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For Immediate Release

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Notice Concerning Debt Financing Interest Rates

Advance Residence Investment Corporation announces that, the interest rates for the existing loans have been set as follows.

(Loan Balances are rounded down.)

Lender	Loan Balance	Interest Rate	Interest rate Application Period	Drawdown Date	Repayment Deadline
Sumitomo Mitsui Banking Corporation	2,709	Base rate (Note1) +1.60% (1.78000%)	April 29, 2011 Thru May 31, 2011	June 30, 2009	June 30, 2011
The Bank of Tokyo-Mitsubishi UFJ, Ltd. Aozora Bank, Ltd.	3,246	Base rate (Note1) +1.75% (1.93000%)	April 29, 2011 Thru May 31, 2011	June 30, 2009	June 29, 2012
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	9,203	Base rate (Note1) +2.00% (2.18000%)	April 29, 2011 Thru May 31, 2011	August 31, 2009	April 30, 2013
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation	5,446	Base rate (Note1) +1.80% (1.98000%)	April 29, 2011 Thru May 31, 2011	October 22, 2009	April 27, 2012
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	907	Base rate (Note1) +2.40% (2.58000%)	April 29, 2011 Thru May 31, 2011	October 22, 2009	September 30, 2014

Lender	Loan Balance	Interest Rate	Interest rate Application Period	Drawdown Date	Repayment Deadline
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	9,873	Base rate (Note1) +1.30% (1.48000%)	April 29, 2011 Thru May 31, 2011	November 30, 2009	August 31, 2011
The Sumitomo Trust & Banking Co., Ltd.	894	Base rate (Note1) +1.10% (1.28000%)	April 29, 2011 Thru May 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.	9,041	Base rate (Note1) +1.35% (1.53000%)	April 29, 2011 Thru May 31, 2011	February 19, 2010	January 25, 2013
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd.	2,768	Base rate (Note2) +1.25% (1.59000%)	April 29, 2011 Thru July 29, 2011	March 31, 2010	March 29, 2013
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	8,038	Base rate (Note2) +1.20% (1.54000%)	April 29, 2011 Thru July 29, 2011	May 31, 2010	April 27, 2012
The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank	886	Base rate (Note1) +0.90% (1.08000%)	April 29, 2011 Thru May 31, 2011	November 25, 2010	November 25, 2011

*Applicable interest rates are in parentheses.

(Note1) • Interest payment dates are last business day of every month and the principal repayment date.

• JBA 1 month yen TIBOR rate of two business days prior to the latest interest payment date will be used as the base rate to calculate the applicable interest rate for the current calculation period. If the calculation period is less than 1 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.

• The floating interest rate for the loan will not be announced in the future. Please refer to JBA website (<http://www.zenginkyo.or.jp/tibor/>) for the 3 month yen TIBOR.

(Note2) • Interest payment dates are, last business day of January, April, July, October and the principal repayment date.

• JBA 3 month yen TIBOR rate of two business days prior to the latest interest payment date will be used as the base rate to calculate the applicable interest rate for the current calculation period. If the calculation period is less than 3 month, the accrued interest will be calculated using the base rate applicable and according to the method described in the contract.

• The floating interest rate for the loan will not be announced in the future. Please refer to JBA website (<http://www.zenginkyo.or.jp/tibor/>) for the 3 month yen TIBOR.



*Please refer to “Borrowing Information” in our website for future applicable interest rate of the loans.

“Borrowing Information” (<http://www.adr-reit.com/financial/situation.html>)

- * 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.