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For Immediate Release

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Notice concerning Debt Financing (Decision of Interest Rate)

LCP Investment Corporation (the “Investment Corporation”) today announced its decision of the interest rate regarding debt financing (Term Loan A and B) announced on May 23, 2006. The details are as follows.

1, Term Loan A

Drawdown Date	: May 25, 2006
Balance	: 11.4 billion yen
Interest Rate (Annualized)	: 0.94%
Interest Period	: From September 30, 2006 to December 29, 2006
Repayment Date	: May 25, 2009 (or the previous business date if such date is non-business day)

(Note) Due to the Interest Swap Agreement executed as of May 23, 2006 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.

2, Term Loan B

Drawdown Date	: May 25, 2006
Balance	: 11.3 billion yen
Interest Rate (Annualized)	: 0.84%



Interest Period : From September 30, 2006 to December 29, 2006
Repayment Date : May 25, 2008 (or the previous business date if such date is non-business day)

(Note) Due to the Interest Swap Agreement executed as of May 23, 2006 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 date will be 1.370 % p.a.

- * This document is being distributed today to the Kabuto Club (the press club of the TSE) as well as to the press club for the Ministry of Land, Infrastructure and Transport and the press club for specialty construction newspapers at the Ministry of Land, Infrastructure and Transport
- * Website of the Investment Corporation: <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

[Reference] Condition of Debt Financing Balance

Loan	Lenders	Debt Financing Balance (¥ billion)	Interest Rate (annualized)	Interest period	Repayment Date	Repayment Method	Collateral
Term Loan A	Aozora Bank, Ltd	11.4	0.94% (*1)	From Sep 30, 2006 to Dec 29, 2006	May 25, 2009	in full on maturity	Secured
	Tokio Marine & Nichido Fire Insurance Co., Ltd						
	Resona Bank Ltd						
	The Nishi Nippon City Bank, Ltd						
Term Loan B	Aozora Bank, Ltd	11.3	0.84% (*2)	From Sep 30, 2006 to Dec 29, 2006	May 25, 2008	in full on maturity	Secured
	Shinsei Bank, Limited						
	The Musashino Bank, Ltd						
	The Chiba Bank, Ltd						
	The Chuo Mitsui Trust and Banking Company, Ltd						
Total Debt Financing Balance		22.7					

(*1) With respect to Term Loan A, due to the Interest Swap Agreement executed as of May 25, 2006 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.

(*2) With respect to Term Loan B, due to the Interest Swap Agreement executed as of May 25, 2006 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 date will be 1.370 % p.a.

(*3) The Investment Corporation established first pledges of their trust beneficiary interests in real estate-properties (total 30) and first mortgages on real estate-properties (total 3) as described in the Attachment hereto.

【Attachment】 List of Assets subject to Security Interests

Property Number	Property Name	Type
R-1	City House Tokyo Shinbashi	Trust beneficiary interest in real estate
R-2	Pure City Roppongi	Trust beneficiary interest in real estate
R-3	Winbell Kagurazaka	Trust beneficiary interest in real estate
R-4	Nishiwaseda Crescent Mansion	Trust beneficiary interest in real estate
R-5	Lexington Square Akebonobashi	Trust beneficiary interest in real estate
R-6	Montserrat Yotsuya	Trust beneficiary interest in real estate
R-7	Casa Eremitaggio	Trust beneficiary interest in real estate
R-8	Homest East Hills	Trust beneficiary interest in real estate
R-9	Lexington Square Shimokitazawa	Trust beneficiary interest in real estate
R-10	Homest Ikejiri	Trust beneficiary interest in real estate
R-11	Towa City Coop Shinotsuka	Trust beneficiary interest in real estate
R-12	Towa City Coop Asukayamakoen	Trust beneficiary interest in real estate
R-13	Bichsel Musashiseki	Trust beneficiary interest in real estate
R-14	Lexel Mansion Ueno Matsugaya	Trust beneficiary interest in real estate
R-15	Cosmos Nishiojima Grand Stage	Trust beneficiary interest in real estate
R-16	Towa City Coop Sengencho	Trust beneficiary interest in real estate
R-17	Royal Park Omachi	Trust beneficiary interest in real estate
R-18	Lexington Square Haginomachi	Trust beneficiary interest in real estate
R-19	Visconti Kakuozan	Trust beneficiary interest in real estate
R-20	Lexington Square Kitahorie	Trust beneficiary interest in real estate
R-21	Lexington Square Shinmachi	Trust beneficiary interest in real estate
R-22	Luna Coat Tsukamoto	Trust beneficiary interest in real estate
S-1	Bon Sejour Chitose Funabashi	Real estate
S-2	Bon Sejour Yotsugi	Real estate
S-3	Bon Sejour Hino	Real estate
O-1	Otsuka Cent Core Building	Trust beneficiary interest in real estate
O-2	Ueno Fujita Estate 1	Trust beneficiary interest in real estate
O-3	Cross Square NAKANO	Trust beneficiary interest in real estate
O-4	Lexington Plaza Hachiman	Trust beneficiary interest in real estate
O-5	Ohki Aoba Building	Trust beneficiary interest in real estate
O-6	Loc Town Sukagawa	Trust beneficiary interest in real estate
O-7	Lexington Plaza Sakaeminami	Trust beneficiary interest in real estate
O-8	Valor Takinomizu	Trust beneficiary interest in real estate