

November 8, 2007

To whom it may concern:

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4-1-7 Kudankita, Chiyoda-ku, Tokyo
Name of Representative:
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Name of Representative:
Masayuki Tanaka, Representative Director
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**Notice Concerning Collaboration with LaSalle Investment Management K.K.
Aimed at Promoting eASSET's Growth Strategies**

eASSET Investment Corporation (“the Investment Corporation”) and Asset Realty Managers Co., Ltd. (“the Asset Management Company”), to which the Investment Corporation entrusts the management of its assets, today announced that agreement had been reached on collaboration with LaSalle Investment Management K.K. (LaSalle) aimed at promoting the Investment Corporation’s growth strategies. LaSalle, who will become the sole shareholder of the Asset Management Company based on the said agreement, is the Japanese arm of LaSalle Investment Management Inc. (LIM), a global-scale real estate investment advisor. Details of the agreement are as follows.

1. Overview of Collaboration

The Investment Corporation and the Asset Management Company have reached agreement on each of the decisions set out below. Contributing to the real estate portfolio through private equity real estate funds under its management, LIM will also be making a commitment to the Investment Corporation by holding investment units through private equity funds under its management. In addition, by transferring all of the shares of the Asset Management Company to LaSalle and accepting a part-time director appointed by LaSalle, the Asset Management Company will benefit from the knowledge, experience and achievements that LaSalle’s real estate management expertise has accumulated. This will eventually contribute to the Investment Corporation’s growth strategy and thus to the maximization of its corporate value.

- (1) LaSalle’s acquisition of all of the shares of the Asset Management Company and the Asset Management Company’s acceptance of a part-time director appointed by LaSalle
- (2) The Asset Management Company’s acquisition of a real estate portfolio contributed from private equity real estate funds managed by LIM
- (3) Issuance of new investment units through third-party allocation to LIM’s private equity funds and other associated investors

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2. Overview of LaSalle

LaSalle is LIM's Japanese arm conducting real estate-related operations. LIM is a wholly owned subsidiary of Jones Lang LaSalle Inc. (JLL), a general real estate service provider.

As of the end of December 2006, JLL had around 25,500 employees and had built up a global network of 160 offices in 41 countries, offering a variety of real estate-related services—including real estate investment, property management, buying and selling, leasing brokerage and market research—in more than 450 cities across five continents. As the core business of the JLL Group (see Note), LIM's 26 offices in the United States, Europe and the Asia-Oceania region primarily offer real estate investment management services to institutional investors and pension funds, managing both public and private equity real estate funds worldwide (as of the end of December 2006, the value of LIM's managed assets totaled approximately \$US40.6 billion). LaSalle conducts asset management for asset management companies established in Japan by six private equity real estate funds (subsequently referred to as "the private equity real estate funds") that LIM manages in the Asia-Pacific region (as of the end of December 2006, the value of LaSalle's managed assets totaled approximately \$US4.6 billion [¥520 billion]).

Note: JLL Group centers on JLL and includes JLL subsidiaries as well as related companies.

3 Significance of Collaboration

The Investment Corporation has worked to maximize unitholder value by building up a diversified investment portfolio and gaining various property acquisition opportunities provided through many sources, as well as by securing steady growth and profitability of its portfolio. However, the external growth strategy has been beset with difficulties at a time of intensified market competition for prime property acquisitions.

By promoting collaboration with LaSalle and adding to the independent network of the Asset Management Company, JLL Group's research network (around 220 research analysts covering approximately 250 cities in 40 countries) and investment strategy expertise will be fully utilized. Leveraging a pool of human resources with such expertise, the Asset Management Company expects to gain opportunities to acquire a variety of new properties. More specifically, by acquiring two large-scale retail facilities from LIM-managed private equity real estate funds, the Investment Corporation will increase its asset value by 89%, from ¥64,836 million to ¥122,436 million, achieving its medium-term goal of ¥100,000 million approximately one year ahead of schedule. Through this collaboration, the Investment Corporation is aiming to acquire competitive, relatively new, larger-scale properties to rapidly expand the scale and quality of its portfolio, primarily comprised of office buildings and retail facilities. Through these means, the Investment Corporation will broaden its unitholder base by becoming a qualified investment vehicle for a wider range of investors and be able to deliver greater profits to its unitholders. Also, in order to express LaSalle's strong commitment to this collaborative undertaking, the Investment Corporation is currently considering the incorporation of "LaSalle" in its business name. LaSalle will, in return, gain access to the Japanese public-offering real estate market, thereby securing a better position to reinforce the link between the capital and real estate markets from a medium- and long-term perspective.

4. Asset Management Company's Management Structure

On September 7, 2005, the Asset Management Company listed the Investment Corporation, with which it had concluded an asset management agreement, on the Tokyo Stock Exchange real estate investment trust market, and it has carried out asset management since then. Through this collaboration, the Asset Management Company will become a wholly owned subsidiary of LaSalle. However, current employees and full-time directors will remain in their position to conduct ongoing business to ensure the steady growth and profitability of the portfolio, as well as to maximize unitholder value. The Investment Corporation's investment securities listed on the Tokyo Stock Exchange real estate investment trust market will be maintained. The Asset Management Company, which will be renamed LaSalle Investment Advisors K.K. on November 19, 2007, will strengthen its collaboration with LaSalle by accepting a part-time director appointed by LaSalle, acquiring expertise and sharing information as further endeavors are made to create added value for unitholders.

5. Acquisition of Assets Held by LIM-Managed Private Equity Real Estate Funds

The Investment Corporation decided to acquire two properties (beneficial interests in real estate trusts, as outlined below) that were managed by the LIM private equity real estate funds. For more details, please refer to the "Notice Concerning Acquisition of Properties (Conclusion of Agreements)," dated today.

Property Name	Location	Estimated Acquisition Price (Millions of yen)	Planned Date of Acquisition
AEON Mall Musashimurayama mu (Note 1)	Musashimurayama, Tokyo	38,400	Nov. 20, 2007
AEON Mall Kobekita (Note 2)	Kobe, Hyogo Prefecture	19,200	Nov. 20, 2007
Total		57,600	

(Note 1)The property name was changed on September 22, 2007. The former name was Diamond City mu.

(Note 2)The property name was changed on September 22, 2007. The former name was AEON Kobekita Shopping Center

6. Issuance of New Investment Units through Third-Party Allocation to LIM-Managed Private Equity Real Estate Funds and Other Associated Investors

With regard to the LIM-managed private equity real estate fund and other associated investors, the Investment Corporation has decided to issue new investment units by third-party allocation, as set out below. For more details, please refer to the “Notice Concerning Third-Party Allocation Issue of New Investment Units,” dated today.

No. of newly issued investment units	57,000	
Amount paid (issue price)	¥400,000/unit	
Gross issue proceeds	¥22,800,000,000	
Application period (Date of application)	November 19, 2007	
Payment date	November 19, 2007	
Planned allottees and number of units to be issued	(1) London Property Special Purpose Company	30,000 units
	(2) Europe Property Special Purpose Company	9,500 units
	(3) Tamweelvue Societe Anonyme	6,000 units
	(4) Standard Chartered-Istithmar Asia Real Estate Opportunity Fund I Pte Ltd.	6,000 units
	(5) UBS AG, London Office	5,500 units
Lock-up period	(1) and (2) six months; (3) to (5) three months. Certain exceptions apply	

Note: (1) and (2) above are private equity funds managed by LIM.

7. Press Releases Related to Collaboration

For more information related to the collaboration, details of individual transactions already decided upon and other related matters, please refer to the following press releases, which were announced separately today:

- (1) Notice Concerning Transfer of Shares in Investment Trust Fund Management Company
- (2) Notice Concerning Planned Change of Investment Trust Fund Management Company's Business Name and Change of Directors
- (3) Notice Concerning Partial Amendments to the Investment Trust Fund Management Company's Investment Guidelines and Related-Party Transaction Guidelines
- (4) Notice Concerning Acquisition of Properties (Conclusion of Agreements)
- (5) Notice Concerning Third-Party Allocation Issue of New Investment Units
- (6) Notice Concerning General Meeting of Unitholders
- (7) Notice Concerning Transfer of a Property (Conclusion of an Agreement)
- (8) Notice Concerning Revisions to Business Forecasts for the Period Ending April 30, 2008

Reference Information

- Profile of LaSalle Investment Management K.K.
- Profile of Jones Lang LaSalle Inc.
- Profile of LaSalle Investment Management Inc.

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Profile of LaSalle Investment Management K.K.

LaSalle commenced real estate-related operations as the Japan office of LIM, a wholly owned subsidiary of general real estate services provider Jones Lang LaSalle Inc.

Company Name:	LaSalle Investment Management K.K.		
Date of establishment:	November 20, 2001		
Capital:	¥240 million		
Directors:	Managing Director	Hirotaka Uchiyama	
	Director	John R. Chandler	
	Director	Kimball C. Woodrow	
	Director	Angelia Mei-lin Lim	
Head Office	2-13-10, Nagatacho, Chiyoda-ku, Tokyo, Japan		

Major Properties Managed in Japan

Property Name	Location	Type of Property	Date Completed
Akihabara Center Place Building	Chiyoda-ku, Tokyo	Office	April 2007
Tennozu First Tower	Shinagawa-ku, Tokyo	Office	June 1991
Chitose Outlet Mall Rera	Chitose City, Hokkaido	Retail facility	April 2005
AEON Mall Hamamatsu Shitoro	Hamamatsu City, Shizuoka Prefecture	Retail facility	August 2004

(Note) The properties listed above are part of the managed properties held by private equity real estate funds that are themselves managed by LIM. As of the date of this press release, the Investment Corporation has no plans to acquire these properties.

Profile of Jones Lang LaSalle Inc.

Jones Lang LaSalle Inc. (Head Office: Chicago, Illinois, USA; Chief Executive Officer and President: Colin Dyer) is listed on the New York Stock Exchange (Code: JLL). Having listed on the New York Stock Exchange in July 1997, the U.S. corporation LaSalle Partners Inc. (founded in 1968), which had developed its real estate service business primarily in North America, merged in March 1999 with the British company Jones Lang Wootton, which for over 200 years had built up an extensive real estate business in Europe and the Asia-Pacific region. The merged company adopted the current name. Through this merger, the two companies' accumulated real estate service expertise, product lineups, customer bases, information networks and business platforms were integrated and expanded. As of the end of December 2006, Jones Lang LaSalle Inc. had around 25,500 employees and had built up a global network of 160 offices in 41 countries, offering a variety of real estate services—including real estate investment, property management, buying and selling, leasing brokerage and market research—in more than 450 cities across five continents. (Total floor area of managed properties (as of the end of December 2006): 95.4 million square meters; sales (as of the fiscal period ended December 31, 2006): US\$2,010 million.

Profile of LaSalle Investment Management Inc.

As the core business of the Jones Lang LaSalle Inc. Group (see Note), LaSalle Investment Management Inc. (Head office: Chicago, Illinois, USA) primarily offers real estate investment management services to institutional investors and pension funds through its 26 offices in the United States, Europe and the Asia-Oceania region. More specifically, LaSalle Investment Management Inc. manages both public and private real estate funds throughout the world (as of the end of December 2006, the value of LaSalle Investment Management Inc.'s managed assets totaled approximately US\$40.6 billion). Six private equity real estate funds are managed in the Asia-Pacific region (with managed assets valued at approximately \$US4.6 billion, or ¥520.0 billion as of the end of December 2006). About half of the value of managed assets held in private equity real estate funds is accounted for by the following real estate properties in Japan, where LaSalle Investment Management Inc. is actively engaged in developing a variety of projects involving real estate investment and management, including office buildings, retail facilities, residential properties, hotels and logistics facilities.

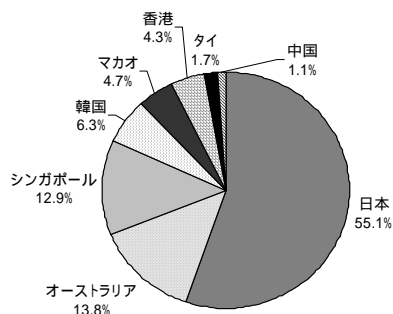
(Note) Jones Lang LaSalle Inc. Group centers on Jones Lang LaSalle Inc. and includes Jones Lang LaSalle Inc. subsidiaries as well as related companies.

Overview of Private Equity Real Estate Funds Managed in the Asia-Pacific Region

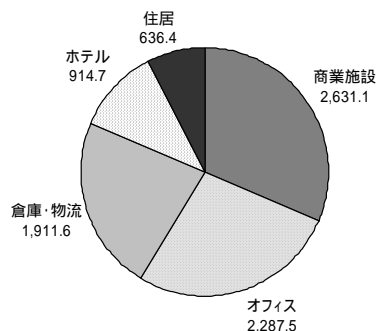
Fund Name	Type of Properties	Composition Period
LaSalle Asia Recovery Fund	Office buildings, retail facilities, hotels, logistics facilities	May 2001
LaSalle Asia Opportunity Fund II	Office buildings, retail facilities, hotels, residential properties	Dec. 2004
LaSalle Asia Opportunity Fund III	Office buildings, retail facilities, hotels, residential properties	Sept. 2007
Asia Property Fund	Office buildings, retail facilities, hotels, logistics facilities	Dec. 2006
LaSalle Japan Logistics Fund	Logistics facilities	July 2004
LaSalle Japan Logistics Fund II	Logistics facilities	Aug. 2007

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Managed Assets by Country (Asia-Pacific Region)



Managed Assets by Use (Asia-Pacific Region)
Unit: Millions of U.S. dollars



Source: LaSalle Investment Management Inc. (as of September 30, 2007)

Japan	55.1%
Australia	13.8%
Singapore	12.9%
South Korea	6.3%
Macao	4.7%
Hong Kong	4.3%
Thailand	1.7%
China	1.1%

Retail Facilities	2,631.1
Office Buildings	2,287.5
Warehousing/Logistics Facilities	1,911.6
Hotels	914.7
Residential Properties	636.4

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