

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED AUGUST 31, 2006
(From September 20, 2005 to August 31, 2006)

October 23, 2006

Name of Issuer of Real Estate Investment Trust:	LCP Investment Corporation
Stock Exchange Listed:	Tokyo Stock Exchange
Code Number:	8980
URL:	http://www.lcp-reit.co.jp
Location of Head Office:	Tokyo
Inquiries to:	(Asset Management Company) LCP REIT Advisors Co.,Ltd Responsible Person: Yuji Kubo Title: Director, Financial Department TEL: +81-3-3272-7311
Date of Board Meeting for Settlement of Accounts:	October 23,2006
Commencement Date of Payment of Dividends:	November 22,2006 (Scheduled)

1, Performance for the Fiscal Period Ended August 31, 2006
(September 20,2005 through August 31,2006)

(Note: Amounts less than one million yen have been omitted)

(1) Operating Results

(Million Yen)

	Operating Revenue	Operating Income	Ordinary Income	Net Income
Fiscal Period Ended August 31,2006	944 - %	541 - %	344 - %	342 - %

(Yen)

	Net Income per Unit	Return on Unit holders' Equity (ROE)	<Reference> (Annualized)	Ordinary Income to Total Assets	<Reference> (Annualized)	Ordinary Income to Operating Revenues
Fiscal Period Ended August 31,2006	¥19,562	1.3%	(4.7%)	0.7%	(2.5%)	36.5%

(Notes)

- The fiscal period is from September 20, 2005 through August 31, 2006, a period of 346 days. The effective fiscal period is from May 23,2006, the date on which actual asset management commenced, through August 31,2006,a period of 101 days.
- Net income per unit is calculated utilizing the average number of investment units for the period. The average number of investment units for the fiscal period was 17,522 units. Utilizing the effective fiscal period commencing May 23, 2006, the weighted-average number of investment units was 59,300 units, with net income per unit ¥ 5,780.

The information above is translated from the first page of the Japanese “Kessan Tanshin” report, dated October 23,2006. LCP Investment Corporation 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

3. Changes in accounting policies : None
4. This is the LCP Investment Corporation's first fiscal period. Accordingly, percentage changes for operating revenue, operating income, ordinary income and net income compared with previous fiscal period have not been provided.
5. Annualized percentage figures for the fiscal period = Percentage figures for the fiscal period/Actual number of asset management days (101 days) × 365 days
6. Return on unit holders' equity and ordinary income on total assets are calculated utilizing the average of the fiscal period beginning balances and ending balances for unit holders' equity and total assets. For the fiscal period, figures are calculated utilizing the beginning balances as of the effective fiscal period.

(2)Distributions

(Total Distribution: Amounts less than one million yen have been omitted)

	Distribution Per Unit (Yen)	Total Distributions (million yen)	Distribution in Excess of Earnings per unit (Yen)	Total Distributions In Excess of Earnings	Payout Ratio	Distribution Ratio to Unit holders' Equity
Fiscal Period Ended August 31,2006	¥5,780	342	-	-	99.9 %	1.3%

Note: The payout ratio is rounded down to the first decimal place.

(3) Financial Position

(Million yen, unless otherwise stated)

	Total Assets	Total Unit holders' Equity	Unit holders' Equity to Total Assets	Unit holders' Equity per Investment Unit (Yen)
Fiscal Period Ended August 31,2006	51,055	26,547	52.0%	¥447,675

Note: The number of investment units outstanding as of August 31, 2006 totaled 59,300 units.

2, Forecast of Results for the Next Fiscal Period (September 1, 2006 through February 28, 2006)

(Million yen, unless otherwise stated)

	Operating Revenues	Ordinary Income	Net Income	Distribution per Unit (Yen)	Distribution in Excess of Earning per Unit (Yen)
Fiscal Period Ended February 28,2007	1,797	733	732	¥12,359	¥ -

(Reference) Estimated net income per unit for the next fiscal period ending February 28, 2007: ¥12,359

Note: Forecasts presented in this document are based on certain assumptions. Forecasts for net income, distribution per unit and other financial indicators may differ significantly from actual results due to additional acquisition and selling of properties, changes in real estate market, changes in operating conditions, and a variety of factors surrounding LCP Investment Corporation. Accordingly, the LCP Investment Corporation does not guarantee actual results and the payment of the forecast distribution amount.

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