March 21, 2008

Advance Residence Investment Corporation Securities Code : 8978 3-12 Kioicho, Chiyoda-ku, Tokyo Kenji Kousaka, Executive Officer

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Notice Concerning Investment Asset Acquisition Settlement [Artis Kinshicho]

Advance Residence Investment Corporation (ADR) announced its acquisition of real estate beneficiary interests in trust was settled today for Artis Kobe Port Island.

1. Overview of Acquisition

Property No.	Name	Acquisition price (Note)
C-16	Artis Kinshicho	JPY 4,200 million

(Note)The prices above are exclusive of acquisition costs, real property taxes, city planning taxes, consumption tax and local consumption taxes.

2. Other

Please refer to the following attachment for the latest property summary on the concerned acquired asset.

<Attachments>

- Attachment 1 Portfolio summary of the acquired property
- Attachment 2 Property photo
- * The original Japanese version of this material is released today to the Kabuto Club (the press club of the Tokyo Stock Exchange,) the ministry of Land, Infrastructure and Transport Press Club, and the Ministry of Land, Infrastructure and Transport Press Club for Construction Publications.
- * URL: <u>http://www.adr-reit.com</u>

[Provisional Translation Only]

English translation of the original Japanese document is provided solely for information purposes. Should there be any discrepancies between this translation and the Japanese original, the latter shall prevail.



Attachment 2

1. Summary of the acquired property

Type of Qualified As	set Beneficiary	interests in trust	Scheduled Acquisition Date		March 21, 2008	A	Acquisition Amount	¥4,200,000,000
				Property	Outline			
Location	Residence indica		nshi, Sumida-ku					
Locution	Lot number 1-5-1 and oth		other, Kinshi, S	er, Kinshi, Sumida-ku, Tokyo				
Land	Type of ownership Propr		Proprietary ownership		Zoning 1)Commercial zone, 2)Neighborhood com		mercial zone	
	Site area	997.62 m ²	997.62 m ²		FAR/Building coverage ratio	0	1)500&/80%, 2)400%/80%	
	Type of ownersh	ip Proprietary	Proprietary ownership			Breakdown of esidential unit U ype		Percentage of floor are
	Total floor area	5,622.991	5,622.991 m ²		Single type	e 108		51%
	Structure/ Floors	RC; 13F	RC; 13F		Compact type		48	44%
	Use	Apartment			Family type		—	_
Building	Construction completion date	November		13, 2007			-	—
	Confirmation inspection agenc	y Houseplus	Houseplus Corporation, Inc.		Other residen unit portion	tial	_	
	Building designe			oration			1	5%
	Structural design	er ANDO Co	ANDO Corporation		Trustee		The Sumitomo Trust	& Banking Co., Ltd.
	Construction		ANDO Corporation		Property ma	nager	.Haseko Livenet, Inc.	•
Previous titlel		Yabane Sr	Yabane Sports		Master lesse	e	ITOCHU Urban Com	nmunity
Current titleh	operty Development Ltd		Mastar looso		Pass-through			
			Summary of	Real Esta	te Appraisal Rep	port		
Real estate app	oraiser	Japan Real Estate	Institute					
Real estate app	braised value	¥4,270 mill	ion yen	on yen Appraised date			March 1, 2008	
Direct capitaliz	zation price	¥4,310mill	ion yen	n yen Cap rate		4.8%		
DCF price	_	¥4,220mill	ion yen	yen Discount rate		4.6%	4.6%	
Cost approach	ion yen	Terminal cap rate 5.0%		, D				
	in Price			Lease Conditions (as of January 31 st , 2008)				
	Appraisal iten	1	Appraised	d value	Total tenants			1
A) Total poter	ntial profit	profit Subtotal		262,945 L		Leasable units		
Rent income			245,266		Leasable units			157
Kent	Other income			245,266	Leased units			157 84
			2	2		ea		
Othe	er income	Subtotal		17,679	Leased units			84
Othe B) Total effec	er income			17,679 250,661	Leased units Leasable floor area Leased floor area Monthly rent (in	ı	non service charges)	84 4,326.80 m ²
Othe B) Total effec Loss	er income etive profit			17,679 250,661 12,284	Leased units Leasable floor area Leased floor area	ı ncl. comr		84 4,326.80 n ² 2,213.86 n ²
Othe B) Total effec Loss Bad	er income tive profit es from vacancies, e			17,679 250,661 12,284 0	Leased units Leasable floor area Leased floor area Monthly rent (in (thousand yen)	n ncl. comm tees, etc. ((thousand yen)	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000
B) Total effect Loss Bad C) Expenses f	r income tive profit es from vacancies, e debts losses	etc. Subtotal		17,679 250,661 12,284 0	Leased units Leasable floor area Leased floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (l	ncl. comm tees, etc. (based on	(thousand yen)	84 4,326.80 m² 2,213.86 m² ¥10,886,000 ¥31,127,000 51.2%
Othe B) Total effect Loss Bad C) Expenses f Mair	r income tive profit es from vacancies, e debts losses from rental business	etc. Subtotal		17,679 250,661 12,284 0 39,547 5,021	Leased units Leasable floor area Leased floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (l	ncl. comm tees, etc. (based on	(thousand yen) floor area)	84 4,326.80 m² 2,213.86 m² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note)
B) Total effect Loss Bad C) Expenses f Utili	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag	subtotal subtotal		17,679 250,661 12,284 0 39,547 5,021 1,838	Leased units Leasable floor area Leased floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (I Summary	ncl. comr tees, etc. (based on of Buildi	(thousand yen) floor area)	84 4,326.80 m² 2,213.86 m² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note)
Othe B) Total effec Loss Bad C) Expenses f Mair Utili Man	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag ties costs	subtotal subtotal		17,679 250,661 12,284 0 39,547 5,021 1,838 9,196	Leased units Leasable floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (I Summary Investigator	nel. comm tees, etc. (based on of Buildi e	(thousand yen) floor area)	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD
B) Total effec Loss Bad C) Expenses f Utili Man Taxe	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag ties costs agement commissio	tc. Subtotal ement fees n fees		17,679 250,661 12,284 0 39,547 5,021 1,838 9,196 12,030	Leased units Leasable floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (l Summary Investigator Investigation date	tees, etc. (based on of Buildi e r costs	(thousand yen) floor area) ing Conditions Investi	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD
B) Total effec Bad C) Expenses f Mair Utili Man Taxe Non-	r income tive profit es from vacancies, e debts losses from rental business intenance and manag ties costs agement commissio es and public dues	tc. Subtotal ement fees n fees		17,679 250,661 12,284 0 39,547 5,021 1,838 9,196 12,030 379	Leased units Leasable floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (I Summary Investigator Investigation date Emergency repair	tees, etc. (based on of Buildi e r costs costs (w	(thousand yen) floor area) ing Conditions Investi ing ithin 1 year)	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD
B) Total effec Bad C) Expenses f Mair Utili Man Taxe Non- Rent	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag ties costs agement commissio es and public dues -life insurance prem	subtotal subtotal ement fees n fees		17,679 250,661 12,284 0 39.547 5,021 1,838 9,196 12,030 379 7,369	Leased units Leasable floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (I Summary Investigator Investigation date Emergency repair Short-term repair	tees, etc. (based on of Buildi e r costs costs (w costs (ov	(thousand yen) floor area) ing Conditions Investig ithin 1 year) /er 12 years)	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD March 10, 2008 — —
C) Expenses f Mair Utili Man Taxe Non- Rent Reps	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag ties costs agement commissio es and public dues -life insurance prem al advertising costs	subtotal subtotal ement fees n fees		17,679 250,661 12,284 0 39.547 5,021 1,838 9,196 12,030 379 7,369	Leased units Leasable floor area Leased floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (I Summary Investigator Investigator Investigation date Emergency repair Short-term repair Long-term repair Building replacer	tees, etc. (based on of Buildi e r costs costs (w costs (ov ment price	(thousand yen) floor area) ing Conditions Investig ithin 1 year) //rer 12 years) e	84 4,326.80 m² 2,213.86 m² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD March 10, 2008 — — ¥72,640,000 ¥1,146,000
B) Total effec B) Total effec Bad C) Expenses f Mair Utili Man Taxe Non- Rent Repa Othe	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag ties costs agement commissio es and public dues -life insurance prem al advertising costs ir costs (incl. restor	subtotal ement fees n fees iums ation fees)		17,679 250,661 12,284 0 39,547 5,021 1,838 9,196 12,030 379 7,369 3,474 240	Leased units Leasable floor area Leased floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (I Summary Investigator Investigator Investigation date Emergency repair Short-term repair Long-term repair Building replacer	tees, etc. (based on of Buildi e r costs costs (w costs (costs))))	(thousand yen) floor area) ing Conditions Investig ithin 1 year) /er 12 years) e thquake PML Assess	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD March 10, 2008 — — ¥72,640,000 ¥1,146,000 ment Report (Note)
B) Total effec Loss Bad C) Expenses f Utili Mair Utili Man Taxe Non- Rept Othe D) Profit or lo	rr income tive profit es from vacancies, e debts losses from rental business intenance and manag ties costs agement commissio es and public dues life insurance prem al advertising costs ir costs (incl. restor respenses pass from rental busin	subtotal ement fees n fees iums ation fees)		17,679 250,661 12,284 0 39,547 5,021 1,838 9,196 12,030 379 7,369 3,474 240	Leased units Leasable floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (l Summary Investigator Investigator Investigator date Emergency repair Short-term repair Building replacer Summar	tees, etc. (based on of Buildi e r costs costs (w costs (costs))))	(thousand yen) floor area) ing Conditions Investig ithin 1 year) /er 12 years) e thquake PML Assessn % (Sompo Japan Risk	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD March 10, 2008 — — ¥72,640,000 ¥1,146,000 ment Report (Note)
B) Total effec Bad C) Expenses f Utili Main Utili Man Taxe Non- Rent Repa Othe D) Profit or lo	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag ties costs agement commissio es and public dues life insurance prem al advertising costs nir costs (incl. restor r expenses profit from deposits	subtotal ement fees n fees iums ation fees)		17,679 250,661 12,284 0 39.547 5,021 1,838 9,196 12,030 379 7,369 3,474 240 211,114 0	Leased units Leasable floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (l Summary Investigator Investigator Investigator date Emergency repair Short-term repair Building replacer Summar	tees, etc. (based on of Buildi e r costs costs (w costs (costs))))	(thousand yen) floor area) ing Conditions Investig ithin 1 year) /er 12 years) e thquake PML Assessn % (Sompo Japan Risk Collateral	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD March 10, 2008 — — ¥72,640,000 ¥1,146,000 ment Report (Note)
B) Total effec Bad C) Expenses f Utili Main Utili Man Taxe Non- Rent Repa Othe D) Profit or lo E) Operating F) Capital exp	r income tive profit es from vacancies, e debts losses from rental business ntenance and manag ties costs agement commissio es and public dues life insurance prem al advertising costs nir costs (incl. restor r expenses profit from deposits	subtotal ement fees n fees iums ation fees)		17,679 250,661 12,284 0 39,547 5,021 1,838 9,196 12,030 379 7,369 3,474 240 211,114	Leased units Leasable floor area Monthly rent (in (thousand yen) Deposits, guarant Occupancy rate (l Summary Investigator Investigator Investigator date Emergency repair Short-term repair Building replacer Summar	tees, etc. (based on of Buildi e r costs costs (w costs (costs))))	(thousand yen) floor area) ing Conditions Investig ithin 1 year) /er 12 years) e thquake PML Assessn % (Sompo Japan Risk	84 4,326.80 m ² 2,213.86 m ² ¥10,886,000 ¥31,127,000 51.2% gation Report (Note) JAPAN ERI CO.,LTD March 10, 2008 — — ¥72,640,000 ¥1,146,000 ment Report (Note)



2. Property photo

Attachment 2

