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For Immediate Release

J-REIT

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Acquisition of Artis Ningyocho Completed

Advance Residence Investment Corporation (ADR) announced that it has completed the acquisition of real estate beneficiary interests in trust for Artis Ningyocho today. ADR originally announced the acquisition in the press release titled Acquisition of Assets dated February 27, 2007.

1. Description of Acquisition

Property No.	Name	Acquisition Price (Note) (mm yen)
C-13	Artis Ningyocho	3,180

Note: This price doesn't include acquisition costs, real property taxes, city planning taxes, consumption tax and local consumption taxes. Figures less than that shown have been rounded off.

2. Other

Please see the press release Acquisition of Assets dated February 27, 2007 for details about the subject property.