



May 27, 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 Interest Rates

The interest rates for the outstanding loans of Advance Residence Investment Corporation (ADR) and the interest rates for the May 31, 2011 debt financing announced by ADR on May 17, 2011 have been set as follows.

(Loan Balances are rounded down.)

Lender	Loan Balance (mm yen)	Interest Rate	Interest rate Application Period	Drawdown Date	Repayment Deadline
The Norinchukin Bank The Hachijuni Bank, Ltd.	5,419	Base rate (Note1) 0.55% (0.89%)	June 1, 2011 Thru August 31, 2011	December 26, 2006	December 26, 2011
Development Bank of Japan	1,806	Base rate (Note1) 0.52% (0.86%)	June 1, 2011 Thru August 31, 2011	June 27, 2008	November 30, 2012
Mitsubishi UFJ Trust and Banking Corporation	2,500	Base rate (Note2) 1.00% (1.26%)	May 31, 2011 Thru July 29, 2011	May 31, 2011	February 29, 2016

*Applicable interest rates are in parentheses.

(Note1) • Interest payment dates are 25th of February, May, August, November 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.
- (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.
 - The interest will be fixed at 1.52000% by entering the interest swap agreement announced in “Notice Concerning on Signing of Interest Swap Agreement” on May 27, 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 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.