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For Immediate Release

LCP Investment Corporation
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Notice Concerning Change of Major End-Tenant

LCP Investment Corporation ('the Investment Corporation') announced the intended termination of a lease agreement of a major end-tenant. Details of the aforementioned are provided as follows.

1. Outline of the Change of Major End-Tenant * (Lease Agreement Termination)

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|--------------------------------------|--------------------------------------|
| ① Name of End-Tenant | : BLUEHILLS, Inc. ('the End-Tenant') |
| ② Name of Property | : Lexington Plaza Hachiman |
| ③ Total Leased Floor Area | : 2,140.64 m ² |
| ④ Ratio to Total Leasable Floor Area | : 2.1% (as of July 31, 2006) |
| ⑤ Date of Termination | : February 22, 2007 |

* SUNCITY Co., Ltd is the lessee of Lexington Plaza Hachiman under an existing pass-through master lease agreement.

The guaranty money deposited from the End-Tenant will be confiscated by the Investment Corporation in accordance with the agreement at the date of termination. In case where a lease agreement may be executed between an alternative tenant introduced by the End-Tenant and the Investment Corporation under the same condition satisfactory to the Investment Corporation, the unpaid amount of guaranty money deposited will be refunded to the End-Tenant.

2. Outlook after the Change of Major End-Tenant

There are no revisions to forecasts for the fiscal periods ending August 31,2006 and February 28,2007, respectively, as a result of the change of major tenant.

- * This document was distributed to the press clubs within the Tokyo Stock Exchange, Ministry of Land, Infrastructure and Transport and construction trade newspaper of the Ministry of Land, Infrastructure and Transport.
- * LCP Investment Corporation's website is <http://www.lcp-reit.co.jp>
- * This English language notice is a translation of the Japanese language notice issued on the same day and was prepared solely for the convenience of, and reference by, overseas investors. LCP Investment Corporation makes no warranties as to its accuracy or completeness.