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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:
Tomoyuki Kimura, Director and General Manager
Corporate Management Department
TEL. +81-3-3518-0480

Notice Concerning Early Repayment of Loan

Advance Residence Investment Corporation (ADR) today announced its decision regarding early repayment of loans (600,000 thousand yen) as detailed below following the Issuance of Investment Corporation Bond (Please refer to the “Notice Concerning Issuance of Investment Corporation Bond” dated April 18, 2013 for details.).

1. Details of Early Repayment of Loans

(Thousand yen)

Initial Drawdown Date	Principal Repayment Deadline	Lender	Loan outstanding before repayment [A] (Note)	Early repayment amount as of April 30, 2013 [B]	Loan outstanding after repayment [A]- [B]
June 25, 2008	June 25, 2013	Mizuho Corporate Bank Aozora Bank, Ltd. Resona Bank, Limited	5,070,571	600,000	4,470,571

Reference Material 1: Debt Financing Balance(As of April 30, 2013)

(JPY:thousand)

	Before Refinancing	After Refinancing (Note1)	Increase/Decrease
Short-term Loans(Note2)	0	0	-
Long-term Loans(Note2)	180,445,554	177,338,757	-3,106,797
Total Loans	180,445,554	177,338,757	-3,106,797
Corporate Investment Bonds	30,000,000	33,000,000	3,000,000
Total interest-bearing debt	210,445,554	210,338,757	-106,797

(Note1) The balance of 6,203,442,000 yen between the amount listed on the Total Amount of Bond ” of 3,000,000,000 yen (Please refer to the “Notice Concerning Issuance of Investment Corporation Bond” dated April 18, 2013 for details.) and the early repayment amount of 600,000,000 yen and the repayment amount of 8,603,442,000 yen (Planned repayment date April 30, 2013) will be repaid using debt financing and cash on hand. The calculation of the outstandings are based on the assumption that the April 30, 2013 amortization repayment(3,375,000 yen) is executed.

(Note2) Short-term loans are loans with repayment dates within one year and long-term loans are loans with repayment dates over 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]

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