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For Immediate Release

LCP Investment Corporation
Nihon-bashi Nishikawa Bldg,
1-5-3 Nihon-bashi, Chuo-ku, Tokyo
Shunji Miyazaki: Executive Officer
(Securities Code: 8980)

Inquiries:
The LCP REIT Advisors Co., Ltd
CFO Yuji Kubo
TEL: +81-3-3272-7311

Notice Concerning Debt Financing

LCP Investment Corporation (the “Investment Corporation”) today announced its agreement with certain financial institutions to undertake debt financing, of which brief details are as follows.

1, Rationale

Investment Corporation has agreed to undertake debt financing to support the acquisition of trust beneficiary interests in certain investment assets in line with the Investment Corporation’s Prospectus for the Issue of New Investment Units, published in April, 2006.

2. Details of Debt Financing

<Term Loan>

Lenders : Aozora Bank Ltd (Agent), Shinsei Bank, Ltd, Tokio Marine & Nichido Fire Insurance Co.,Ltd, The Nishi-Nippon City Bank, Ltd, The Musashino Bank, Ltd, Resona Bank, Ltd, The Chiba Bank, Ltd, The Chuo Mitsui Trust and Banking Company, Limited.

Maximum Amount : ¥ 22,700 million

Interest Rate : Interest Rate : in connection with certain principal amount (¥ 11.4 billion) of the term loan (the “Term Loan A”), the interest rate for the period from May 25, 2006 to September 30, 2006 (or the previous business day if such date is non-business day) is 0.75273 % p.a.

Note: Due to the Interests Swap Agreement executed today in which the notional principal amount is ¥5,700 million, the interest rate regarding the said notional principal amount for the period ending the repayment date will be 1.745 % p.a.

Interest Rate : in connection with certain principal amount (¥ 11.3 billion) of the term loan (the

“Term Loan B”), the interest rate for the period from May 25, 2006 to September 30, 2006 (or the previous business day if such date is non-business day) is 0.65273% p.a.

Note : Due to the Interests Swap Agreement executed today in which the notional principal amount is ¥5,650 million, the interest rate regarding the said notional principal amount for the period ending the repayment will be 1.370 % p.a.

Planned Date : May 25, 2006

Debt Financing Method : Pursuant to the Term Loan Agreement executed with the financial institutions identified above on May 23, 2006

Interest Payment Date: the last day of March, June, September and December every year (or the previous business day if such day is non-business day); provided, however, that the first interest payment date is the last day of September 2006 and the last interest payment date is May 25, 2009 (as to Term Loan A) or May 25, 2008 (as to Term Loan B) (or the previous business day if such date is non-business day).

Repayment Method : Principal repayment in full on maturity

Repayment Date : May 25, 2009 (Term Loan A), May 25, 2008 (Term Loan B)
(the previous business day if such date is non-business day)

Collateral : Secured (The right of pledge is established on 30 beneficial interests in real estate trust which are assets to be acquired described in the prospectus (dated April, 2006) regarding the issuance of new investment units and the secondary offering of investment units of the Investment Corporation. The mortgage is also established on 3 properties which are assets to be acquired described in the same prospectus.)

Note : As to Term Loan A and Term Loan B, the interest rate during the calculation period after the first interest payment date is not determined. The interest rate for Term Loan A during the calculation period after the first interest payment is 3 months JPY TIBOR + 0.50% and the interest rate for Term Loan B is 3 months JPY TIBOR + 0.40 %. The interest rate which is not determined will be announced when it is determined.

3. Use of Funds

As announced in the press release “Notice of Acquisition Assets” as of May 23, 2006, proceeds of the issuance of investment units through public offering was used for a part of the payment for the acquisition of beneficial interests in real estate trust concerning 16 properties which are assets to be acquired described in the prospectus (dated April, 2006) regarding the issuance of new investment units and the secondary offering of investment units of the Investment Corporation. The proceeds of the loan described above are to be utilized for the payment for the acquisition of 3 properties and 14 beneficial interests in real estate trust or other related expenses.

4. Commitment Line of Credit Loan Agreement

In addition to the aforementioned, and to assist in the acquisition of future investment assets and payment of associated costs, the Investment Corporation contracted with certain financial institutions in connection with a commitment line of credit on May 23, 2006.

Lenders : Aozora Bank Ltd (Agent)

Maximum Amount: Maximum limit calculated using a fixed formula. (Note)

Interest Rate : Interest rate to be determined at the time of individual loan agreement execution

Term: May 23, 2006 through May 24, 2007. In principle, automatic annual renewal, through May 24, 2009

Collateral : Secured

Note: The maximum line of credit is calculated using a fixed formula based on the appraisal value of certain investment assets held by the Investment Corporation at the time of each loan drawdown.

- * 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.
- * Website of the Investment Corporation : <http://www.lcp-reit.co.jp>
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