



TGR
Investment Inc.

February 19, 2008

To All Concerned Parties

Name of REIT Issuer:

TGR Investment Inc.

Takashi Tsunogae, Executive Director

6-2, Gobancho, Chiyoda-ku, Tokyo, Japan

(Securities Code: 8963)

URL: <http://www.tgr-inv.co.jp/eng/>

Asset Management Company:

GrowthREIT Advisors, Ltd.

Shibatsuji Naoki, CEO

Contact: Hideyo Hironaka, Director

(Tel. +81-3-3238-5341)

Notice Concerning Time Limit for Claiming Cash Distributions

Article 17, paragraph 6, of the Articles of Incorporation of TGR Investment Inc. (hereinafter, "TGR") stipulates that the time limit for claiming cash distributions will be three years from the date of which payment commenced, at which point the rights of unitholders to receive cash distributions that remain unclaimed will be annulled.

Therefore, the time limit on cash distribution for the 4th fiscal period (ended December 31, 2004) falls on March 22, 2008, marking the passing of three years since payment commenced on March 22, 2005. Please take note that the procedure to receive cash distributions is available only during business hours for the administrator of the register of unitholders.

Additionally, please note that unitholders' rights to receive cash distributions that remain unclaimed for the 5th fiscal period (ended June 30, 2005) or later will accordingly be annulled following the passing of the time limit.

Please direct inquiries regarding receipt of cash distributions to the following.

Contact : Daiko Clearing Services Corporation
0120-255-100 (toll free within Japan only)

Note: This English language notice is a translation of the Japanese language notice on TGR's website released on February 19, 2008 and was prepared solely for the convenience of, and reference by, non-Japanese investors. No warranties or assurance are given for its accuracy or completeness of this English translation.