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For Immediate Release

Advance Residence Investment Corporation  
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### **Notice Concerning Debt Financing**

Advance Residence Investment Corporation (ADR) announced today its decisions regarding debt financing.

#### 1. Debt Financing

(1) Reason for debt financing (1,000,000,000 yen)

The fund will be used to redeem the part of Advance Residence Investment Corporation's 2nd Series Unsecured Investment Corporation Bond (5,000,000,000 yen).

(2) Details of debt financing

< Short-term loan: 7 year, floating interest rate >

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|-------------------------------|--|
| 1) Scheduled Lenders          | : Mitsubishi UFJ Trust and Banking Corporation                               |
| 2) Scheduled Amount           | : 1,000,000,000 yen  |
| 3) Interest rate              | : Base rate (JBA 3month yen TIBOR) +0.50% (Note1)                            |
| 4) Planned drawdown date      | : November 20, 2012  |
| 5) Debt financing method      | : Loan contract shall be concluded on September 28, 2012.                    |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date   | : November 29, 2019  |
| 8) Collateral/guarantee       | : Unsecured and non-guaranteed.  |

(Note1)

- Interest payment dates are, last business days 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.

Reference Material : Debt Financing Balance (As of November 21, 2012)

(JPY:thousand)

	Before Refinancing (Note 2)	After Refinancing	Increase (Decrease) (Note 3)
Short-term Loans (Note 4)	1, 500, 000	1, 500, 000	—
Long-term Loans (Note 4)	169, 762, 901	174, 762, 901	5, 000, 000
Total Loans	171, 262, 901	176, 262, 901	5, 000, 000
Corporate Investment Bonds	35, 000, 000	30, 000, 000	-5, 000, 000
Total interest-bearing debt	206, 262, 901	206, 262, 901	—

(Note2) The calculation of the outstandings are based on the assumption that the October 31, 2012 amortization repayment(3,375,000 yen) is executed.

(Note3) The balance of 4,000,000,000 yen between the amount listed on the “1. Debt Financing ” of 1,000,000,000 yen and the redemption amount of 5,000,000,000 yen (Planned redemption date November 21, 2012) will be redeemed using another debt financing..

(Note4) Short-term loans are loans with repayment dates within one year from drawdown date 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>

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