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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 Debt Financing

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

1. Debt Financing

(1) Purpose for the debt financing (6,900,000,000 yen)

The funds procured from the debt financing as detailed below, will be used to acquire assets (RESIDIA Takanawa-Katsurazaka and 8 other properties)^(Note1) as detailed below.

(Note1) Please refer to the press release “Notice Concerning Acquisition of Investment Assets (RESIDIA Takanawa-Katsurazaka and 8 other properties)” dated today.

(2) Details of the debt financing

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

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|-------------------------------|--|
| 1) Scheduled Lenders | : Mizuho Bank, Ltd. |
| 2) Scheduled Amount | : 6,900,000,000 yen |
| 3) Interest rate | : Base rate (JBA 1month yen TIBOR) + 0.10% ^(Note2) |
| 4) Planned drawdown date | : December 19, 2014 |
| 5) Debt financing method | : Loan contract shall be concluded on December 17, 2014. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : December 18, 2015 |
| 8) Collateral/guarantee | : Unsecured and non-guaranteed. |

(Note2)

- Interest payment dates are, last business day of every month starting from December 2014 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.jbatibor.or.jp/english/>) for the 1 month yen TIBOR.

Reference Material: Debt Financing Balance (As of December 19, 2014)

(JPY: thousand)

| | Before Refinancing | After Refinancing | Increase (Decrease) |
|--------------------------------------|--------------------|-------------------|---------------------|
| Short-term Loans ^(Note 3) | 13,600,000 | 20,500,000 | 6,900,000 |
| Long-term Loans ^(Note 3) | 187,011,837 | 187,011,837 | — |
| Total Loans | 200,611,837 | 207,511,837 | 6,900,000 |
| Corporate Investment Bonds | 37,500,000 | 37,500,000 | — |
| Total interest-bearing debt | 238,111,837 | 245,011,837 | 6,900,000 |

(Note3) 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/en/>

[Provisional Translation Only]

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