[Translation]

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To whom it may concern:

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Notice Concerning Revisions to Business Forecasts for the Period Ending April 30, 2008

eASSET Investment Corporation ("the Investment Corporation") announced today that it has decided to revise its business forecasts for the period ending April 30, 2008 (November 1, 2007–April 30, 2008) as announced on June 15, 2007. Relevant details are as follows.

1. Reason for Forecast Revision

Today, the Investment Corporation decided to allocate new units to third parties and to acquire two assets and transfer one asset. Forecast revisions are made to factor in the impact of these activities in the Investment Corporation's performance for the said period.

2. Business Forecasts for the Six-Month Period Ending April 30, 2008.

	Operating Revenue (Millions of yen)	Ordinary Income (Millions of yen)	Net Income (Millions of yen)	Cash Distribution Per Unit (Excluding Excess of Accumulated Earnings)	Cash Distribution in Excess of Accumulated Earnings Per Unit
Previous Forecast（A）	2,380	896	895	14,100	—
Revised Forecast（B）	3,658	1,394	1,579	13,100	—
Amount of Change B-A）	1,278	498	684	△1,000	
Percentage of Change	53.6%	55.5%	76.4%	△7.0%	

(Note 1) Forecast of number of investment units issued at end of period: 120,500

(Note 2) The aforementioned business forecasts are based on the preconditions contained in the reference material “Preconditions for Business Forecasts for the Period Ending April 30, 2008 (November 1, 2007–April 30, 2008, the Fifth Period).” Accordingly, actual operating revenues, net income and cash distribution per unit may differ from these forecasts due to: (1) additional acquisitions or dispositions of real estate; (2) changes in rental income associated with the inflow and outflow of tenants; (3) changes to the operating environment, including unexpected repair work; (4) fluctuations in interest rates; (5) the actual number and price of new investment units to be issued; and (6) the future issue of additional investment units. Therefore, this revision does not guarantee the new forecast.

(Note 3) Percentages are rounded off to the nearest decimal place.

Attachments

- Attachment

“Preconditions for Business Forecasts for the Period Ending April 30, 2008 (November 1, 2007–April 30, 2008, the Fifth Period).”

(Reference Material)

Preconditions for Business Forecasts for the Period Ending April 30, 2008 (November 1, 2007–April 30, 2008, the Fifth Period)

Item	Preconditions
	Fifth Period: November 1, 2007 to April 30, 2008 (182 days)
Operating Assets	・Assumes 22 properties in the Fifth Period, the 20 properties already owned as of October 31, 2007, along with two properties scheduled for acquisition on November 20, 2008 (AEON Mall Musashimurayama mu and AEON Mall Kobekita). One property (Hotel Nikko Ibaraki Osaka) scheduled for transfer completion on December 25, 2007 shall be operational by the scheduled transfer completion date (or on a separately agreed upon date sometime between December 26, 2007 and April 24). In addition, this could be subject to change due to the acquisition of other properties or the sale of existing properties or other factors.
No. of Investment Units Issued	・Assumes that 120,500 outstanding investment units (63,500 units as of October 31, 2007 in addition to 57,000 units scheduled for issue on November 19, 2008 by third-party allocation) will remain unchanged until April 30, 2008.
Operating Revenue	・Rental revenue has been calculated based on competition for properties, operating environment and other factors using past performance as a benchmark. ・Fifth-period revenue of the two properties scheduled for acquisition on November 20, 2007 is estimated at a total of approximately ¥1,354 million.
Operating Expenses	・Rental operation expenses, with the exception of depreciation, are calculated using past performance as a benchmark. ・Real-estate tax, city planning tax and depreciable property tax that were settled with the former owner by using a proportional distribution calculation for the period at the time of property acquisition are included in acquisition costs and accordingly not recorded as expenses (the real-estate tax, city planning tax and depreciable property tax for a one-year period for the two properties scheduled for acquisition on November 20, 2007 are estimated at approximately ¥495 million). However, the real-estate tax, city planning tax and depreciable property tax for the owned properties are proportionally distributed in each business period as expenses. ・Property repair expenses are recorded in amounts assumed necessary in each operating period for each property. However, because emergency repair costs may arise due to building damage, etc. due to unforeseen factors, the amount of estimated repair costs for each operating period may vary substantially. ・The estimated depreciation for the fifth period is estimated at approximately ¥752 million.
Non-operating Income (Expenses)	・Interest paid in the fifth period is expected to amount to approximately ¥636 million. ・The extraordinary gain from the sale and transfer of Hotel Nikko Ibaraki Osaka is expected to amount to approximately ¥186 million.
Loans	・Adding the ¥36,200 million in loans associated with the scheduled property acquisition of November 20, 2007 to outstanding loans of ¥36,500 million as of the end of the fourth-period, fifth-period loans are estimated at ¥72,700 million.

Dividend Per Unit	・Dividends are calculated based on a policy of cash distribution as stipulated in the Investment Corporation's Articles of Incorporations. ・Dividend per unit may vary due to such factors as fluctuating rental income resulting from the transfer of operating assets and the movement of tenants or unexpected repairs.
Cash Distribution in Excess of Accumulated Earnings Per Unit	・At this juncture, the Investment Corporation does not intend to distribute any excess of accumulated earnings (cash distribution in excess of accumulated earnings per unit）.
Other	・Assumes that no revisions will be made to laws, the tax system, accounting standards, listing regulations, investment trust association rules or to other areas that impact the aforementioned numerical forecasts. ・Assumes that there will be no major unforeseen changes in general economic trends, real estate conditions, etc.