



February 21, 2012

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) announced today its decisions regarding debt financing.

#### 1. Debt Financing

##### (1) Reason for debt financing (Total: 12 billion yen)

The fund will be used to acquire assets ( RESIDIA Nishijin, RESIDIA Tsurumai) as detailed below.

##### (2) Details of debt financing

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

1) Scheduled Lenders	:	The Bank of Tokyo-Mitsubishi UFJ, Ltd. The Sumitomo Trust & Banking Co., Ltd. Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank
2) Scheduled Amount	:	3,100,000,000 yen
3) Interest rate	:	Base rate (JBA 1month yen TIBOR) +0.95% (Note1)
4) Planned drawdown date	:	February 28, 2012
5) Debt financing method	:	Loan based on the Loan Commitment agreement signed on April 28, 2011.
6) Principal repayment method	:	The principal shall be repaid in lump sum on the principal repayment date.
7) Principal repayment date	:	February 28, 2013
8) Collateral/guarantee	:	Unsecured and non-guaranteed.



- (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 1 month yen TIBOR.

**Reference Material : Debt Financing Balance (As of February 28, 2012)**

(JPY:thousand)

	Before Refinancing	After Refinancing (Note4)	Increase (Decrease)
Short-term Loans (Note 2)	4, 440, 000	7, 540, 000	3, 100, 000
Long-term Loans (Note 2)	161, 062, 179	161, 062, 179	–
Total Loans	165, 502, 179	168, 602, 179	3, 100, 000
Corporate Investment Bonds	29, 500, 000	29, 500, 000	–
Total interest-bearing debt	195, 002, 179	198, 002, 179	3, 100, 000

(Note2) Short-term loans are loans with repayment dates within one year and long-term loans are loans with repayment dates that are more than one year away.

- \* 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.*