

Investor Relations Office* of Prospect Residential Investment Corporation (“PRI”)

Listed on the Tokyo Stock Exchange under securities code 8969

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Upward Revision of Revenues and Earnings Projections for the Period Ending July 31, 2007

On July 24, 2007, Prospect Residential Investment Corporation (PRI) decided to revise its revenue and earnings projections for the period ending July 31, 2007 (the six -month period from February 1, 2007 to July 31, 2007) announced on June 28, 2007. PRI reviewed its revenue and earnings situation and determined that the revision was necessary to reflect the overall improvement in revenue and earnings from leasing activities.

Revised and previous projections of revenues and earnings for the period ending July 31, 2007

	Operating revenues (Millions of yen)	Recurring profit (Millions of yen)	Net profit (Millions of yen)	Distributions per unit (Yen)	Distributions in excess of earnings per unit (Yen)
Previous projections announced on June 28, 2007 (A)	2,137	677	676	9,006	—
Revised projections announced on July 24, 2007 (B)	2,143	692	691	9,205	—
Change (B) - (A)	6	15	15	199	—
Change (%)	0.3%	2.2%	2.2%	2.2%	—

Notes:

1. Projected number of units outstanding at July 31, 2007: 75,100
2. The above projections for operating revenues, recurring profit, net profit and distributions per unit may differ from actual results due to changes in the operating environment and a variety of other factors. Accordingly, PRI does not guarantee any distribution amount.

July 24, 2007

[Disclaimer]

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