

Translation for Reference Purposes Only

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For Immediate Release

2-17-22 Akasaka, Minato-ku, Tokyo
Frontier Real Estate Investment Corporation
Makoto Takahashi, Executive Director
(Securities Code : 8964)

Asset Management Company:
Mitsui Fudosan Frontier REIT Management Inc.
Yoshiyuki Tanabe
Chief Executive Officer and Representative Director

Inquiries:
Mitsui Fudosan Frontier REIT Management Inc.
Tatsu Makino
Vice President, Finance Division and Director
Tel: +81-3-3588-1440

Notice Concerning Operating Forecasts for the 11th Fiscal Period ending December 31, 2009

Frontier Real Estate Investment Corporation (the "Investment Corporation") hereby today announces details of its operating forecasts for the 11th fiscal period ending December 31, 2009.

1. Reasons for Announcement

As pre-conditions and assumptions for the 11th fiscal period ending December 31, 2009 was largely set, the Investment Corporation has decided to make an announcement of operating forecasts for the 11th fiscal period commencing from July 1, 2009 through December 31, 2009.

Operating forecasts for the 11th fiscal period are based on certain pre-conditions and assumptions set forth in exhibit "Pre-Conditions and Assumptions for Operating Forecasts for the 11th Fiscal Period Ending December 31, 2009" attached hereto.

There is no change in the Operating forecast for the 10th fiscal period ending June 30, 2009 (from January 1, 2009 through June 30, 2009) which was released on December 24, 2008.

**2. Operating Forecasts for the 11th Fiscal Period ending December 31, 2009
(from July 1, 2009 through December 31, 2009)**

| Operating Revenues | Operating Income | Ordinary Income | Net Income | Distribution per Unit | Distribution in Excess of Earnings per Unit |
|---------------------------|-------------------------|------------------------|-------------------|------------------------------|--|
| ¥ 6,222 Million | ¥ 3,322 Million | ¥ 2,966 Million | ¥ 2,965 Million | ¥ 18,500 | — |

Notes:

1. The expected number of units outstanding at the end of the 11th fiscal period: 160,000 units
2. All amounts except Distribution per unit are rounded down to the nearest 1 million yen.
3. Distribution per unit is rounded down to the nearest 100 yen.
4. The figures above are based on certain pre-conditions and assumptions as of today. Actual figures may differ significantly from forecasts due to the future acquisitions and/or sales of properties, changes in operating conditions, real estate market trends and environment surrounding the Investment Corporation. The Investment Corporation does not guarantee the amount of the expected cash distribution per unit in this forecast

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Exhibit

Pre-Conditions and Assumptions for Operating Forecasts
for 11th Fiscal Period ending December 31, 2009

| | Pre-Conditions & Assumptions |
|--------------------------------|--|
| Investment Assets | <ul style="list-style-type: none"> • The Investment Corporation owns total 19 properties as of June 24, 2009. • It is assumed that there will be no change in the number of the investment assets, due to acquisitions and/or disposals, until the end of the 11th fiscal period (December 31, 2009). • Actual numbers may change due to the future acquisitions and/or disposals of existing properties, if any. |
| Investment Units Issued | <ul style="list-style-type: none"> • The number of the outstanding investment units is based on the number as of June 24, 2009, which are 160,000 units. |
| Liabilities | <ul style="list-style-type: none"> • The balance of borrowings as of June 24, 2009 is ¥ 43,700 million. • The loan to value ratio (LTV) as of December 31, 2009 is expected to be approximately 45%. * LTV = (Borrowings + Security deposits – Unrestricted cash and deposits) / (Total assets – Unrestricted cash and deposits) |
| Operating Revenues | <ul style="list-style-type: none"> • This assumes lease business revenue from existing portfolio assets of 19 properties. It is calculated based on the individual lease contracts which is valid as of June 24, 2009 and estimated fluctuating factors. |
| Operating Expenses | <ul style="list-style-type: none"> • The leasing business expenses, which are major operating expenses, is calculated based on actual figures and estimated fluctuating factors. • Regarding property tax, city planning tax and other imposts relating to the properties owned by the Investment Corporation (hereinafter called "Property Taxes"), the portion allocated to the 11th fiscal period, which is ¥ 712 million, will be posted to leasing business expenses. • However, should properties be newly acquired during the 11th fiscal period and municipal property tax and other monies for settlement occur between the Investment Corporation and the seller, the aforementioned monies will be included in its acquisition cost. • Depreciation expenses are calculated using the straight-line method. It includes ancillary expenses and additional future capital expenses (¥ 1,432 million for the 11th fiscal period). |

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| | Pre-Conditions & Assumptions |
|---|---|
| Other Expenses | <ul style="list-style-type: none">• It is assumed that leasing business expenses, which are interests charged on borrowings and security deposits, will be ¥365 million for the 11th period. |
| Distribution per Unit | <ul style="list-style-type: none">• Cash dividends (distribution per unit) are calculated according to the Investment Corporation's distribution policy described in its Articles of Incorporation.• Cash distribution per unit may change for a variety of reasons including changes in the Investment Corporation's investment assets, tenant movements, changes in leasing revenues and the incidence of unforeseen repairs and maintenance. |
| Distribution in Excess of Earnings per Unit | <ul style="list-style-type: none">• The Investment Corporation does not currently anticipate cash distributions in excess of earnings per unit. |
| Others | <ul style="list-style-type: none">• Calculations and operating forecasts are based on the assumption there will be no changes in legislation, taxation, accounting standards, regulations applying to publicly listed companies, rules and requirements imposed by the Investment Trusts Association, Japan, which would impact the aforementioned forecasts.• Calculations and operating forecasts are also based on the assumption there will be no material changes in general economic and real estate market conditions in Japan. |

- This document is released to media organizations through the "Kabuto Club" (the press club of the Tokyo Stock Exchange), the Ministry of Land, Infrastructure and Transport Press Club, and the Press Club for the Ministry of Land, Infrastructure and Transport Construction Paper.
- Frontier Real Estate Investment website : <http://www.frontier-reit.co.jp/eng/>

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