



February 25, 2011

For Immediate Release

Advance Residence Investment Corporation
 Securities Code : 3269
 3-26 Kanda Nishiki-cho, Chiyoda-ku, Tokyo
 Kenji Kousaka, Executive Director

Asset Management Company:
 AD Investment Management Co., Ltd.
 Kenji Kousaka, President

Inquiries:
 Kazuhito Akamatsu, Director
 TEL. +81-3-3518-0480

Notice Concerning Debt Financing Interest Rates

The interest rates for the outstanding loans of Advance Residence Investment Corporation (ADR) have been set as follows.

Lender	Loan Balance (mm yen)	Interest Rate	Interest rate Application Period	Drawdown Date	Repayment Deadline
The Norinchukin Bank The Hachijuni Bank, Ltd.	5,504	0.89%	March 1, 2011 Thru May 31, 2011	December 26, 2006	December 26, 2011
Development Bank of Japan	1,834	0.86%	March 1, 2011 Thru May 31, 2011	June 27, 2008	November 30, 2012
Sumitomo Mitsui Banking Corporation	2,752	1.78%	March 1, 2011 Thru March 31, 2011	June 30, 2009	June 30, 2011
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd.	3,297	1.93%	March 1, 2011 Thru March 31, 2011	June 30, 2009	June 29, 2012
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Chuo Mitsui Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation	9,347	1.68%	March 1, 2011 Thru March 31, 2011	August 31, 2009	April 28, 2011
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	9,347	2.18%	March 1, 2011 Thru March 31, 2011	August 31, 2009	April 30, 2013

Lender	Loan Balance (mm yen)	Interest Rate	Interest rate Application Period	Drawdown Date	Repayment Deadline
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	5,532	1.98%	March 1, 2011 Thru March 31, 2011	October 22, 2009	April 27, 2012
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	922	2.58%	March 1, 2011 Thru March 31, 2011	October 22, 2009	September 30, 2014
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	10,027	1.48%	March 1, 2011 Thru March 31, 2011	November 30, 2009	August 31, 2011
The Sumitomo Trust & Banking Co., Ltd.	908	1.28%	March 1, 2011 Thru March 31, 2011	February 19, 2010	June 30, 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. Aozora Bank, Ltd.	9,183	1.53%	March 1, 2011 Thru March 31, 2011	February 19, 2010	January 25, 2013
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank	900	1.08%	March 1, 2011 Thru March 31, 2011	November 25, 2010	November 25, 2011

*Loan Balances are rounded down.

The interest rates applicable from April 1, 2011 to June 1, 2011 shall be announced at a later date, as soon as they are finalized.

* 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.