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For Immediate Release

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Notice Concerning Debt Financing and Repayment of Loans

Advance Residence Investment Corporation (ADR) announced today its decisions regarding debt financing and repayment of loans 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	Sumitomo Mitsui Banking Corporation	June 30, 2017	2,700	Unfixed ^(Note2)	December 25, 2020	3.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Sumitomo Mitsui Banking Corporation	August 31, 2017	2,800	Unfixed ^(Note2)	February 26, 2021	3.5 year	Pay in full on the maturity date	Unsecured Non-guaranteed
Total or Weighted Average			5,500			3.5 year		

(Note1) Interest payment dates are, starting from July 2017(Loan No.1) or October 2017(Loan No.2), last business day of every January, April, July, October and the principal repayment date.

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

(2) Purpose of the Debt Financing

The fund procured from the debt financing will be used to repay the existing loans due on June 30, 2017 and August 31, 2017.

(3) Scheduled Contract Date of Debt Financing

June 28, 2017

2. Details of the Existing Loans to be Repaid

(JPY:million)

No.	Lender	Drawdown Date	Scheduled Amount	Interest Rate (fixed rate)	Principal Repayment Date	Repayment Period	Principal Repayment	Collateral/ Guarantee
1	Sumitomo Mitsui Banking Corporation	June 30, 2011	2,700	1.58954% ^(Note3)	June 30, 2017	6.0year	Pay in full on the maturity date	Unsecured Non-guaranteed
2	Sumitomo Mitsui Banking Corporation	April 27, 2012	2,800	1.09500% ^(Note3)	August 31, 2017	5.3year	Pay in full on the maturity date	Unsecured Non-guaranteed
Total or Weighted Average			5,500	1.33777%		5.7year		

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

Reference Material: Debt Financing Balance (As of August 31, 2017) ^(Note4)

(JPY:thousand)

	Before Refinancing ^(Note 5)	After Refinancing	Increase (Decrease)
Short-term Loans ^(Note 6)	0	0	-
Long-term Loans ^(Note 6)	192,074,329	192,074,329	-
Total Loans	192,074,329	192,074,329	-
Corporate Investment Bonds	31,500,000	31,500,000	-
Total interest-bearing debt	223,574,329	223,574,329	-

(Note4) The balance assumes on August 31, 2017 that the following actions until August 31, 2017.

*Refinancing of the existing loans maturing August 31, 2017 except for the loan indicated in “2. Details of the Existing Loans to be Repaid”.

(Note5) As of June 22, 2017.

(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]

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