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For Immediate Release

J-REIT

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Acquisition of DUO Station Higashi Matsudo No. II Completed

Advance Residence Investment Corporation (ADR) announces that it has completed the acquisition of real estate beneficiary interests in trust for DUO Station Higashi Matsudo No. II today. ADR originally announced the acquisition in the press released titled Acquisition of Asset dated July 30, 2007.

1. Overview of Acquisition

Property No.	Name	Acquisition Price (Note) (mm yen)
S-4	DUO Station Higashi Matsudo No. II	1,100

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 Asset dated July 30, 2007 for details about the subject property.