

September 25, 2009

To All Concerned Parties

Name of REIT Issuer:
TGR Investment Inc.
Shibatsuji Naoki, Executive Director
23-3, Ichibancho, 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: Eiji Takizawa, CFO
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Notice Concerning Debt Financing (Determination of Interest Rate)

TGR Investment Inc. has today announced that the applicable interest rate for the following debt financing, announced on April 27, 2007 and August 7, 2007, was determined as follows.

Term loan

Debtor bank	Borrowing amount (mn JPY)	Interest rate	Borrowing date	Maturity date
The Norinchukin Trust and Banking Co., Ltd.	5,326 (Note)	1.34625 % (from September 29 , 2009 to December 28, 2009)	May 24, 2007	May 31, 2010
	7,648		August 20, 2007	

(Note) Portion of the debt (JPY 115 million) is paid off on every interest payment dates of June and December.

Note: This English language notice is a translation of the Japanese language notice released on September 25, 2009 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.