

August 20, 2007

For Immediate Release

J-REIT
Advance Residence Investment Corporation
Securities Code: 8978
Executive Director: Kenzo Sato
3-12 Kioicho, Chiyoda Ward, Tokyo

Asset Manager
AD Investment Management Co., Ltd.
President Kenzo Sato
Inquiries: Toshiyuki Imamura
General Manager
Corporate Management Department
3-12 Kioicho, Chiyoda Ward, Tokyo
Phone: 03-5216-1871

Borrowing of Funds

Advance Residence Investment Corporation (ADR) has decided the following today regarding the borrowing of funds.

1. Reasons for Borrowing Funds

The funds will be applied to the acquisition of real estate beneficiary interests in trust of Zeus Ryokuchi PREMIUM (Note) and related costs.

(Note) Please check the press release titled Acquisition of Zeus Ryokuchi PREMIUM and Artis Kinshicho dated August 20, 2007 for details on Zeus Ryokuchi PREMIUM.

2. Description of Loan

Availability Line (floating interest)

A. Lenders

Sumitomo Trust & Banking Co., Ltd. (Sumitomo Trust & Banking is serving as both the facility agent and security agent) and Aozora Bank Ltd.

B. Amount

1 billion yen

C. Interest

Undetermined (Note)

D. Planned loan execution date

September 3, 2007

E. Loan method

A Specific Availability Line Contract shall be concluded on September 3, 2007 with the lenders indicated in the above "A" based on the Basic Availability Line Agreement dated January 12, 2006.

F. Interest payment date

The same date as the principal payment date

G. Principal repayment method

The principal will be repaid in lump sum on the principal repayment date.

H. Principal repayment date:

November 21, 2007

I. Collateral/guarantee: No collateral and no guarantee

(Note) The interest rate will be notified separately when it is finalized.

3. Usage of Funds

The funds will be applied to the acquisition of real estate beneficiary interests in trust of Zeus Ryokuchi PREMIUM and related costs.