

February 24, 2011

**For Immediate Release**

Advance Residence Investment Corporation  
Securities Code : 3269  
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Notice Concerning Early Repayment of Loans

Advance Residence Investment Corporation (ADR) announces that it will partially repay loans early (2,229,558 thousand yen) following the disposition of assets on February 24, 2011.

1. Details of Partial Early Repayment of loans

(JPY : thousand)

| Initial Drawdown Date | Principal Repayment Deadline | Lender   | Loan outstanding before repayment [A] (Note) | Early repayment amount as of March 9, 2011 [B] | Loan outstanding after repayment [A]- [B] |
|-----------------------|------------------------------|--|--|--|---|
| August 29, 2006       | August 31, 2011              | The Dai-ichi Life Insurance Company, Limited   | 917,389                                      | 14,154   | 903,235                                   |
| November 17, 2006     | November 17, 2013            | Daido Life Insurance Company   | 1,467,835                                    | 22,646   | 1,445,189                                 |
| December 26, 2006     | December 26, 2011            | National Mutual Insurance Federation of Agricultural Cooperatives<br>Taiyo Life Insurance Company<br>The Dai-ichi Life Insurance Company, Limited<br>Mitsui Sumitomo Insurance Co., Ltd. | 5,045,661                                    | 77,845   | 4,967,816                                 |
| December 26, 2006     | December 26, 2011            | The Norinchukin Bank<br>The Hachijuni Bank, Ltd.   | 5,504,401                                    | 84,921   | 5,419,480                                 |
| September 19, 2007    | September 19, 2012           | Taiyo Life Insurance Company   | 917,389                                      | 14,154   | 903,235                                   |
| September 19, 2007    | September 19, 2013           | Daido Life Insurance Company   | 825,652                                      | 12,738   | 812,914                                   |
| November 30, 2007     | November 30, 2012            | Development Bank of Japan  | 1,834,792                                    | 28,307   | 1,806,485                                 |
| January 25, 2008      | January 25, 2012             | Mitsubishi UFJ Trust and Banking Corporation<br>Development Bank of Japan<br>Shinsei Bank<br>Resona Bank, Limited<br>Aozora Bank, Ltd.<br>Oita Bank<br>The Hachijuni Bank, Ltd.          | 5,149,973                                    | 79,453   | 5,070,520                                 |
| January 25, 2008      | January 25, 2013             | Aozora Bank, Ltd.<br>Development Bank of Japan<br>The Sumitomo Trust & Banking Co., Ltd.<br>Resona Bank, Limited   | 4,213,636                                    | 65,007   | 4,148,629                                 |

| Initial Drawdown Date | Principal Repayment Deadline | Lender  | Loan outstanding before repayment [A] (Note) | Early repayment amount as of March 9, 2011 [B] | Loan outstanding after repayment [A]- [B] |
|-----------------------|------------------------------|---|--|--|---|
| June 25, 2008         | June 25, 2012                | The Sumitomo Trust & Banking Co., Ltd.<br>The Nishi-Nippon City Bank<br>Resona Bank, Limited<br>Aozora Bank, Ltd.   | 5,056,378                                    | 78,009   | 4,978,369                                 |
| June 25, 2008         | June 25, 2013                | Mizuho Corporate Bank<br>Aozora Bank, Ltd.<br>Resona Bank, Limited  | 5,150,024                                    | 79,453   | 5,070,571                                 |
| June 25, 2008         | June 25, 2015                | Development Bank of Japan   | 2,340,926                                    | 36,115   | 2,304,811                                 |
| June 27, 2008         | November 30, 2012            | Development Bank of Japan   | 1,834,792                                    | 28,307   | 1,806,485                                 |
| June 30, 2009         | June 30, 2011                | Sumitomo Mitsui Banking Corporation   | 2,752,200                                    | 42,460   | 2,709,740                                 |
| June 30, 2009         | June 29, 2012                | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>Aozora Bank, Ltd.   | 3,297,583                                    | 50,874   | 3,246,709                                 |
| August 31, 2009       | April 28, 2011               | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Chuo Mitsui Trust and Banking Company, Limited<br>Mitsubishi UFJ Trust and Banking Corporation  | 9,347,635                                    | 144,213  | 9,203,422                                 |
| August 31, 2009       | April 30, 2013               | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Sumitomo Trust & Banking Co., Ltd.<br>Sumitomo Mitsui Banking Corporation   | 9,347,634                                    | 144,212  | 9,203,422                                 |
| October 22, 2009      | April 27, 2012               | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Sumitomo Trust & Banking Co., Ltd.<br>Sumitomo Mitsui Banking Corporation   | 5,532,333                                    | 85,353   | 5,446,980                                 |
| October 22, 2009      | September 30, 2014           | The Bank of Tokyo-Mitsubishi UFJ, Ltd.  | 922,048                                      | 14,225   | 907,823                                   |
| October 22, 2009      | September 30, 2014           | Development Bank of Japan   | 4,308,860                                    | 66,476   | 4,242,384                                 |
| November 25, 2009     | November 30, 2011            | Mitsubishi UFJ Trust and Banking Corporation<br>Aozora Bank, Ltd.<br>The Sumitomo Trust & Banking Co., Ltd.<br>Mizuho Corporate Bank  | 5,618,198                                    | 86,676   | 5,531,522                                 |
| November 25, 2009     | November 30, 2012            | Development Bank of Japan   | 875,888                                      | 13,513   | 862,375                                   |
| November 30, 2009     | August 31, 2011              | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Chuo Mitsui Trust and Banking Company, Limited<br>Mitsubishi UFJ Trust and Banking Corporation<br>The Sumitomo Trust & Banking Co., Ltd.<br>Resona Bank, Limited<br>Aozora Bank, Ltd.<br>The Norinchukin Bank<br>The Shizuoka Bank, Limited | 10,027,830                                   | 154,708  | 9,873,122                                 |
| February 19, 2010     | June 30, 2011                | The Sumitomo Trust & Banking Co., Ltd.  | 908,081                                      | 14,010   | 894,071                                   |

| Initial Drawdown Date | Principal Repayment Deadline | Lender  | Loan outstanding before repayment [A] (Note) | Early repayment amount as of March 9, 2011 [B] | Loan outstanding after repayment [A]- [B] |
|-----------------------|------------------------------|---|--|--|---|
| February 19, 2010     | January 25, 2013             | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Chuo Mitsui Trust and Banking Company, Limited<br>Mitsubishi UFJ Trust and Banking Corporation<br>The Sumitomo Trust & Banking Co., Ltd.<br>Aozora Bank, Ltd.                   | 9,183,280                                    | 141,678  | 9,041,602                                 |
| March 31, 2010        | March 29, 2013               | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Sumitomo Trust & Banking Co., Ltd.  | 2,811,776                                    | 43,380   | 2,768,396                                 |
| May 31, 2010          | April 27, 2012               | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>Sumitomo Mitsui Banking Corporation<br>The Sumitomo Trust & Banking Co., Ltd.<br>Mitsubishi UFJ Trust and Banking Corporation<br>The Chuo Mitsui Trust and Banking Company, Limited | 8,164,826                                    | 125,966  | 8,038,860                                 |
| September 22, 2010    | September 21, 2013           | Mizuho Corporate Bank<br>Mizuho Trust & Banking   | 1,748,362                                    | 26,973   | 1,721,389                                 |
| November 25, 2010     | November 25, 2011            | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Sumitomo Trust & Banking Co., Ltd.<br>Sumitomo Mitsui Banking Corporation<br>Mizuho Corporate Bank  | 900,000                                      | 13,888   | 886,112                                   |
| November 25, 2010     | November 15, 2013            | The Sumitomo Trust & Banking Co., Ltd.<br>Sumitomo Mitsui Banking Corporation<br>Aozora Bank, Ltd.  | 6,003,715                                    | 92,623   | 5,911,092                                 |
| November 30, 2010     | November 15, 2013            | Sumitomo Mitsui Banking Corporation   | 1,834,792                                    | 28,307   | 1,806,485                                 |
| November 25, 2010     | November 24, 2017            | Development Bank of Japan   | 971,314                                      | 14,985   | 956,329                                   |
| February 17, 2011     | February 17, 2014            | Mizuho Corporate Bank<br>Mizuho Trust & Banking   | 13,200,000                                   | 203,645  | 12,996,355                                |
| February 17, 2011     | February 17, 2014            | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Sumitomo Trust & Banking Co., Ltd.<br>Sumitomo Mitsui Banking Corporation<br>Mitsubishi UFJ Trust and Banking Corporation   | 1,530,000                                    | 23,606   | 1,506,394                                 |
| February 17, 2011     | February 17, 2016            | Development Bank of Japan   | 270,000                                      | 4,166  | 265,834                                   |
| March 1, 2011         | February 29, 2016            | Mizuho Corporate Bank   | 1,100,000                                    | 16,971   | 1,083,029                                 |
| March 1, 2011         | February 29, 2016            | The Bank of Tokyo-Mitsubishi UFJ, Ltd.<br>The Sumitomo Trust & Banking Co., Ltd.<br>Sumitomo Mitsui Banking Corporation<br>Shinsei Bank   | 3,600,000                                    | 55,541   | 3,544,459                                 |
| Total                 |                              |   | 144,515,203                                  | 2,229,558                                      | 142,285,645                               |

(Note) The calculation of the outstandings are based on the assumption that the February 28, 2011 amortization payment of 75 million yen and the 4.7 billion yen borrowing announced on March 1, 2011 are executed.

## 2. Future Outlook

Although, there will be unwinding fees for the early repayment of loans, the management performance forecasts for the second period ending July 2011 (from February 1, 2011 to July 31, 2011) remain unchanged from the forecast of August 31, 2010.

<Attachments>

- Reference The status of loans after execution of the above (assumption of balance as at March 9, 2011)

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The status of loans after execution of the above (assumption of balance as at March 9, 2011)

(JPY : thousand)

|                              | Before Execution (Note1) | After Execution | Increase (Decrease) |
|------------------------------|--------------------------|-----------------|---------------------|
| Short-term loans (Note2)     | 900, 000                 | 886, 112        | △13, 888            |
| Long-term loans              | 143, 615, 203            | 141, 399, 533   | △2, 215, 670        |
| Total loan                   | 144, 515, 203            | 142, 285, 645   | △2, 229, 558        |
| Investment corporation bonds | 46, 500, 000             | 46, 500, 000    | —                   |
| Total interest-bearing debt  | 191, 015, 203            | 188, 785, 645   | △2, 229, 558        |

(Note1) The calculation of the outstandings are based on the assumption that the February 28, 2011 amortization payment of 75 million yen and the 4.7 billion yen borrowing announced on March 1, 2011 are executed.

(Note2) Short-term loans are loans with initial loan period of one year or less.  
Long-term loans are loans with initial loan periods that exceed one year.

- \* 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]

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