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For Immediate Release

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Notice Concerning Debt Financing and Redemption of Bond

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

1. Debt Financing

(1) Details of the Debt Financing

(JPY:million)

Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate	Maturity Date	Borrowing Period	Principal Repayment	Collateral/ Guarantee
The Bank of Tokyo-Mitsubishi UFJ Sumitomo Mitsui Trust Bank Mizuho Bank	September 9, 2016	8,000	Base rate ^(Note1) + 0.10%	September 30, 2016	0.06 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) Base rate will be calculated using the JBA one week yen TIBOR rate and the JBA one month yen TIBOR rate two business days prior to the drawdown date, and the calculation method described in the contract. There will be no announcement on the base rate used for the debt financing. Please refer to Japanese Banker Association's website (<http://www.jbatibor.or.jp/>) for the actual base rate used.

(2) Purpose of the Debt Financing

The fund procured from the debt financing will be used to redeem the existing bond (ADR Unsecured Bond #13) due on September 12, 2016.

(3) Scheduled Contract Date of the Debt Financing

September 7, 2016



Reference Material

Debt Financing Balance (As of September 12, 2016)

(JPY:thousand)

	Before the Refinancing	After the Refinancing	Difference
Short-term Loans ^(Note2)	0	8,000,000	8,000,000
Long-term Loans ^(Note2)	192,364,329	192,364,329	-
Total Loans	192,364,329	200,364,329	8,000,000
Corporate Investment Bonds	41,500,000	33,500,000	-8,000,000
Total interest-bearing debt	234,864,329	233,864,329	-

(Note2) Short-term loans are loans with maturity dates within one year from drawdown date and long-term loans are loans with maturity dates that are more than one year away.

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

[Provisional Translation Only]

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