

December 17, 2009

To All Concerned Parties

Name of REIT Issuer:

TGR Investment Inc.
Naoki Shibatsuji, Executive Director
23-3 Ichibancho, Chiyoda-ku, Tokyo
(Securities Code: 8963)
URL: <http://www.tgr-inv.co.jp/eng/>

Asset Management Company:

GrowthREIT Advisors, Ltd.
Naoki Shibatsuji, CEO & President
Contact: Eiji Takizawa, CFO
(Tel. +81-3-3238-5341)

Name of REIT Issuer:

LCP Investment Corporation
Masayoshi Takahashi, Executive Officer
Nihon-bashi Nishikawa Bldg.,
1-5-3 Nihon-bashi, Chuo-ku, Tokyo
URL: <http://www.lcp-reit.co.jp/eng/>
(Securities Code: 8980)

Asset Management Company:

The LCP REIT Advisors Co., Ltd.
Shunji Miyazaki, President and CEO
Contact: Yuji Kubo, CFO
(Tel. 81-3-3272-7311)

Notice Concerning Distribution Forecast After Merger between
TGR Investment Inc. and LCP Investment Corporation

TGR Investment Inc. ("TGR") and LCP Investment Corporation ("LCP") announce the distribution forecast of TGR (the company name is scheduled to be changed to Invincible Corporation), the surviving investment corporation after the merger between the two investment corporations (the "Merger"), for the fiscal period ending December, 2010 (from January 1, 2010 to December 31, 2010) as follows, on the condition that the Merger comes in force on February 1, 2010. For further details of the Merger, please refer to the press release "Notice Concerning Conclusion of Merger Agreement between TGR Investment Inc. and LCP Investment Corporation" on November 17, 2009.

1. Distribution Forecast for Fiscal Period Ending December, 2010 (from January 1, 2010 to December 31, 2010)

	Distribution per Unit	Distribution in Excess of Earnings per Unit
Fiscal period ending December, 2010	800 yen (4,000 yen) (Note 2)	—

Note 1: The amount less than one yen is rounded down.

Note 2: The amount in parenthesis is a distribution before considering unit split of investment units of TGR. TGR is scheduled to split its one investment unit into five units with January 31, 2010 as the record date for allocation and February 1, 2010 as the effective date. (For further details, please refer to the press release "Notice Concerning Investment Unit Split" disclosed by TGR on November 17, 2009.)

2. Rationale for Distribution Forecast

As announced in “Notice Concerning Conclusion of Merger Agreement between TGR Investment Inc. and LCP Investment Corporation” on November 17, 2009, the two investment corporations are considering repaying borrowings with revenues from a sale of a certain amount of properties (Note 1) by utilizing profits from negative goodwill generated by the Merger. However, the volume, conditions and timing of the sale of properties after the Merger may substantially vary, depending on trends of the real estate trading market, status of refinancing or negotiations with buyers. Also, financing costs are also expected to vary (Note 2) influenced by revenues from the sale of properties, the level of loan to value ratio after repaying interest-bearing liabilities with cash on hand, trends of interest rates and other factors.

Hence, the above distribution forecast is calculated based on certain assumptions about some factors including variation factors stated above and the actual results may substantially vary. Also, the above forecast will immediately be revised once sale agreements on properties in question are signed or decisions on debt repayment are made.

Note 1: The property subject to be sold or the scale or the number of such property has not been determined.

Note 2: Although the financing costs for debt financing outstanding are projected based on the interest rate as the same level as those of existing debt financings, the actual costs may vary from the projection.

[Caution]

The above forecast is the projection as of this moment and the amount of the actual distribution may substantially vary, depending on various factors including the status of property disposition and refinancing after the Merger. Please be aware that the forecast does not guarantee the actual amount of the distribution to be paid. If a certain discrepancy is found to occur with the amount of the distribution due to the status of property disposition and refinancing after the Merger, an announcement will be made when it has been decided.

* Recipients of the original Japanese version of this document: Kabuto Club; the press club in the Ministry of Land, Infrastructure, Transport and Tourism; and the press club of newspapers specializing in construction in the Ministry of Land, Infrastructure, Transport and Tourism

* TGR Web address: <http://www.tgr-inv.co.jp/eng/>

LCP Web address: <http://www.lcp-reit.co.jp/eng/>

Provisional Translation Only

The 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.