

March 13, 2007

For Immediate Release

LCP Investment Corporation
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 1-5-3 Nihon-bashi, Chuo-ku, Tokyo
 Shunji Miyazaki: Executive Officer
 (Securities Code: 8980)

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Notice concerning Acquisition of Assets

LCP Investment Corporation (the “Investment Corporation”) is pleased to announce today that it has acquired the following assets with details below.

Property No.	Property Name	Use	Type of Assets	Scheduled Acquisition Price (in millions of yen)
R-27	Lexington Square Shirokane Takanawa	Residential	Beneficiary right in trust	7,660
R-28	Spacia Ebisu	Residential	Beneficiary right in trust	9,140
R-29	The Palms Yoyogi Uehara Cosmo Terrace	Residential	Beneficiary right in trust	1,780
R-30	Sun Terrace Yoyogi Uehara	Residential	Beneficiary right in trust	1,570
R-31	Park Habio Shinjuku Gyoen	Residential	Beneficiary right in trust	1,390
O-10	New Edobashi Building	Office	Beneficiary right in trust	8,770
O-11	Shuwa Gotanda Building	Office	Beneficiary right in trust	7,160
	Total			37,470

(*1) Scheduled acquisition price cost does not include the acquisition fee, property tax, city planning tax and

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consumption tax, etc. and any amounts less than a million yen is rounded off to the nearest million yen.

1. Outline of Acquisition

(1) Lexington Square Shirokane Takanawa

(i) Property Name: Lexington Square Shirokane Takanawa

(ii) Type of Assets of Scheduled Acquisition: Beneficiary right in trust

(iii) Category of Properties: Residential Property

(iv) Scheduled Acquisition Price (*1): 7,660 million yen

(v) Scheduled Date of Purchase Agreement: March 13, 2007

(vi) Scheduled Date of Acquisition: March 30, 2007 or the date which may be agreed upon by the Seller and the Purchaser in writing.

(vii) Seller (*2): GE Real Estate Corporation, Japan

(viii) Acquisition Funds: Proceeds obtained from the third party allotment of new investment units and borrowing funds are planned to be the acquisition funds.

(ix) Collateral: None

(2) Spacia Ebisu

(i) Property Name: Spacia Ebisu

(ii) Type of Assets of Scheduled Acquisition: Beneficiary right in trust

(iii) Category of Properties: Residential Property

(iv) Scheduled Acquisition Price (*1): 9,140 million yen

(v) Scheduled Date of Purchase Agreement: March 13, 2007

(vi) Scheduled Date of Acquisition: March 30, 2007 or the date which may be agreed upon by the Seller and the Purchaser in writing.

(vii) Seller (*2): Sakura Properties, Limited

(viii) Acquisition Funds: Proceeds obtained from the third party allotment of new investment units and borrowing funds are planned to be the acquisition funds.

(ix) Collateral: None

(3) The Palms Yoyogi Uehara Cosmo Terrace

(i) Property Name: The Palms Yoyogi Uehara Cosmo Terrace

(ii) Type of Assets of Scheduled Acquisition: Beneficiary right in trust

(iii) Category of Properties: Residential Property

(iv) Scheduled Acquisition Price (*1): 1,780 million yen

(v) Scheduled Date of Purchase Agreement: March 13, 2007

(vi) Scheduled Date of Acquisition: March 30, 2007 or the date which may be agreed upon by the

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Seller and the Purchaser in writing.

(vii) Seller (*2): GE Real Estate Corporation, Japan

(viii) Acquisition Funds: Proceeds obtained from the third party allotment of new investment units and borrowing funds are planned to be the acquisition funds.

(ix) Collateral: None

(4) Sun Terrace Yoyogi Uehara

(i) Property Name: Sun Terrace Yoyogi Uehara

(ii) Type of Assets of Scheduled Acquisition: Beneficiary right in trust

(iii) Category of Properties: Residential Property

(iv) Scheduled Acquisition Price (*1): 1,570 million yen

(v) Scheduled Date of Purchase Agreement: March 13, 2007

(vi) Scheduled Date of Acquisition: March 30, 2007 or the date which may be agreed upon by the Seller and the Purchaser in writing.

(vii) Seller (*2): GE Real Estate Corporation, Japan

(viii) Acquisition Funds: Proceeds obtained from the third party allotment of new investment units and borrowing funds are planned to be the acquisition funds.

(ix) Collateral: None

(5) Park Habio Shinjuku Gyoen

(i) Property Name: Park Habio Shinjuku Gyoen

(ii) Type of Assets of Scheduled Acquisition: Beneficiary right in trust

(iii) Category of Properties: Residential Property

(iv) Scheduled Acquisition Price (*1): 1,390 million yen

(v) Scheduled Date of Purchase Agreement: March 13, 2007

(vi) Scheduled Date of Acquisition: March 30, 2007 or the date which may be agreed upon by the Seller and the Purchaser in writing.

(vii) Seller (*2): GE Real Estate Corporation, Japan

(viii) Acquisition Funds: Proceeds obtained from the third party allotment of new investment units and borrowing funds are planned to be the acquisition funds.

(ix) Collateral: None

(6) New Edobashi Building

(i) Property Name: New Edobashi Building

(ii) Type of Assets of Scheduled Acquisition: Beneficiary right in trust

(iii) Category of Properties: Other (Office Building)

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- (iv) Scheduled Acquisition Price (*1): 8,770 million yen
- (v) Scheduled Date of Purchase Agreement: March 13, 2007
- (vi) Scheduled Date of Acquisition: March 30, 2007 or the date which may be agreed upon by the Seller and the Purchaser in writing.
- (vii) Seller (*2): Yupitel Godo Corporation
- (viii) Acquisition Funds: Proceeds obtained from the third party allotment of new investment units and borrowing funds are planned to be the acquisition funds.
- (ix) Collateral: None

(7) Shuwa Nishi Gotanda Building

- (i) Property Name: Shuwa Nishi Gotanda Building
- (ii) Type of Assets of Scheduled Acquisition: Beneficiary right in trust
- (iii) Category of Properties: Other (Office Building)
- (iv) Scheduled Acquisition Price (*1): 7,160 million yen
- (v) Scheduled Date of Purchase Agreement: March 13, 2007
- (vi) Scheduled Date of Acquisition: March 30, 2007 or the date which may be agreed upon by the Seller and the Purchaser in writing.
- (vii) Seller (*2): Yupitel Godo Corporation
- (viii) Acquisition Funds: Proceeds obtained from the third party allotment of new investment units and borrowing funds are planned to be the acquisition funds.
- (ix) Collateral: None

(*1) Scheduled acquisition price does not include the acquisition fee, property tax, city planning tax and consumption tax, etc. and any amount less than a million yen is rounded off to the nearest million yen.

(*2) Please refer to 5. Seller's Profile below.

2. Reason for Acquisition

The Investment Corporation has acquired the properties described above in order to (i) secure stable profits and steady growth in investment assets from a mid to long-term perspective in accordance with the "asset management objectives and policies" provided for by the Investment Corporation's Articles of Incorporation; and (ii) focus the expansion of scale of the portfolio and the expansion of the asset portfolio in the Tokyo Metropolitan area where stable rent income is expected. As announced as of today in the "Notice concerning Business Cooperation with GE Real Estate", LCP REIT Advisors Co., Ltd. (the "Asset Management Company"), which is the asset manager of the Investment Corporation, has executed the Business Cooperation Agreement with GE Real Estate Corporation, Japan ("GE Real Estate"), a Japanese subsidiary of GE Real

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Estate, which is the real estate business section of General Electric Company in the United States, concerning (i) cooperation to secure a source of manpower of the Asset Management Company, and (ii) the information services concerning real estate, etc. and the granting of preferential negotiation rights to the Asset Management Company. As announced as of today in the “Notice concerning Amendment of Management Guidelines of Asset Management Company,” the Asset Management Company amends the management guidelines which are the internal regulations, and raises the upper limit of investment ratio by category concerning residential property from below 65% to below 75%. Additionally, with respect to senior and other properties, it has been clarified that taking the economic environment and real estate market trends, etc. into consideration, in case where it is judged that the rent is expected to increase regarding senior and other properties, such properties may still be acquired even if such acquisition does not apply to LCP Style (*). The New Edobashi Building and Nishi Gotanda Building (Office Building) do not correspond to LCP Style. However, it was determined to acquire these properties in accordance with the aforementioned criteria.

(*) “LCP Style” means a long-term and stable asset management method by using a net lease or master lease, which LCP Group L.P. (the main shareholder of the Asset Management Company) and LXP have developed. LCP Style shall adopt at least one of the following four methods: (i) net-lease, (ii) long-term contract, (iii) fixed-rent master lease or (iv) block rental.

LXP: US REIT listed on the New York Stock Exchange, which LCP Group L.P. participated in the establishment of.

3. Summary of Property

Please refer to “Summary of Assets of Scheduled Acquisition” described in “Exhibit” below.

4. Matters related to Building Resistance against Earthquake

The adequacy of structural calculation of the aforementioned seven properties has been reported by a third party institution through investigations as follows.

(1) Investigation regarding five properties from the seven properties (except for Lexington Square Shirokane Takanawa and Spacia Ebisu)

(i) Investigator

Company’s Name	Tokio Marine & Nichido Risk Consulting Co., Ltd
Location (Head Office)	1-2-1, Marunouchi, Chiyoda-ku, Tokyo
Representative	Representative Director: Tomohisa Yamada

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Capital	1 billion yen
Business Activities	Due Diligence Inspection of Real Estate etc
Relationship with Investment Corporation	None

(ii) Matter of Investigation: Verification and Inspection of Structural Calculation and related Design and Specification

(iii) Result of Investigation: The possibility that the architect has intentionally modified the structural calculation has not been found.. Regarding the structural design ,it has been determined that the design conforms to the regulations concerning resistance against earthquakes, such as the Building Standard Law and the same enforcement order.

(2) Investigation regarding Spacia Ebisu

(i) Investigator

Company's Name	Sofwel Co., Ltd
Location (Head Office)	4-5-11, Kudan Minami, Chiyoda-ku, Tokyo
Representative	Representative Director: Hideki Hirayama
Capital	10,000,000 yen
Business Activities	Planning, design and supervising of public and general buildings. Construction consulting business and other.
Relationship with Investment Corporation	None

(ii) Matter of Investigation: Verification and Inspection of Structural Calculation and related Design and Specification

(iii) Result of Investigation: The possibility that the architect has intentionally modified the structural calculation. has not been discovered Regarding the structural design, it has been judged that the design conforms to the regulations concerning resistance against earthquakes, such as the Building Standard Law and the same enforcement order.

(3) Investigation regarding Shirokane Takanawa

Lexington Square Shirokane Takanawa is a super high-rise residential building which exceeds the height of 60m. As a result of deliberation by the super high-rise building structural judging committee of The Building Center of Japan, it has been determined that the structural method of the building complies with durability related-regulations of the Building Standard Law Enforcement Order. Therefore, the structural design has not been re-appraised.

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5. Seller's Profile

(1) Seller of Lexington Square Shirokane Takanawa, The Palms Yoyogi Uehara Cosmo Terrace, Sun Terrace Yoyogi Uehara and Park Habio Shinjyuku Gyoen

Company's Name	GE Real Estate Corporation, Japan
Location (Head Office)	12-32, 1-chome, Akasaka, Minato-ku, Tokyo
Representative	Representative Director: Tomoyuki Yoshida
Capital	21,241 million yen (as of February 1, 2007)
Main Shareholder	GE Japan Holdings, Inc
Business Activities	Real estate investment, development, real estate finance, real estate management and business development.
Relationship with the Investment Corporation	Please refer to 2. Reason for Acquisition.

(2) Seller of Spacia Ebisu

Company's Name	Sakura Properties Ltd
Location (Head Office)	12-32, 1-chome, Akasaka, Minato-ku, Tokyo
Representative	Director: Keizou Ishikawa
Capital	3 million yen
Main shareholder	GE Real Estate Corporation, Japan
Purpose	Acquisition, holding and sales of beneficiary right in trust, purchase, sales, leasing and management of real estate.
Relationship with the Investment Corporation	Sakura Properties, Ltd. is a wholly owned subsidiary of GE Real Estate Corporation, Japan. Regarding the relationship with the Investment Corporation, please refer to 2. Reason for Acquisition.

(3) Seller of New Edobashi Building and Nishi Gotanda Building

Company's Name	Yupitel Godo Corporation
Location (Head Office)	12-32, 1-chome, Akasaka, Minato-ku, Tokyo
Representative	GE Real Estate Corporation, Japan
Capital	3 million yen
Main shareholder	GE Real Estate Corporation, Japan
Purpose	Acquisition, holding and sales of real estate, acquisition, holding and sales of beneficiary right in trust.
Relationship with the Investment Corporation	Sakura Properties, Ltd. is a wholly owned subsidiary of GE Real Estate Corporation, Japan. Regarding the relationship with the Investment Corporation, please refer to 2.

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	Reason for Acquisition.
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6. Seller's Situation

(1) Lexington Square Shirokane Takanawa

	Previous Owner	Owner before previous owner
Company's Name	GE Real Estate Corporation, Japan	Except special stakeholder
Relationship with special stakeholder	None	
Circumstances/ Reason of Transaction	Investment management	
Acquisition Price	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	
Acquisition Date	February 2006	

(2) Spacia Ebisu

	Previous Owner	Owner before previous owner
Company's Name	Sakura Properties, Ltd.	Except special stakeholder
Relationship with special stakeholder	None	
Circumstances/ Reason of Transaction	Investment management	
Acquisition Price	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	
Acquisition Date	March 2003	

(3) The Palms Yoyogi Uehara Cosmo Terrace

	Previous Owner	Owner before previous owner
Company's Name	GE Real Estate Corporation, Japan	Except special stakeholder
Relationship with special stakeholder	None	

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stakeholder		
Circumstances/ Reason of Transaction	Investment management	
Acquisition Price	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	
Acquisition Date	December 2004	

(4) Sun Terrace Yoyogi Uehara

	Previous Owner	Owner before previous owner
Company's Name	GE Real Estate Corporation, Japan	Except special stakeholder
Relationship with special stakeholder	None	
Circumstances/ Reason of Transaction	Investment management	
Acquisition Price	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	
Acquisition Date	July 2002	

(5) Park Habio Shinjuku Gyoen

	Previous Owner	Owner before previous owner
Company's Name	GE Real Estate Corporation, Japan	Except special stakeholder
Relationship with special stakeholder	None	
Circumstances/ Reason of Transaction	Investment management	
Acquisition Price	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	
Acquisition Date	September 2005	

(6) New Edobashi Building

	Previous Owner	Owner before previous owner	Previous owner before
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			the entity described in “Owner before previous owner”
Company’s Name	Yupitel Godo Corporation	GE Real Estate Corporation, Japan	Except special stakeholder
Relationship with special stakeholder	None	None	
Circumstances/ Reason of Transaction	Investment management	Investment management	
Acquisition Price	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	
Acquisition Date	December 2006	February 2002	

(7) Shuwa Gotanda Building

	Previous Owner	Owner before previous owner	Previous owner before the entity described in “Owner before previous owner”
Company’s Name	Yupitel Godo Corporation	GE Real Estate Corporation, Japan	Except special stakeholder
Relationship with special stakeholder	None	None	
Circumstances/ Reason of Transaction	Investment management	Investment management	
Acquisition Price	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	It shall not be disclosed due to a confidentiality provision in the Purchase/ Sales Agreement with the previous owner.	
Acquisition Date	December 2006	November 2004	

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7. Transaction with Stakeholders, etc

As of March 13, 2007, GE Real Estate Corporation, Japan, Sakura Properties, Ltd. and Yupitel Godo Corporation (Sellers of seven properties above) do not fall under the category of a sponsor-related party (*) under self-regulation by the Asset Management Company, which is a measure to prevent conflicts of interest concerning asset management of the Investment Corporation. However, taking into consideration the third-party allotment of a considerable amount of investment units to the recipient, which belongs to the group company of General Electric Company in the United States, as is the case with the said seller (please refer to the “Notice concerning Issuance of New Investment Units by way of Third-party Allotment”), the purchase price is determined through careful deliberation recognizing the seller as a party similar to sponsor-related parties from a standpoint to secure the fairness and transparency related to the scheduled acquisition of assets.

(*) Sponsor-related party means:

- (a) Party or person who falls under the category of Related-Parties, etc. defined by the Law concerning Investment Trusts and Investment Corporations;
- (b) All shareholders of the Asset Management Company; and
- (c) Special Purpose Company which entrusts its asset management to a party or a person falling under the category of (b) above, or shares or *Tokumei Kumiai Mochibun* (note) of which are held by a party or a person falling under the category of (b) above.

(Note) *Tokumei Kumiai Mochibun* means equity interests of capital contribution in undisclosed associations.

8. Brokerage Summary

The Chuo Mitsui Trust and Banking Company, Ltd. and the Mitsubishi UFJ Trust and Banking Corporation will mediate the transaction of Spacia Ebisu between the Investment Corporation and Seller as a broker. Regarding six properties except for Spacia Ebisu, The Chuo Mitsui Trust and Banking Company Ltd. will mediate the property’s transaction between the Investment Corporation and Seller as a brokerage company. The Chuo Mitsui Trust and Banking Company Ltd. and the Mitsubishi UFJ Trust and Banking Corporation do not fall under the category of a sponsor-related party under self-regulation by the Asset Management Company which is a measure to prevent conflicts of interest concerning asset management of the Investment Corporation. Regarding the property’s acquisition, the Investment Corporation pays 866,360,000 yen (excluding consumption tax) as a brokerage fee to The Chuo Mitsui Trust and Banking Company, Ltd. It also pays 182,800,000 yen (excluding consumption tax) as a brokerage fee to the Mitsubishi UFJ Trust and Banking Corporation.

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9. Form of Payment

With respect to the aforementioned seven properties, the Investment Corporation plans to make a lump-sum payment of the acquisition price to the seller on the scheduled date of acquisition.

10. Forecasts of Financial Results

With respect to the effect of the acquisition on the forecasts of financial results of the Investment Corporation for the fiscal period ending August 31, 2007 (from March 1, 2007 to August 31, 2007) please refer to the “Notice concerning Revisions of Forecasts of Financial Results for the Fiscal Period Ending August 31, 2007” as of March 13, 2007.

- * This document is being distributed today to the Kabuto Club (the press club of the TSE) as well as to the press club for the Ministry of Land, Infrastructure and Transport and to the press club for newspapers specialized in construction at the Ministry of Land, Infrastructure and Transport.
- * The website of the Investment Corporation: <http://www.lcp-reit.co.jp>
- * This English language notice is a translation of the Japanese language notice issued on the same day and was prepared solely for the convenience of, and reference by, overseas investors. LCP Investment Corporation makes no warranties as to its accuracy or completeness.

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Summary of Assets of Scheduled Acquisition

Property Number: R-27 Property Name: Lexington Square Shirokane Takanawa

Property Features					
The property is a high-rise apartment, adjacent to Shirokane Takanawa Station (Tokyo Metro Nanboku-line, Toei Mita-line). Very good accessibility to the central Tokyo (11 minutes to Otemachi Station by Toei Mita-line). The said area has a very high reputation as a residential area and the apartment is located on Sakurada-dori is highly visible. Strong demand is expected from high income earners.					
Location	Address	1-4-3, Takanawa, Minato-ku, Tokyo			
	Land number	1-112-2, Takanawa, Minato-ku, Tokyo			
Land	Type of ownership	Ownership right	Summary of Engineering Report (Unit: in thousands of yen)		
	Area usage	Commercial district, Category 1 mid-high-rise exclusive area	Investigation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Site area	1,340.1 m ²	Date of Investigation	February 2007	
	Floor area ratio	500%/ 300%	Repair costs	Urgent	0
	Bldg. coverage ratio	80%/ 60%		Within 1 year	0
Bldg.	Type of ownership	Ownership right	Annual average over 12 years	3,513	
	Usage	Apartment	Earthquake PML	7.9%	
	Floor space (*)	9,474.0 m ²	Summary of Real Estate Appraisal Report (Unit: in millions of yen)		
	Structure/ Number of floors	RC,22F/B1F	Appraiser	Nihon Real Estate Institute	
	Completion date	December 2005	Appraisal Date	March 1, 2007	
	Bldg. Inspection Agency	The Building Center of Japan	Appraisal Value		7,660
	Architect	Konoike Construction Co., Ltd. 1 st class licensed architect office	Capitalization approach price		7,660
	Constructor	Konoike Construction Co., Ltd.	Price calculated by the direct capitalization approach		7,750
Current owner	GE Real Estate		Gross income	420	
Previous owner	Sumitomo Realty & Development Co., Ltd.		Rental income	420	
Trustee	The Chuo Mitsui Trust and Banking Company, Ltd.		Other income	0	
Scheduled expiration date of trust term	March 31, 2017		Gross expenses	62	
PM company	Tokyo Tatemono Real Estate Sales Co., Ltd. (scheduled)		Maintenance management	14	

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Master lease company	Tokyo Tatemono Real Estate Sales Co., Ltd. (scheduled)				Water/ Utilities	7																
Type of master lease	Pass through (scheduled)				Expenses for commission of building management	8																
Lease Details (Unit in thousands of yen)																						
Investigation date	January 31, 2007				Tax and public charges	20																
Total number of tenants	1				Damage insurance	1																
The number of rentable units	129				Other	4																
The number of leased units	124				Lease advertising	8																
Rentable area	6,134.4 m ²				Reserve for large-scale repair expenses	8																
Rented area	5,871.2 m ²				NOI	340																
Monthly rent	29,751				NCF	333																
Deposit/ Security deposit	60,244				Capitalization rate	4.3%																
Operating ratio (based on the space)	95.7%				Price calculated by the discounted cash flow approach	7,570																
<table border="1"> <thead> <tr> <th>Property type</th> <th>Number of units</th> <th>Ratio of units</th> <th>Ratio of area</th> </tr> </thead> <tbody> <tr> <td>Compact</td> <td>44</td> <td>34%</td> <td>20%</td> </tr> <tr> <td>Spacious</td> <td>85</td> <td>66%</td> <td>80%</td> </tr> <tr> <td>Others</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>				Property type	Number of units	Ratio of units	Ratio of area	Compact	44	34%	20%	Spacious	85	66%	80%	Others	-	-	-		Discount rate	4.1%
				Property type	Number of units	Ratio of units	Ratio of area															
Compact	44	34%	20%																			
Spacious	85	66%	80%																			
Others	-	-	-																			
					Terminal cap rate	4.5%																
					Estimated value	6,350																
					Land price	4,130																
					Bldg. price	2,220																
					Scheduled Acquisition Price (Unit: in millions of yen)	7,660																
Notes																						
N/A																						

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Property Number:

R-28

Property Name:

Spacia Ebisu

Property Features						
The property is a high-grade apartment, located 9 minutes on foot from Ebisu Station (JR Yamanote-line). Ebisu Station has good accessibility to Shibuya Station, Shinjuku Station, Ikebukuro Station and Tokyo Station. The Ebisu area is very popular among young people and is known as an upscale residential area. Stable demand is expected from single and small households who are fond of brands and good accessible locations.						
Location	Address	3-6-22, Higashi, Shibuya-ku, Tokyo				
	Land number	3-14-6, Higashi, Shibuya-ku, Tokyo together with nine other parcels of land				
Land	Type of ownership	Ownership right	Summary of Engineering Report (*) (Unit: in thousands of yen)			
	Area usage	Category 2 mid-high rise exclusive residential area	Investigation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.		
	Site area	2707.0 m ²	Date of Investigation	February 2007		
	Floor area ratio	300%	Repair costs	Urgent	-	
	Bldg. coverage ratio	60%		Within 1 year	-	
Bldg.	Type of ownership	Ownership right	Annual average over 12 years	5,805		
	Usage	Apartment	Earthquake PML	10.8%		
	Floor space (*)	10,367.0 m ²	Summary of Real Estate Appraisal Report (Unit: in millions of yen)			
	Structure/ Number of floors	RC,8F/B1F	Appraiser	Japan Real Estate Institute		
	Completion date	February 2003	Appraisal Date	March 1, 2007		
	Bldg. Inspection Agency	Japan ERI Co., Ltd.	Appraisal Value		9,140	
	Architect	Matsumura-gumi Corporation Higashi Nihon Design Department	Capitalization approach price		9,140	
	Constructor	Matsumura-gumi Corporation Tokyo Head Office	Price calculated by the direct capitalization approach		9,270	
Current owner	Sakura Properties			Gross income	470	
Previous owner	Joint Corporation Co., Ltd.				Rental income	468
Trustee	The Chuo Mitsui Trust and Banking Company, Ltd.			Other income	2	
Scheduled expiration date of trust term	March 31, 2017			Gross expenses		54
PM company	Joint Asset Management Co., Ltd. (scheduled)			Maintenance management		11

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Master lease company		Joint Asset Management Co., Ltd. (scheduled)				Water/ Utilities		3
Type of master lease		Pass through (scheduled)				Expenses for commission of building management		5
Lease Details (Unit: in thousands of yen)						Tax and public charges		19
Investigation date		January 31, 2007				Damage insurance		1
Total number of tenants		1				Other		5
The number of rentable units		109				Lease advertising		10
The number of rented units		103				Reserve for large-scale repair expenses		10
Rentable area		7,794.9 m ²				NOI		416
Rented area		7,354.8 m ²				NCF		408
Monthly rent		33,866				Capitalization rate		4.4%
Deposit/ Security deposit		63,720				Price calculated by the discounted cash flow approach		9,010
Operating ratio (based on the space)		94.4%				Discount rate		4.2%
Property type	Number of units	Ratio of units	Ratio of area			Terminal cap rate		4.6%
Compact	—	—	—			Estimated value		8,590
Spacious	108	99%	99%			Land price		6,020
Others	1	1%	1%			Bldg. price		2,570
						Scheduled Acquisition Price (Unit: ¥ in millions)		9,140
Notes								
N/A								

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Property Number:

R-29

Property Name:

The Palms Yoyogi Uehara Cosmo Terrace

Property Features					
The property is a high-grade apartment, located about 7 minutes on foot to, 520 m south-east of, Higashi-kitazawa Station (Odakyu-line, Tokyo Metro Chiyoda-line). It has very good accessibility to the center of Tokyo (10 minutes on foot to Yoyogi-Uehara Station (Odakyu-line, Tokyo Metro Chiyoda-line), 10 minutes on foot to Ikenoue Station (Keio Inogashira-line), 7 minutes by train to Shinjuku Station, 5 minutes by train to Shibuya Station). Demand is expected from business people and couples whose priority is location.					
Location	Address	2-33-1, Uehara, Shibuya-ku, Tokyo			
	Land number	2-1213-2, Uehara, Shibuya-ku, Tokyo together with five other parcels of land			
Land	Type of ownership	Ownership right	Summary of Engineering Report (*) (Unit: in thousands of yen)		
	Area usage	Neighborhood Commercial district, Category 1 low-rise exclusive residential area	Investigation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Site area	753.8 m ²	Date of Investigation	February 2007	
	Floor area ratio	300%, 150%	Repair costs	Urgent	-
	Bldg. coverage ratio	80%, 60%		Within 1 year	-
Type of ownership	Sectional Ownership		Annual average over 12 years	4,141	
Bldg.	Usage	Apartment	Earthquake PML	8.1%	
	Floor space(*)	1,858.5 m ²	Summary of Real Estate Appraisal Report (Unit: in millions of yen)		
	Structure/ Number of floors	SRC, 11F	Appraiser	Morii Appraisal & Investment Consulting Inc	
	Completion date	November 2004	Appraisal Date	February 28, 2007	
	Bldg. Inspection Agency	E Homes Co., Ltd.	Appraisal Value		1,780
	Architect	Space Tech Co., Ltd. 1 st class licensed architect office	Capitalization approach price		1,780
	Constructor	Tobu Construction Co., Ltd.	Price calculated by the direct capitalization approach		1,800
	Current owner	GE Real Estate	Gross income		97
Previous owner	Tosei Corporation	Rental income		97	
Trustee	The Chuo Mitsui Trust and Banking Company, Ltd.	Other income		0	
Scheduled expiration date of trust term	March 31, 2017	Gross expenses		13	

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PM company	Best Property Co., Ltd. (scheduled)			Maintenance management	3
Master lease company	Best Property Co., Ltd. (scheduled)			Water/ Utilities	1
Type of master lease	Pass through (scheduled)			Expenses for commission of building management	2
Lease Details (Unit: in thousands of yen)					
Investigation date	January 31, 2007			Tax and public charges	4
Total number of tenants	1			Damage insurance	0
The number of rentable units	30			Other	1
The number of leased units	29			Lease advertising	2
Rentable area	1,801.2 m ²			Reserve for large-scale repair expenses	3
Leased floor area	1,721.2 m ²			NOI	83
Monthly rent (assuming no vacancies)	7,286			NCF	81
Deposit/ Security deposit	14,572			Capitalization rate	4.5%
Operating ratio (based on the space)	95.6%			Price calculated by the discounted cash flow approach	1,750
Property type	Number of units	Ratio of units	Ratio of area	Discount rate	4.3%
Compact	—	—	—	Terminal cap rate	4.7%
Spacious	30	100%	100%	Estimated value	1,230
Others	-	-	-	Land price	852
				Bldg. price	382
				Scheduled Acquisition Price (Unit: ¥ in millions)	1,780
Notes					
On the west-side of the property there is a private road which is a road under the Building Standard Law, Article 42, Item 2. Therefore, the land of the said property includes a private road (about 64 m ²).					

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Property Number: R-30

Property Name: Sun Terrace Yoyogi Uehara

Property Features					
The property is a high-grade apartment, located 6 minutes on foot to and about 420m south-east of Yoyogi Uehara Station (Odakyu-line, Tokyo Metro Chiyoda-line). It has a good accessibility to central Tokyo (7 minutes to Shinjuku Station, 9 minutes to Omotesando Station, 20 minutes to Otemachi Station by Tokyo Metro Chiyoda-line). The said area is a very popular residential area. Demand is expected from families whose priorities are convenience and good accessible location.					
Location	Address	2-3-7, Uehara, Shibuya-ku, Tokyo			
	Land number	2-1139-3, Uehara, Shibuya-ku, Tokyo together with 12 other parcels of land			
Land	Type of ownership	Ownership right	Summary of Engineering Report (*) (Unit: in thousands of yen)		
	Area usage	Neighborhood Commercial district	Investigation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Site area	638.1 m ²	Date of Investigation	February 2007	
	Floor area ratio	300%	Repair costs	Urgent	-
	Bldg. coverage ratio	80%		Within 1 year	-
Bldg.	Type of ownership	Ownership right	Annual average over 12 years	3,750	
	Usage	Apartment	Earthquake PML	10.9%	
	Floor space (*)	2,001.2 m ²	Summary of Real Estate Appraisal Report (Unit: in millions of yen)		
	Structure/ Number of floors	RC,8F	Appraiser	Morii Appraisal & Investment Consulting Inc	
	Completion date	February, 1999	Appraisal Date	February 28, 2007	
	Bldg. Inspection Agency	Governmental Body (Shibuya-ku, Tokyo)	Appraisal Value		1,570
	Architect	Mitsui Home Co., Ltd.	Capitalization approach price		1,570
	Constructor	Mitsui Home Co., Ltd.	Price calculated by the direct capitalization approach		1,590
Current owner	GE Real Estate			Gross income	89
Previous owner	Yuraku-cho Sogo Kaihatsu Co., Ltd.				Rental income
Trustee	The Chuo Mitsui Trust and Banking Company, Ltd.			Other income	0
Scheduled expiration date of trust term	March 31, 2017			Gross expenses	15
PM company	Ken Real Estate Lease Ltd. (scheduled)			Maintenance management	3

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Master lease company	Ken Real Estate Lease Ltd. (scheduled)				Water/ Utilities	1
Type of master lease	Pass through (scheduled)				Expenses for commission of building management	3
Lease Details (Unit: in thousands of yen)						
Investigation date	January 31, 2007				Tax and public charges	1
Total number of tenants	1				Damage insurance	0
The number of rentable units	21				Other	2
The number of leased unit	21				Lease advertising	2
Rentable area	1,760.9 m ²				Reserve for large-scale repair expenses	3
Leased floor area	1,760.9 m ²				NOI	74
Monthly rent (assuming no vacancies)	7,058				NCF	71
Deposit/ Security deposit	14,155				Capitalization rate	4.5%
Operating ratio (based on the space)	100.0%				Price calculated by the discounted cash flow approach	1,540
Property type	Number of units	Ratio of units	Ratio of area		Discount rate	4.3%
Compact	—	—	—		Terminal cap rate	4.7%
Spacious	21	100%	100%		Estimated value	1,290
Other	-	-	-		Land price	944
					Bldg. price	347
					Scheduled Acquisition Price (Unit: ¥ in millions)	1,570
Notes						
On the west-side of the property there is a private road which is a road under the Building Standard Law, Article 42, Item 2. The south-side private road is a road designated by the special administrative agency. Therefore, the land of the said property includes private roads (about 34.09 m ²).						

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Property Number:

R-31

Property Name:

Park Habio Shinjuku Gyoen

Property Features					
The property is a high-grade apartment, located 4 minutes on foot to, and 280 m north of, Shinjuku-Gyoen-mae Station (Tokyo Metro Marunouchi-line) 5 minutes on foot to Shinjuku 3-chome Station (Toei Shinjuku-line). It is highly convenient and accessible to central Tokyo (3 minutes by train to Shinjuku Station). The said property is in walking distance to downtown Shinjuku and Shinjuku-gyoen Park. Demand is expected from business persons whose priorities are convenience and accessibility to central Tokyo.					
Location	Address	1-36-15, Shinjuku, Shinjuku-ku, Tokyo			
	Land number	1-36-18,19, Shinjuku, Shinjuku-ku, Tokyo			
Land	Type of ownership	Ownership right	Summary of Engineering Report (*) (Unit: in thousands of yen)		
	Area usage	Commercial area	Investigation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.	
	Site area	402.8 m ²	Date of Investigation	February 2007	
	Floor area ratio	363%	Repair costs	Urgent	-
	Bldg. coverage ratio	90%		Within 1 year	-
Bldg.	Type of ownership	Ownership right	Annual average over 12 years	826	
	Usage	Apartment	Earthquake PML	10.4%	
	Floor space (*)	1,853.6 m ²	Summary of Real Estate Appraisal Report (Unit: in millions of yen)		
	Structure/ Number of floors	RC,10F	Appraiser	Morii Appraisal & Investment Consulting Inc	
	Completion date	August 2005	Appraisal Date	February 28, 2007	
	Bldg. Inspection Agency	Urban Housing Evaluation Center	Appraisal Value		1,390
	Architect	Matsui Kensetsu K.K. 1 st class licensed architect office	Capitalization approach price		1,390
	Constructor	Matsui Kensetsu K.K.	Price calculated by the direct capitalization approach		1,410
Current owner	GE Real Estate		Gross income	79	
Previous owner	Mitsubishi Estate Co., Ltd.		Rental income	79	
Trustee	The Chuo Mitsui Trust and Banking Company, Ltd.		Other income	0	
Scheduled expiration date of trust term	March 31, 2017		Gross expenses	14	

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PM company	Mitsubishi Real Estate Services Co., Ltd. (scheduled)			Maintenance management	3
Master lease company	Mitsubishi Real Estate Service Co., Ltd. (scheduled)			Water/ Utilities	1
Type of master lease	Pass through (scheduled)			Expenses for commissions of building management	3
Lease Details (Unit: in thousands of yen)					
Investigation date	January 31, 2007			Tax and public charges	1
Total number of tenants	1			Damage insurance	0
The number of rentable units	48			Other	1
The number of leased units	41			Lease advertising	3
Rentable area	1,357.5 m ²			Reserve for large-scale repair expenses	1
Leased floor area	1,156.4 m ²			NOI	64
Monthly rent (assuming no vacancies)	5,393			NCF	63
Deposit/ Security deposit	11,365			Capitalization rate	4.5%
Operating ratio (based on the space)	85.2%			Price calculated by the discounted cash flow approach	1,370
Property type	Number of units	Ratio of units	Ratio of area	Discount rate	4.3%
Compact	42	87 %	78 %	Terminal cap rate	4.7%
Spacious	6	13%	22%	Estimated value	866
Other	-	-	-	Land price	536
				Bldg. price	330
				Scheduled Acquisition Price (Unit: ¥ in millions)	1,390
Notes					
N/A					

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Property Number: O-10 Property Name: New Edobashi Building

Property Features						
The property is an office building, located 3 minutes on foot from Mitsukoshi Mae Station. The neighboring area around the said property has good accessibility (2 minutes to Otemachi Station by train with use of 3 different stations and 5 different lines). The standard floor area of the said property has 694 m ² , and there are standard level facilities. The condition of maintenance management is relatively good, and it is competitive in comparison to other office buildings.						
Location	Address	1-7-2, Nihonbashi-honcho, Chuo-ku, Tokyo				
	Land number	1-12-1, Nihonbashi-honcho, Chuo-ku, Tokyo				
Land	Type of ownership	Ownership right	Summary of Engineering Report (Unit: in thousands of yen)			
	Area usage	Commercial area	Investigation Company	Tokio Marine & Nichido Risk Consulting Co., Ltd.		
	Site area	924.0 m ²	Date of Investigation	February 2007		
	Floor area ratio	800%	Repair costs	Urgent	-	
	Bldg. coverage ratio	100%		Within 1 year	-	
Bldg.	Type of ownership	Ownership right	Annual average over 12 years	16,881		
	Usage	Office	Earthquake PML	13.1,%		
	Floor space (*)	8,076.4 m ²	Summary of Real Estate Appraisal Report (Unit: in millions of yen)			
	Structure/ Number of floors	SRC, 10F/B1F	Appraiser	Japan Real Estate Institute		
	Completion date	November 1986	Appraisal Date	March 1, 2007		
	Bldg. Inspection Agency	Governmental body (Chuo-ku, Tokyo)	Appraisal Value		8,770	
	Architect	Kajima Corporation	Capitalization approach price		8,770	
	Constructor	Kajima Corporation	Price calculated by the direct capitalization approach		8,960	
	Previous owner	Yupitel Godo Corporation			Gross income	529
	Current owner	GE Real Estate			Rental income	477
Trustee	The Chuo Mitsui Trust and Banking Company, Ltd.			Other income	52	
Scheduled expiration date of trust term	March 31, 2017			Gross expenses	116	
PM company	M S Building Support Co., Ltd. (scheduled)			Maintenance management	22	

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Master lease company	-	Water/ Utilities	29
Type of master lease	-	Expenses for commission of building management	8
Main tenant	Nomura Research Institute, Ltd.	Tax and public charges	28
		Damage Insurance	2
Lease Details (Unit: in thousands of yen)		Other	2
Investigation date	January 31, 2007	Lease advertising	0
Total number of tenants	4	Reserve for large-scale repair expenses	25
Rentable area	5,695.7 m ²		
Rented area	5,695.7 m ²	NOI	438
Monthly rent	34,628	NCF	412
Deposit/ Security deposit	356,155	Capitalization rate	4.6%
Operating ratio (based on the space)	100.0%	Price calculated by the discounted cash flow approach	8,580
		Discount rate	4.3%
		Terminal cap rate	4.8%
		Estimated value	5,980
		Land price	4,797
		Bldg. price	1,183
		Scheduled Acquisition Price (Unit: ¥ in millions)	8,770
Notes			
N/A			

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Property Number: O-11 Property Name: Shuwa Nishi Gotanda Building

Property Feature						
The property is an office building, located in 4 mins on foot to north-east to Fudomae Station (Tokyu Meguro-line) and 11 mins on foot South-west of Gotanda Station (JR Yamanote-line). It takes 20 mins by train from the closest station Fudomae Station to Otemachi Station, The standard floor area has 150-180 tsubo. The facility is equipped for the needs of tenant. The condition of maintenance management of the said property is relatively good and it is competitive in comparison to other office buildings.						
Location	Address	5-2-4,Nishi Gotanda, Shinagawa-ku,Tokyo				
	Land Number	5-435-1, Nishi Gotanda, Shinagawa-ku, Tokyo				
Land	Type of Ownership	Ownership right	Summary of Engineering Report (Unit:¥ in thousands)			
	Use area	Commercial district	Investigation Company	Tokio Marine & Nichido Risk Consulting Co.,Ltd		
	Site area	918.2 m ²	Time of Investigation	February , 2007		
	Floor area ratio	600%	Repairing	Urgent	-	
	Bldg coverage ratio	100%		Within 1 year	-	
Bldg	Type of Ownership	Ownership right	cost	Average for 12 years	15,619	
	Usage	Office	Earthquake PML		10.5,%	
	Floor space (*)	7,994.4 m ²	Summary of Real Estate Appraisal Report (Unit:¥ in millions)			
	Structure/Number of floor	SRC/S, 11F/B1F	Appraiser	Japan Real Estate Institute		
	Completion date	June, 1993	Appraisal Date	March 1, 2007		
	Bldg Inspection Agency	Governmental Body (Shinagawa-ku, Tokyo)	Appraisal Value			7,160
	Architect	Shuwa Co., Ltd 1 st class licensed architect office	Capitalization approach price			7,160
	Constructor	Kumagai Gumi Co., Ltd	Price calculated by the direct Capitalization approach			7,270
Previous Owner	Yupitel Godo Corporation			Gross income	461	
Current Owner	GE Real Estate				Rental income	404
Trustee	The Chuo Mitsui Trust & Banking Company, Ltd			Other income	57	
Scheduled expiration date of trust term	March 31, 2017			Gross expenses		112
PM Company	M S Building Support Co., Ltd (scheduled)			Maintenance management	23	

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Master lease company	-		Water/Utility	36
Type of Master lease	-		Expense for commission of building management	9
Mein Tenant	Nestle Japan		Tax and public charge	25
Lease Details (Unit: ¥ in thousands)				
Investigation date	Jan 31, 2007		Damage Insurance	1
Total number of tenant	3		Others	1
Leasable floor area	6030.2 m ²		Leasing advertisement	0
Lease area	6030.2 m ²		Reserve for big-scale repairing expense	17
Monthly rent	28,292		NOI	366
Deposit/Security deposit	307,075		NCF	349
Occupancy rate (based on area)	100.0%		Capitalization rate	4.8%
			Price calculated by the discounted cash flow approach	7,040
			Discount rate	4.4%
			Terminal cap rate	5.1%
			Estimated value	4,710
			Land price	3,165
			Bldg price	1,545
			Scheduled Acquisition Price (Unit: ¥ in millions)	7,160
Notes				
<p>1, The condition of the property is unqualified in terms of floor area ratio, because a part of land was transferred due to a decision to widen the lanes.</p> <p>2, The land of the said property includes a private road (about 21.84 m²).</p> <p>3, A part of the boundary with adjacent land has not been confirmed in writing.</p>				

(*) The Investment Corporation makes no warranties as to the accuracy or completeness of the description in the tables of the “Summary of Engineering Report” and “Summary of Real Estate Appraisal Report.”

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【Appendix 1】 Photograph of the Scheduled Acquisition Property

(1) Lexington Square Shirokane Takanawa (Exterior and Entrance)



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(2) Spacia Ebisu (Exterior and Entrance)



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(3) The Palms Yoyogi Uehara Cosmo Terrace (Exterior and Entrance)



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(4) Sun Terrace Yoyogi Uehara (Exterior and Entrance)



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(5) Park Habio Shinjuku Gyoen (Exterior and Entrance)



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(6) New Edobashi Building (Exterior and Entrance)



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(7) Shuwa Nishi Gotanda Building (Exterior and Entrance)



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【Appendix 2】 Portfolio after Acquisition of the Property

Category of Properties	Number of Properties	Property Name	Area	(Scheduled) Acquisition Date	(Scheduled) Acquisition Price (million yen)	Investment Ratio (%)
Residential	R-1	City House Tokyo Shinbashi	Greater Tokyo	May 25, 2006	2,790	3.1%
	R-2	Pure City Roppongi	Greater Tokyo	May 23, 2006	525	0.6%
	R-3	Winbell Kagurazaka	Greater Tokyo	May 23, 2006	3,690	4.1%
	R-4	Nishiwaseda Crescent Mansion	Greater Tokyo	May 23, 2006	2,190	2.4%
	R-5	Lexington Square Akebonobashi	Greater Tokyo	May 25, 2006	1,600	1.8%
	R-6	Montserrat Yotsuya	Greater Tokyo	May 23, 2006	557	0.6%
	R-7	Casa Eremitaggio	Greater Tokyo	May 25, 2006	1,240	1.4%
	R-8	Homes East Hills	Greater Tokyo	May 23, 2006	521	0.6%
	R-9	Lexington Square Shimokitazawa	Greater Tokyo	May 25, 2006	2,700	3.0%
	R-10	Homest Ikejiri	Greater Tokyo	May 23, 2006	806	0.9%
	R-11	Towa City Cope Shin-otsuka	Greater Tokyo	May 25, 2006	937	1.0%
	R-12	Towa City Cope Asukayama-Koen	Greater Tokyo	May 25, 2006	529	0.6%
	R-13	Bichsel Musashiseki	Greater Tokyo	May 23, 2006	703	0.8%
	R-14	Lexel Mansion Ueno Matsugaya	Greater Tokyo	May 23, 2006	1,130	1.3%
	R-15	Cosmo Nishiojima Grand Stage	Greater Tokyo	May 25, 2006	909	1.0%
	R-16	Towa City Cope Sengencho	Greater Tokyo	May 25, 2006	1,240	1.4%
	R-17	Royal Park Ohmachi	Tohoku	May 25, 2006	564	0.6%
	R-18	Lexington Square Hagino-machi	Tohoku	May 23, 2006	411	0.5%
	R-19	Visconti Kakuozan	Chubu	May 23, 2006	397	0.4%
	R-20	Lexington Square Kitahorie	Kansai	May 25, 2006	596	0.7%
	R-21	Lexington Square Shinmachi	Kansai	May 25, 2006	421	0.5%
	R-22	Luna Coat Tsukamoto	Kansai	May 23, 2006	632	0.7%
	R-23	Lexington Square Fushimi	Chubu	October 31, 2006	2,990	3.3%
	R-24	Lexington Square Daitabashi	Greater Tokyo	March 29, 2007 (Scheduled)	1,019	1.1%
	R-25	Lexington Square Honjo-Azumabashi	Greater Tokyo	March 29, 2007 (Scheduled)	525	0.6%

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	R-26	AMS TOWER Minami 6-Jo	Greater Tokyo	March 30,2007 (Scheduled)	1,400	1.6%	
	R-27	Lexington Square Shirokane Takanawa	Greater Tokyo	March 30,2007 (Scheduled)	7,660	8.5%	
	R-28	Spacia Ebisu	Greater Tokyo	March 30,2007 (Scheduled)	9,140	10.2%	
	R-29	The Palms Yoyogi Uehara Cosmo Terrace	Greater Tokyo	March 30,2007 (Scheduled)	1,780	2.0%	
	R-30	Sun Terrace Yoyogi Uehara	Greater Tokyo	March 30,2007 (Scheduled)	1,570	1.8%	
	R-31	Park Habio Shinjuku Gyoen	Greater Tokyo	March 30,2007 (Scheduled)	1,390	1.6%	
Sub-total					52,562	58.6%	
Senior	S-1	Bon Sejour Chitose Funabashi	Greater Tokyo	May 25, 2006	791	0.9%	
	S-2	Bon Sejour Yotsugi	Greater Tokyo	May 25, 2006	765	0.9%	
	S-3	Bon Sejour Hino	Greater Tokyo	May 25, 2006	699	0.8%	
	S-4	Bon Sejour Musashi-Shinjo	Greater Tokyo	November 24, 2006	610	0.7%	
Sub-total					2,865	3.2%	
Others	Office	0-1	Otsuka Cent Core Building	Greater Tokyo	May 25, 2006	2,540	2.8%
	Office	0-2	Ueno Fujita Estate 1	Greater Tokyo	May 23, 2006	1,840	2.1%
	Office	0-3	Cross Square NAKANO	Greater Tokyo	May 23, 2006	1,038	1.2%
	Retail	0-4	Lexington Plaza Hachiman	Tohoku	May 23, 2006	4,760	5.3%
	Office	0-5	Ohki Aoba Building	Tohoku	May 25, 2006	847	0.9%
	Retail	0-6	Loc Town Sukagawa	Tohoku	May 23, 2006	2,563	2.9%
	Retail	0-8	Valor Takinomizu-ten	Chubu	May 23, 2006	2,230	2.5%
	Hotel	0-9	Lexington Plaza Hiroshima Otemachi	Chugoku/Shikoku	November 24, 2006	2,450	2.7%
	Office	0-10	New Edobashi Building	Greater Tokyo	March 30,2007 (Scheduled)	8,770	9.8%
	Office	0-11	Shuwa Nishi Gotanda Building	Greater Tokyo	March 30, 2007 (Scheduled)	7,160	8.0%
Sub-total					34,198	38.2%	
Total					89,625	100.0%	

(*1) "Area" is divided into five sub-areas which consist of prefectures shown below.

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Tohoku area: Aomori, Miyagi, Akita, Iwate, Yamagata, Fukushima

Greater Tokyo area: Tokyo, Kanagawa, Saitama, Chiba

Chubu area: Shizuoka, Nagano, Aichi, Niigata, Fukui, Ishikawa, Toyama, Mie, Gifu

Kansai area: Kyoto, Osaka, Hyogo, Shiga, Nara, Wakayama

Chugoku/Shikoku area: Hiroshima, Okayama, Yamaguchi, Tottori, Shimane, Ehime, Kagawa, Kochi, Tokushima

(*2) In the column of “(Scheduled) Acquisition Price”, the sale price provided in Transfer Agreement with precedent condition is shown. (Excluding consumption tax etc), and rounded off to the nearest million yen.

(*3) In the column of “Investment Ratio”, each ratio equals each (scheduled) acquisition price divided by grand total (scheduled) acquisition price and is rounded off to the nearest tenth.

(*4) Regarding “O-7 Lexington Plaza Sakae Minami”, it is determined to be transferred as of today. The aforementioned list shows the portfolio after acquisition of the property. Regarding the said sale, please refer to ‘Notice concerning the Sales of Assets’ announced as of today.

Note: This document is a public announcement regarding the acquisition of assets by the Investment Corporation and has not been prepared as an inducement or invitation for investment. We caution readers to undertake investment decisions at their own examination and responsibility.