

July 13, 2009

To All Concerned Parties

Japan Single-residence REIT Inc.
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(Securities code: 8970)

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Notice of the Revised Operation Results Forecasts for the Fiscal Period ending July 31, 2009

Japan Single-residence REIT Inc. (“Japan Single-residence REIT”) hereby announces that it has revised its operation results forecasts for the fiscal period ending July 31, 2009 (February 1, 2009 to July 31, 2009) publicized on March 17, 2009.

1. Revised operation results forecasts for the fiscal period ending July 31, 2009 (February 1, 2009 to July 31, 2009)

	Operating revenue	Ordinary income	Net income	Cash distribution per unit (not including distribution in excess of earnings)	Cash distribution in excess of earnings per unit
Previously announced forecast (A)	¥1,808million	¥267million	¥265million	¥4,750	n/a
Revised forecast (B)	¥1,764million	¥237million	¥235million	¥4,200	n/a
Change (B-A)	- 44million	- 30million	- 30million	- 550	n/a
Rate of change	- 2.4%	- 11.3%	- 11.3%	- 11.5%	n/a

(Note 1) Estimated units issued and outstanding at end of fiscal period: 56,111 units

(Note 2) Forecasts are current figures calculated based on the assumptions provided in the Appendix and are not guaranteed due to the possibility of fluctuations in the actual operating revenue, net income or cash distribution per unit due to the future acquisition or sale of real estate or other property, transitions on real estate or other markets or other changes in the circumstances encompassing Japan Single-residence REIT as well as actually determined new units issuance value.

(Note 3) Fractions of 1 unit have been rounded off.

2. Reason for forecast revision

Japan Single-residence REIT has revised the forecast announced on March 17, 2009 because the outlook for performance in the fiscal period ending on July 31, 2009 has been largely finalized. The operating revenue forecast has been lowered by 44 million yen mainly because of a decline in occupancy rates. At the beginning of the fiscal period, the outlook for operations was based on an average occupancy rate of 95.0%. However, based on current performance, we believe that the actual average occupancy rate for the fiscal period will be about 91.4%. We believe that this decline was caused by the difficulty in locating new tenants because of the downturn in Japan’s economy and other factors. The number of tenants moving out was about the same as expected.

In response, we are taking many actions involving leasing with the aim of improving the occupancy rate. In particular, we are adjusting the rent for vacant properties at each location to a suitable level and strengthening

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sales activities for our properties. In addition, we continue to make substantial investments in renovations to increase the attractiveness of our properties as well as to enhance the satisfaction of tenants. We believe that these actions will contribute to earnings growth in the coming years.