



August 25, 2015

For Immediate Release

Advance Residence Investment Corporation
Securities Code : 3269
1-105 Kanda-Jinbocho, 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 and Repayment of Loan

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

1. Debt Financing

(1) Details of debt financing

(JPY:million)

No.	Lenders	Planned Drawdown date	Scheduled Amount	Interest rate	Principal repayment date	Repayment period	Principal repayment	Collateral/ Guarantee
1	Resona Bank, Limited The Nishi-Nippon City Bank	August 31, 2015	1,800	Base rate ^(Note1) +0.29%	August 31, 2023	8 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Sumitomo Mitsui Trust Bank, Limited	August 31, 2015	1,200	Base rate ^(Note1) +0.17%	February 28, 2019	3.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed
3	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	September 14, 2015	400	Unfixed ^(Note2)	August 29, 2025	10 year	Pay in full on the maturity date	Unsecured Non-guaranteed
4	Sumitomo Mitsui Trust Bank, Limited	September 14, 2015	400	Base rate ^(Note3) +0.39%	August 29, 2025	10 year	Pay in full on the maturity date	Unsecured Non-guaranteed
	Total or weighted average		3,800			7.0 year		

(Note1)

- Interest payment dates are, last business day of every month starting from September 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.

(Note2)

- The interest rate for the loan will be announced.

(Note3)

- Interest payment dates are, last business day of every January, April, July and October starting from October 2015 and the principal



repayment date.

- ICE benchmark Administration(IBA) 3 month Euro yen LIBOR rate of two business days in London 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 (The latest IBA 3 month Euro yen LIBOR rate is 0.088% on August 24, 2015). The interest rate for the current calculation period will be announced on ADR's web site (<http://www.adr-reit.com/en/financial/debt/>).

(2) Purpose for the debt financing

The fund procured from the debt financing will be used to repay an existing loan and to acquire an asset (RESIDIA Yoyogi II) ^(Note4) as detailed below.

(Note4)

- Please refer to the press release“Notice Concerning Acquisition of Investment Asset (RESIDIA Yoyogi II)”dated today.

(3) Contract date of debt financing

August 27, 2015

2. Details of Repayment of existing loan

(JPY:million)

No.	Lender	Drawdown date	Amount	Interest rate	Principal repayment date	Repayment period	Principal repayment	Collateral/guarantee
1	The Bank of Tokyo-Mitsubishi UFJ, Ltd. Sumitomo Mitsui Trust Bank, Limited Resona Bank, Limited The Nishi-Nippon City Bank	June 25, 2012	3,000	Base rate ^(Note5) +0.48%	August 31, 2015	3.2 year	Pay in full on the maturity date	Unsecured/Non-guaranteed

(Note5) JBA 3 month yen TIBOR is used.

Reference Material : Debt Financing Balance (As of September 14, 2015)

(JPY:thousand)

	Before Refinancing	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note 6)	0	0	-
Long-term Loans ^(Note 6)	191,986,901	192,786,901	+800,000
Total Loans	191,986,901	192,786,901	+800,000
Corporate Investment Bonds	35,500,000	35,500,000	-
Total interest-bearing debt	227,486,901	228,286,901	+800,000

(Note6) 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.

* URL: <http://www.adr-reit.com/en/>

[Provisional Translation Only]

English translation of the original Japanese document is provided solely for information purposes.

Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.