

December 18, 2006

**ABBREVIATED NOTICE REGARDING FINANCIAL RESULTS (*Kessan Tanshin*)  
FOR THE FISCAL PERIOD ENDED OCTOBER 31, 2006  
(From November 2, 2005 to October 31, 2006)**

Top REIT, Inc. is listed on the Tokyo Stock Exchange with the securities code number 8982.

URL: <http://www.top-reit.co.jp>

Contact: Top REIT Asset Management Co., Ltd.

Hiromichi Iwasaki, General Manager, Planning & Administrative Dept.

Tel: +81-3-3243-2181

Date of the meeting of the board of directors for the approval of financial results: December 18, 2006

Scheduled date for commencing dividend payments: January 16, 2007

This abbreviated notice regarding the financial results (*kessan tanshin*) of Top REIT, Inc. has been prepared in accordance with generally accepted accounting principles in Japan and Japanese law. Figures less than one million yen have been rounded down.

**1. PERFORMANCE FOR THE FIRST FISCAL PERIOD (From November 2, 2005 to October 31, 2006)**

(1) Business Results

(Millions of Yen)

	Operating Revenues	Percentage Change	Operating Income	Percentage Change	Ordinary Income	Percentage Change	Net Income	Percentage Change
First Fiscal Period	¥5,420	—%	¥3,258	—%	¥2,731	—%	¥2,729	—%

(Yen)

	Net Income per Unit	Net Income to Net Assets Ratio	<Reference> Annualized	Ordinary Income to Total Capital Ratio	<Reference> Annualized	Ordinary Income to Operating Revenues Ratio
First Fiscal Period	¥17,707	3.4%	5.0%	2.6%	3.9%	50.4%

Notes:

1. The first fiscal period was from November 2, 2005 to October 31, 2006, a period of 364 days. The actual period of asset management, however, was from March 1, 2006 to October 31, 2006, a period of 245 days.
2. Net income per unit is calculated by using the average number of investment units outstanding for the period. The average number of investment units outstanding for the fiscal period under review was 154,146 units (the average number of investment units for the actual period of asset management).
3. Percentages of change for operating revenue, operating income, ordinary income and net income represent the percentages of increase or decrease as compared with the preceding fiscal period. Such percentages are not applicable in this document as the fiscal period under review is the first fiscal period.
4. Changes in accounting policies: Not applicable.
5. Annualized percentages = Percentages for the fiscal period under review / Number of days in the actual period of asset management (245 days) x 365 days
6. Net income to net assets ratio and ordinary income to total capital ratio are calculated by using the average of the amounts of net assets as of the first date of the period and as of the last date of the period, and the average of the amounts of total capital as of the first date of the period and as of the last date of the period. For this calculation, the first date of actual asset management (March 1, 2006) is deemed as the first date of the period.

(2) Dividend

	Dividend per Unit (Yen) (Excluding Dividend in Excess of Earnings)	Total Amount of Dividends (Millions of Yen)	Dividend in Excess of Earnings per Unit (Yen)	Total Amount of Dividends in Excess of Earnings	Dividend Payout Ratio	Dividend Ratio to Net Assets
First Fiscal Period	¥17,609	¥2,729	¥0	—	100.0%	3.2%

(3) Financial Position

	Total Assets (Millions of Yen)	Net Assets (Millions of Yen)	Net Assets to Total Assets	Net Assets per Unit (Yen)
First Fiscal Period	¥128,340	¥84,903	66.2%	¥547,763

Note: The total number of units outstanding as of October 31, 2006 is 155,000 units.

**2. FORECAST OF RESULTS FOR THE SECOND FISCAL PERIOD (From November 1, 2006 to April 30, 2007)**

	Operating Revenues (Millions of Yen)	Ordinary Income (Millions of Yen)	Net Income (Millions of Yen)	Dividend per Unit (Yen) (Excluding Excess of Earnings)	Dividend in Excess of Earnings per Unit (Yen)
Second Fiscal Period	¥4,437	¥2,093	¥2,092	¥13,500	—

Reference: Estimated net income per unit for the second fiscal period: ¥13,500

Note: Forecasts presented in this document are based on "Assumptions for Forecasts for the Second Fiscal Period (from November 1, 2006 to April 30, 2007)." Forecasts for operating revenues, ordinary income, net income, dividend per unit may differ significantly from actual results due to changes in operating conditions and a variety of factors. Accordingly, Top REIT does not guarantee any forecasted dividend amount.

**The information above is translated from the first page of the Japanese "Kessan Tanshin" report, dated December 18, 2006. TOP REIT Inc. makes no assurance or warranty with respect to the completeness or accuracy of this English translation. To guarantee complete and accurate information, please refer to the original report in Japanese.**