



April 28, 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:
Tatsuya Fukuzawa, General Manager
Corporate Management Department
TEL. +81-3-3518-0480

Notice Concerning Debt Financing

Advance Residence Investment Corporation (ADR) today announced its decisions regarding debt financing and repayment of loans as detailed below.

1. Debt Financing

(1) Reason for debt financing

The fund will be used to acquire assets (RESIDIA Ichigaya-Yakuoji) as detailed below.

(2) Details of debt financing

<Short-term loan: 1-year term, floating interest rate>

- | | |
|-------------------------------|--|
| 1) Scheduled lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
The Sumitomo Trust & Banking Co., Ltd. |
| 2) Scheduled amount | :2,200,000,000 yen |
| 3) Interest rate | :Base rate (JBA 1month yen TIBOR) +0.75% (Note1) |
| 4) Planned drawdown date | :May 11, 2011 |
| 5) Debt financing method | :Loan contract shall be concluded on May 9, 2011. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : April 27, 2012 |
| 8) Collateral/guarantee | : Secured and non-guaranteed. |

(Note1) • Interest payment dates are ,last business day of every month during the contract period, starting from May 31,2011 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 1 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.



Reference Material 1: Debt Financing Balance

(JPY:thousand)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans	886, 112	3, 086, 112	2, 200, 000
Long-term Loans	143, 092, 736	143, 092, 736	—
Total Loans	143, 978, 848	146, 178, 848	2, 200, 000
Corporate Investment Bonds	46, 500, 000	46, 500, 000	—
Total interest-bearing debt	190, 478, 848	192, 678, 848	2, 200, 000

※Loan Balances are rounded down.

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