



News Release

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Archstone-Smith Acquires 302-unit Apartment Community in Hoboken, New Jersey

Community Situated Along the Hudson River Across from Manhattan

DENVER — August 3, 2004 — Archstone-Smith (NYSE:ASN) announced the acquisition of Hudson Park, a 302-unit apartment community in Hoboken, N.J. for \$123.5 million. The acquisition was funded with tax-deferred exchange proceeds from dispositions of apartment communities that no longer meet Archstone-Smith's long-term investment criteria. Hudson Park is just minutes from major employment centers in Jersey City, Hoboken and Manhattan, as well as the cafés, restaurants, boutiques and active nightlife and culture of Washington Street, Hoboken's major entertainment hub.

"The greater New York City metropolitan area represents a significant component of our long-term strategy to own apartments in highly desirable neighborhoods with expensive single-family homes and limited land availability," said R. Scot Sellers, chairman and chief executive officer. "We are very pleased to expand our presence in this important core market and will continue to strategically pursue incremental investment opportunities here." Archstone-Smith also owns The Park Hudson, formerly 101 West End Avenue, a 506-unit high-rise community on Manhattan's Upper West Side, and The Sonoma, a 254-unit high-rise apartment community in Manhattan's Murray Hill area.

Hoboken is extremely attractive to young professionals who are drawn to the abundant entertainment and shopping venues within walking distance as well as the tremendous breadth of employment options only minutes away. The community is within four blocks of New Jersey's Hoboken Terminal, providing convenient public transportation to the area's major employment and recreation centers, including PATH trains, New York Waterway ferries, New Jersey Transit railroads and the Hudson-Bergen Light Rail.

Completed in 2000, Hudson Park offers studio, 1-, 2- and 3-bedroom apartments – including 18 duplex townhome units – ranging in size from 661 to 1,441 square feet. On-site amenities include 24-hour concierge, sundeck, landscaped courtyard, terraces, fully equipped fitness center, and panoramic views of the Hudson River and Manhattan. In addition, the community offers 469 parking spaces in a three-story parking structure.

Archstone-Smith (NYSE: ASN) is a recognized leader in apartment investment and operations. With a current total market capitalization of \$11.0 billion, Archstone-Smith owns and operates an irreplaceable portfolio of high-rise and garden apartment communities concentrated in many of the most desirable neighborhoods in the greater Washington, D.C. metropolitan area, Southern California, the San Francisco Bay area, Chicago, Southeast Florida, Boston, Seattle and the greater New York City metropolitan area. The company continually upgrades the quality of its portfolio through the selective sale of assets, using proceeds to fund investments with even better growth prospects. Through its two brands, Archstone and Charles E. Smith, Archstone-Smith strives to provide great apartments and great service to its customers – backed by unconditional 100% satisfaction guarantees. As of June 30, 2004, Archstone-Smith owned or had an ownership position in 247 communities, representing 87,717 units, including units under construction.

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Archstone-Smith is recognized as one of America's Most Admired Companies for 2004 by *Fortune* Magazine and ranks 956 on the *Forbes* 2000 List, the magazine's comprehensive ranking of the world's largest companies, for 2004. In addition, the company was recognized as Company of the Year by *Colorado Biz* Magazine. To find out more, visit **ArchstoneSmith.com**.

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Archstone-Smith's press releases are available on the company's web site at **www.archstonesmith.com** or by calling (800) 982-9293.

In addition to historical information, this press release contains forward-looking statements and information under the federal securities law. These statements are based on current expectations, estimates and projections about the industry and markets in which Archstone-Smith operates, management's beliefs and assumptions made by management. While Archstone-Smith management believes the assumptions underlying its forward-looking statements and information are reasonable, such information is necessarily subject to uncertainties and may involve certain risks, many of which are difficult to predict and are beyond management's control. As such, these statements and information are not guarantees of future performance, and actual operating results may differ materially from what is expressed or forecasted in this press release. See "Risk Factors" in Archstone-Smith's 2003 Annual Report on Form 10-K for factors which could affect Archstone-Smith's future financial performance.