

December 27, 2006

For Immediate Release

LCP Investment Corporation
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(Securities Code: 8980)

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Notice concerning Debt Financing (Determination of Interest Rate)

LCP Investment Corporation (the “Investment Corporation”) today announced its determination of the interest rate regarding debt financing (Term Loan A and B) announced on May 23, 2006 and debt financing (Second Individual Credit Loan) announced on November 20, 2006. The details are as follows.

1, Term Loan A

Drawdown Date : May 25, 2006
Balance : 11.4 billion yen
Interest Rate (Annualized) : 1.03545%
Interest Period : From December 30, 2006 to March 30, 2007
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) : 0.93545 %
Interest Period : From December 30, 2006 to March 30, 2007
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.

3, Second Individual Credit Loan

Drawdown Date : November, 24, 2006
Borrowing : 3.25 billion yen
Interest Rate (Annualized) : 1.03545 %
Interest Period : From December 30, 2006 to March 30, 2007
Repayment Date : November 22, 2007

* 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