

November 14, 2008

JOINT REIT Investment Corporation

Financial Report for the Fiscal Period ended September 30, 2008

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 Stock Exchange Listing: Tokyo Stock Exchange (code number 8973)
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Planned date of submission of the Securities Report: December 12, 2008
 Planned commencement date of distribution payment: December 15, 2008

(Note: Amounts less than one million yen have been omitted.)

1. Performance for the Fiscal Period ended September 30, 2008 (April 1, 2008 through September 30, 2008)

(1) Operating Results

*Percentages indicate changes over the previous fiscal period.

	Operating Revenue		Operating Income		Ordinary Income	
	Million yen	%*	Million yen	%*	Million yen	%*
Fiscal period ended September 30, 2008	3,362	△3.6	1,694	△13.8	1,167	△22.6
Fiscal period ended March 31, 2008	3,486	17.3	1,965	25.4	1,508	34.6

	Net Income		Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income on Total Assets	Ordinary Income on Operating Revenue
	Million yen	%*	Yen	%	%	%
Fiscal period ended September 30, 2008	1,166	△22.6	11,147	2.3	1.1	34.7
Fiscal period ended March 31, 2008	1,507	34.6	14,759	3.2	1.6	43.3

(2) Distributions

	Distribution per Unit	Total Distributions	Distribution in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Payout Ratio	Distribution Ratio to Net Assets
	Yen	Million yen	Yen	Yen	%	%
Fiscal period ended September 30, 2008	11,147	1,166	0	0	99.9	2.3
Fiscal period ended March 31, 2008	14,402	1,507	0	0	99.9	3.0

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

(3) Financial Position

	Total Assets	Net Assets	Unitholders' Equity to Total Assets	Net Assets per Unit
	Million yen	Million yen	%	Yen
Fiscal period ended September 30, 2008	105,848	49,870	47.1	476,458
Fiscal period ended March 31, 2008	98,569	50,211	50.9	479,713

Reference: Unitholders' equity for the fiscal period ended September 30, 2008: 49,870 million yen

And for the fiscal period ended March 31, 2008: 50,211 million yen

(4) Cash Flow Position

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at the End of the Period
	Million yen	Million yen	Million yen	Million yen
Fiscal period ended September 30, 2008	1,678	△7,810	6,295	6,041
Fiscal period ended March 31, 2008	2,982	△11,868	6,858	5,877

2. Forecast of Results for the Next Fiscal Period (October 1, 2008 through March 31, 2009)

*Percentages indicate changes over the previous fiscal period.

	Operating Revenue		Operating Income		Ordinary Income		Net Income		Distribution per Unit	Distribution in Excess of Earnings per Unit
	Million yen	%*	Million yen	%*	Million yen	%*	Million yen	%*	Yen	Yen
Fiscal period ending March 31, 2009	3,485	3.7	1,722	1.7	1,152	△1.3	1,151	△1.3	11,000	0

Reference: Estimated net income per unit for the next fiscal period ending March 31, 2009: 11,000 yen

Explanation concerning the Proper Use of the Forecast of Results and Other Issues to be Noted

Descriptions with regard to future issues including the forecast of operating results are based on the current information held by the Joint Reit Investment Corporation and certain assumptions deemed reasonable. The actual operating results may materially differ from the forecast for various reasons. The forecast is not intended to assure the amount of distributions to investors.