

## Lasalle Japan REIT Inc. Announces Summary of Operating Results for the Fiscal Period Ended October 31, 2009 (From May 1, 2009, to October 31, 2009)

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

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### 1. Performance for the Eighth Fiscal Period (From May 1, 2009, to October 31, 2009)

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

	Operating Revenues		Operating Income		Ordinary Income	
	(Milloins of yen)	(%)	(Milloins of yen)	(%)	(Milloins of yen)	(%)
Fiscal Period ended October 31, 2009	3,757	0.5	1,953	0.2	818	(17.7)
Fiscal Period ended April 30, 2009	3,739	(2.0)	1,950	(0.8)	993	(17.6)

  

	Net Income		Net Income per Unit	Net Income to Unitholders' Equity Ratio	Ordinary Income to Total Assets Ratio	Ordinary Income to Operating Revenues Ratio
	(Milloins of yen)	(%)	(Yen)	(%)	(%)	(%)
Fiscal Period ended October 31, 2009	817	(17.7)	6,780	1.5	0.6	21.8
Fiscal Period ended April 30, 2009	992	(18.4)	8,238	1.8	0.8	26.6

### (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)	(Milloins of yen)	(Yen)	(Milloins of yen)	(%)	(%)
Fiscal Period ended October 31, 2009	6,781	817	0	-	100.0	1.5
Fiscal Period ended April 30, 2009	8,238	992	0	-	99.9	1.8

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
	(Milloins of yen)	(Milloins of yen)	(%)	(Yen)
Fiscal Period ended October 31, 2009	128,464	54,042	42.1	448,486
Fiscal Period ended April 30, 2009	129,510	54,219	41.9	449,956

### (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
	(Milloins of yen)	(Milloins of yen)	(Milloins of yen)	(Milloins of yen)
Fiscal Period ended October 31, 2009	1,480	(214)	(1,685)	9,346
Fiscal Period ended April 30, 2009	1,282	69	(1,715)	9,765

## 2. Forecast of Operating Results for the Ninth Fiscal Period (From November 1, 2009, to February 28, 2010 "Deemed operation period")

(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
	(Milloins of yen)	(%)	(Milloins of yen)	(%)	(Milloins of yen)	(%)	(Milloins of yen)	(%)	(Yen)	(Yen)
Fiscal Period ended February 28, 2010	2,410	(35.8)	1,203	(38.4)	60	(92.6)	52	(93.5)	439	0

Reference: Estimated net income per unit for the Ninth fiscal period: ¥439

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

#### b. Number of treasury units issued

As of October 31, 2009	0 units
As of April 30, 2009	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 December 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.