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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 (1.2 billion yen)

(1) Purpose for the debt financing

The funds procured from the debt financing as detailed below, will be used to acquire the beneficiary interests in trust (RESIDIA Minami-Shinagawa) ^(Note1) as detailed below.

(Note1) Please refer to the press release “Notice Concerning Acquisition of Investment Assets (RESIDIA Minami-Shinagawa and 8 other properties)” on January 29, 2015.

(2) Details of the debt financing

< Long-term loan: 10 years, floating interest rate >

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| 1) Scheduled Lenders | : Mizuho Trust & Banking Co., Ltd. |
| 2) Scheduled Amount | : 1,200,000,000 yen |
| 3) Interest rate | : Base rate (JBA 1 month yen TIBOR) + 0.43% ^(Note2) |
| 4) Planned drawdown date | : March 19, 2015 |
| 5) Debt financing method | : Loan contract shall be concluded on March 17, 2015. |
| 6) Principal repayment method | : The principal shall be repaid in lump sum on the principal repayment date. |
| 7) Principal repayment date | : March 19, 2025 |
| 8) Collateral/guarantee | : Unsecured and non-guaranteed. |

(Note2)

- Interest payment dates are, last business day of every month starting from March 2015 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 March 19, 2015)

(JPY:thousand)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note 3)	0	0	—
Long-term Loans ^(Note 3)	178,298,462	179,498,462	1,200,000
Total Loans	178,298,462	179,498,462	1,200,000
Corporate Investment Bonds	37,500,000	37,500,000	—
Total interest-bearing debt	215,798,462	216,998,462	1,200,000

(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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