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To Whom It May Concern

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Crescendo Investment Corporation
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May 2010 Revised Distribution Forecast

The Investment Corporation announced today that it has revised its per-unit distribution forecast for the fiscal period ending May 2010 (December 1, 2009 to May 31, 2010).

Details

1. Revised Distribution Forecast for the Fiscal Period Ending May 2010

	Distribution per Unit (excluding distribution in excess of earnings)	Distribution in Excess of Earnings per Unit
Previous Forecast (A)	¥4,950	—
Revised Forecast (B)	¥5,268	—
C h a n g e (B-A)	¥318	—
Change (%)	+6.4%	—
(Reference) Prior Period Results (Period Ending November, 2009)	¥2,938	—

[Reference] Period Ending May 2010: Investment Units Outstanding at the End of Period 131,891 units

[Notes]

1. The figures above are current as of the date of this announcement; actual results may change subsequent to a financial statement audit conducted by an audit corporation.
2. The Investment Corporation may revise forecasts in the future in the event of an expected significant discrepancy with the figures above. This forecast is not a guarantee of actual distribution amounts.

2. Reasons for the Revision

The Investment Corporation is in the process of closing its financial records for the fiscal period ending May 2010. However, operating conditions for the fiscal period ending May 2010 have become largely clear. The Investment Corporation expects a more than five-percent difference in per-unit distribution than previously forecast for the fiscal period ending May 2010 as announced in "Financial Report for the Fiscal Period Ending November 2009 (June 1, 2009 to November 30, 2009)" on January 21, 2010. Accordingly, the Investment Corporation has revised its per-unit distribution forecast.

The principal factor behind these revisions was the acquisition of the Of-25 Kayabacho Heiwa Building. In addition, consideration of current operating conditions has resulted in an increase in operating revenues.

End

*Distribution: Kabuto Club, Ministry of Land, Infrastructure, Transport and Tourism Press Club, and Ministry of Land, Infrastructure, Transport and Tourism Press Club for Construction Publications

*Investment Corporation Website: <http://www.c-inv.co.jp/>