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For Immediate Release

Advance Residence Investment Corporation
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Notice Concerning Debt Financing and Repayment of Loans

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

1. Debt Financing

(1) Reason for debt financing (Total:9,000,000,000 yen)

The funds will be used to repay of loans. (Total:9,041,602,000 yen)

(2) Details of debt financing

< Long-term loan: 6 year 6 month, floating interest rate >

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| 1) Scheduled Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Mitsubishi UFJ Trust and Banking Corporation
Aozora Bank, Ltd. |
| 2) Scheduled Amount | : 9,000,000,000 yen |
| 3) Interest rate | : Base rate (JBA 3 month yen TIBOR) + 0.70% (Note1) |
| 4) Planned drawdown date | : January 25, 2013 |
| 5) Debt financing method | : Loan contract shall be signed on June 29, 2012. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : July 25, 2019 |
| 8) Collateral/guarantee | : Unsecured and non-guaranteed. |

2. Details of Repayment

Loan based on the loan contract dated February 17, 2010.

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| 1) Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Mitsubishi UFJ Trust and Banking Corporation
Aozora Bank, Ltd. |
| 2) Loan Amount | : 9,041,602,000 yen (Note2) |
| 3) Amount of Repayment | : 9,041,602,000 yen |
| 4) Principal Repayment date | : January 25, 2013 |
| 5) Planned Date of Repayment | : January 25, 2013 |



- (Note1)
- 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.
- (Note2)
- The balance of 41,602,000 yen between the amount listed on the “1. Debt Financing” of 9,000,000,000 yen (Planned drawdown date January 25, 2013) and the repayment amount of 9,041,602,000 yen (Planned repayment date January 25, 2013) will be repaid using cash on hand.

* 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]

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