

August 1, 2008

To All Concerned Parties

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Notice Concerning Revision of Forecasted Results
for 11th Fiscal Period Ending June 2008

TGR Investment Inc. (TGR) announces the revision of its forecast results for the fiscal period ending June 2008 (11th Fiscal Period: January 1, 2008 - June 30, 2008) announced in the Financial Summary dated February 19, 2008 as follows.

1. Revision of Forecast Results for 11th Fiscal Period

| | Operating Revenues | Net Operating Profits | Recurring Profits | Net Income | DPU(Excluding exceeding profit distribution per unit) | Exceeding Profit Distribution Per Unit |
|--|--------------------------|------------------------|------------------------|------------------------|---|--|
| Pervious Forecast (Feb. 19, 2008) (A) | Millions of yen 1,710 | Millions of yen 685 | Millions of yen 397 | Millions of yen 395 | Yen (Note) 9,000 | Yen — |
| Revised Forecast (B) | Millions of yen 1,787 | Millions of yen 810 | Millions of yen 530 | Millions of yen 528 | Yen 9,800 | Yen — |
| Variance (B-A) | Millions of yen 76 | Millions of yen 125 | Millions of yen 133 | Millions of yen 133 | Yen 800 | Yen — |
| Rate of Variance (B-A)/(A) | % 4.5 | % 18.2 | % 33.5 | % 33.7 | % 8.9 | % — |
| (Ref.) Actual Results for 10 th Fiscal Period | Millions of yen 1,664 | Millions of yen 744 | Millions of yen 485 | Millions of yen 481 | Yen 8,934 | Yen — |

(Note) The DPU of Previous Forecast is a figure in the press release titled, "Notice Concerning Revision of Forecasted Distribution for 11th Fiscal Period Ending June 2008", released on June 5, 2008.

2. Reason for Revision

The revision to the forecast results was decided to be made at this time due to the fact that a review of the forecast revealed that a 30% change is expected from the previously announced forecast for the 11th Fiscal Period results.

3. Future Forecasts

The fixed distribution for the 11th Fiscal Period and the forecast of TGR's results for the 12th Fiscal Period (July 1, 2008 - December 31, 2008) will be announced in the Financial Summary for the 11th Fiscal Period.

In addition, the announcement of the Financial Summary for the 11th Fiscal Period is scheduled to be made on August 13, 2008.

(Note)

The above is a forecast of the performance made as of the date of release and may differ from the actual distribution. This forecast does not provide any guarantees.

Note: This English language notice is a translation of the Japanese language notice on TGR's website released on August 1, 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.