

Lasalle Japan REIT Inc. Announces Summary of Operating Results for the Fiscal Period Ended April 30, 2009 (From November 1, 2008, to April 30, 2009)

Lasalle Japan REIT Inc. is listed on the Tokyo Stock Exchange with the securities code number 8974.

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 of the Securities Report: July 31, 2009
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 distribution payment: July 16, 2009

1. Performance for the Seventh Fiscal Period (From November 1, 2008, to April 30, 2009)

(1) Business Results (Percentage figures show changes from previous period)

	Operating Revenues		Operating Income		Ordinary Income	
		(%)		(%)		(%)
Fiscal Period ended April 30, 2009	3,739	(2.0)	1,950	(0.8)	993	(17.6)
Fiscal Period ended October 31, 2008	3,816	(3.4)	1,965	(14.0)	1,206	(27.5)

	Net Income		Net Income per Unit	Net Income to Unitholders' Equity Ratio	Ordinary Income to Total Assets Ratio	Ordinary Income to Operating Revenues Ratio
	(%)	(Yen)	(Yen)	(%)	(%)	(%)
Fiscal Period ended April 30, 2009	992	(18.4)	8,238	1.8	0.8	26.6
Fiscal Period ended October 31, 2008	1,216	(26.9)	10,097	2.2	0.9	31.6

(2) Distribution

	Distribution per Unit (Excluding Distribution in Excess of Earnings)	Total Amount of Distribution	Distribution in Excess of Earnings per Unit	Total Amount of Distribution in Excess of Earnings	Dividend Payout Ratio	Distribution to Net Asset Ratio
	(Yen)	(Yen)	(Yen)	(Yen)	(%)	(%)
Fiscal Period ended April 30, 2009	8,238	992	0	-	99.9	1.8
Fiscal Period ended October 31, 2008	10,098	1,216	0	-	100.0	2.2

Note: The payout ratio is rounded down the nearest first decimal place.

(3) Financial Position

	Total Assets	Net Assets	Unitholders' Equity Ratio (%)	Net Assets per Unit (Yen)
Fiscal Period ended April 30, 2009	129,510	54,219	41.9	449,956
Fiscal Period ended October 31, 2008	130,145	54,454	41.8	451,905

Reference: Unitholders' Equity

As of April 30, 2009 ¥54,219 Million

As of October 31, 2008 ¥54,454 Million

(4) Cash Flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at the end of period
Fiscal Period ended April 30, 2009	1,282	69	(1,715)	9,765
Fiscal Period ended October 31, 2008	3,235	(220)	(1,663)	10,129

2. Forecast of Operating Results for the Eighth Fiscal Period (From May 1, 2009, to October 31, 2009)

(Percentage figures show changes from previous period)

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Distribution per Unit (Excluding Distribution in Excess of Earnings)	Distribution in Excess of Earnings per Unit
	(%)	(%)	(%)	(%)	(Yen)	(Yen)
Fiscal Period ended October 31, 2009	3,738 (0.0)	1,870 (4.1)	808 (18.7)	807 (18.7)	6,700	0

Reference: Estimated net income per unit for the Eighth fiscal period: ¥6,700

3. Others

(1) Changes in Accounting Policies

- a. Changes accompanying revisions in accounting standards, etc. No
- b. Changes aside from a above No

(2) Number of investment units issued

a. Number of units issued (including treasury units)

As of April 30, 2009	120,500 units
As of October 31, 2008	120,500 units

b. Number of treasury units issued

As of April 30, 2009	0 units
As of October 31, 2008	0 units

Explanation related to the appropriate application of the operating results forecasts and other items

Certain forward-looking statements contained in this document such as business results forecasts are based on reasonable assumptions judged by and information currently available to LaSalle Japan REIT Inc., and the actual results may differ materially due to various factors. Accordingly, LaSalle Japan REIT Inc. does not guarantee any forecasted dividend amount.

The information above is translated from the Japanese "Kessan Tanshin" report, dated June 15, 2009. Consequently, discrepancies may exist, and LaSalle Japan REIT Inc. makes no assurance or warranty with respect to the completeness or accuracy of this English translation. To guarantee complete and accurate information, please refer to the original report in Japanese.