Loan based on the Term Loan Commitment (No. 2) agreement signed on June 4, 2010.
- 6) Principal repayment method : The principal shall be repaid in lump sum on the principal repayment date.
- 7) Principal repayment date : February 17, 2014
- 8) Collateral/guarantee : Secured and non-guaranteed.

<Long-term loan:5 years, fixed interest rate>

- 1) Scheduled Lenders : Development Bank of Japan
- 2) Scheduled Amount : JPY 270,000,000
- 3) Interest rate : TBD ^(Note1)
- 4) Planned drawdown date : February 17, 2011
- 5) Debt financing method : Loan based on the Term Loan Commitment (No. 2) agreement signed on June 4, 2010.
- 6) Principal repayment method : Repayments of 3,375,000 yen of the principal shall be made with the first repayment to be made on the last day of April 2011, and the ensuing repayments on the last day of January, April, July and October of every year thereafter until a lump-sum repayment of the remaining principal of 202,500,000 yen is made on February 17, 2016. (however, if the payment dates falls on a non-business day, the payments will be made on the next business day, if the next business day fall on the next month of the original payment month, the payment will be made on the last business day of the original payment month.)
- 7) Principal repayment date : February 17, 2016
- 8) Collateral/guarantee : Secured and non-guaranteed.

(Note1)The interest rate will be disclosed separately when it is finalized.

<Attachments>

- Reference Debt Financing Balance

(assumption of balance as at February 18, 2011)

- * 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 Financing Balance (assumption of balance as at February 18, 2011)

(JPY:million)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans (Note2)	900	900	—
Long-term Loans	123,990	138,990	15,000
Total Loans	124,890	139,890	15,000
Corporate Investment Bonds	61,500	46,500	(15,000)
Total Interest-bearing Debt	186,390	186,390	—

(*)Loan Balances are rounded down.

(Note2) Short-term loans are loans with repayment dates within one year and long-term loans are loans with repayment dates over one year away.