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For Immediate Release

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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 the debt financing

(JPY:million)

No.	Lender	Planned Drawdown Date	Scheduled Amount	Interest Rate ^(Note1) (fixed rate)	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Bank of Mitsubishi Tokyo UFJ, Ltd.	January 31, 2017	1,250	Unfixed ^(Note2)	January 29, 2027	10.0 year	Pay in full on the maturity date	Unsecured Non-guaranteed

(Note1) Interest payment dates are, starting from April 2017, last business day of every January, April, July, October and the principal repayment date.

(Note2) The interest rate for the loan will be announced.

(2) Purpose of the debt financing

The fund procured from the debt financing will be used to repay the existing loan due on January 31, 2017.

(3) Scheduled contract date of debt financing

September 30, 2016



2. Details of the Existing Loan to Be Repaid

(JPY:million)

No.	Lender	Drawdown Date	Scheduled Amount	Interest Rate ^(Note3)	Principal Repayment Date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	The Bank of Mitsubishi Tokyo UFJ, Ltd.	August 31, 2011	500	1.3075%	January 31, 2017	5.4year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	The Bank of Mitsubishi Tokyo UFJ, Ltd.	September 1, 2011	750	1.3075%	January 31, 2017	5.4year	Pay in full on the maturity date	Unsecured Non-guaranteed
Total or Weighted Average			1.250	1.3075%		5.4year		

(Note3) The interest rates are fixed through interest rate swap.

Reference Material: Debt Financing Balance (As of January 31, 2017)

(JPY:thousand)

	Before Refinancing <small>(Note4)(Note5)</small>	After Refinancing ^(Note6)	Increase (Decrease)
Short-term Loans ^(Note 7)	0	0	-
Long-term Loans ^(Note 7)	190,864,329	190,864,329	-
Total Loans	190,864,329	190,864,329	-
Corporate Investment Bonds	33,500,000	33,500,000	-
Total interest-bearing debt	224,364,329	224,364,329	-

(Note4) Repayment of exiting loan (1,500 million yen) on September 30, 2016 is presumed to be executed. (Please refer to the press release announced September 6, 2016 titled "Notice Concerning Early Repayment of Loan")

(Note5) Repayment of existing loan (8,000 million yen) on September 30, 2016 is presumed to be executed.

(Note6) The loans maturing between November 30, 2016 and January 31, 2017 are presumed to be refinanced in full and no any other financing of loans or issuing of bonds are assumed.

(Note7) 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]

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