NIPPON
COMMERCIAL
INVESTMENT
CORPORATION

April 9, 2010

To whom it may concern:

Name of the issuer of the real estate investment fund:
Nippon Commercial Investment Corporation
Name of the representative:
Tomohiro Makino, Executive Director
(Securities Identification Code: 3229)
Asset Manager:
Pacific Commercial Corporation
Name of the representative:
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Notice of Revision to Management Forecasts for the Fiscal Period Ended February 2010 (Eighth Fiscal Period)

Nippon Commercial Investment Corporation (the "Investment Corporation") hereby informs you that it has revised its management forecasts for the fiscal period ended February 2010 (eighth fiscal period: from September 1, 2009 to February 28, 2010) as follows:

1. Revised Management Forecasts for the Fiscal Period Ended February 2010 (Eighth Fiscal Period)

	Operating Revenue (in millions of yen)	Operating Income (in millions of yen)	Ordinary Income (in millions of yen)	Net Income (in millions of yen)	Net Income per Unit (in yen)	Distribution per Unit (in yen)
Previous Forecasts (A) (February 16, 2010)	7,845	2,620	408	408	1,585	1,585
Revised Forecasts (B)	7,816	2,694	484	482	1,875	1,876
Amount of Change (B − A)	(29)	74	76	74	290	291
Percentage Change (B − A) ÷ A	(0.3%)	2.8%	18.6%	18.1%	18.2%	18.3%
(Reference) Previous Period Results (fiscal period ended August 2009)	8,453	4,599	2,278	2,272	8,830	8,830

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In addition, this English translation is being made available in the interest of providing prompt and timely disclosure even though this translation still constitutes a provisional translation subject to change. While the Investment Corporation does not expect the substance of this translation to change materially, the Investment Corporation reserves the right to revise this English translation to the extent it deems necessary or appropriate.

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[Reference]
Fiscal period ended February 2010:
Number of investment units issued and outstanding at the end of the fiscal period:
257,400 units

[Notes]

1. The "Distribution per Unit" does not include distributions in excess of earnings. Furthermore, the Investment Corporation will not make any distributions in excess of earnings.
2. The above forecasted figures are based on information currently available. Accordingly, the actual distribution per unit may vary depending on an accounting audit that is subsequently conducted by the independent auditors or other factors. Moreover, the management forecasts set forth herein should not be construed as a guarantee of future distribution amounts.
3. The Investment Corporation may revise the above forecasts in the event it expects discrepancies in excess of a certain amount from the above forecasted figures.
4. Numbers have been rounded down to their nearest respective unit.

2. Reason for the Revision

The Investment Corporation is in the process of settling its accounts for the fiscal period ended February 2010 (eighth fiscal period). The Investment Corporation has recently ascertained the approximate estimate of management performance for the fiscal period ended February 2010 (eighth fiscal period) and, as a result, the approximate estimate is expected to differ from the management forecasts for the fiscal period ended February 2010 (eighth fiscal period) that were announced in the "Notice of Revision to Management Forecasts for the Fiscal Period Ending February 2010 (Eighth Fiscal Period)," dated February 16, 2010. Accordingly, the Investment Corporation has revised the management forecasts for the fiscal period ended February 2010 (eighth fiscal period) at this point.

The following are the factors that resulted in the difference in the management forecasts.

(1) Factors decreasing operating revenue
Decrease in revenue of tenant's utilities expenses, etc.

(2) Factors increasing operating income
Decrease in operating expenses
(i) For expenses related to rent business, decrease in expenditures of utilities

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expenses and other sundry expenses

(ii) For expenses other than expenses related to rent business, the recording of expenses in correlation with the selection of a new sponsor now to be brought forward to the next fiscal period due to change in the status of progress of the processes of the selection of a new sponsor

As a result of the factors of difference described above, although operating revenue decreased, operating income, ordinary income, net income, net income per unit and distribution per unit increased.

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