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For Immediate Release

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Notice concerning Debt Financing

LCP Investment Corporation (the “Investment Corporation”) today announced that it has decided debt financing, the details of which are as follows.

1. Rationale

The proceeds from the Individual Credit Loan below will be used for the acquisition of beneficial interests in real estate trusts for a total of 3 properties (Lexington Square Daitabashi, Lexington Square Honjo Azumabashi and AMS TOWER Minami 6-Jo) as announced in the “Notice concerning Acquisition of Assets” as of December 7, 2006 and January 29, 2007 and the payment of the expenses related to the acquisition. The proceeds the Term Loan described below will be used for the acquisition of beneficial interests in real estate trusts for a total of 7 properties (Lexington Square Shirokane Takanawa, Spacia Ebisu, The Palms Yoyogi Uehara Cosmo Terrace, Sun Terrace Yoyogi Uehara, Park Habio Shinjuku Gyoen, New Edobashi Building and Shuwa Gotanda Building) as announced in the “Notice concerning Acquisition of Assets” as of March 13, 2007.

2. Details of Debt Financing

<Individual Credit Loan>

- (i) Lenders: Aozora Bank Ltd (Agent), Resona Bank, Ltd, and Sumitomo Mitsui Banking Corporation
 - (ii) Amount of Borrowing: ¥3.15 billion
 - (iii) Interest Rate: 3 Months JPY TIBOR + 0.5% (*)
 - (iv) Scheduled Borrowing Date: March 29, 2007
 - (v) Debt Financing Method: Pursuant to the Individual Credit Loan Agreement (The Third Individual Credit Loan) executed with the financial institutions described in (i) above on March 27, 2007 based on the Master Credit Loan Agreement as of May 23, 2006
 - (vi) Interest Payment Date: The last day of each June, September and December falling after the Borrowing Date and the Repayment Date of the Individual Credit Loan (or the previous business day if such day is a non-business day)
 - (vii) Repayment Method: Principal repayment in full on maturity
 - (viii) Repayment Date: March 28, 2008
 - (ix) Collateral: Secured (The first right of pledge is established on the beneficial interests in trusts concerning Lexington Square Daitabashi, Lexington Square Honjo Azumabashi and AMS TOWER Minami 6-Jo which are acquired by the said borrowing funds. The subordinate right of pledge is established on 30 beneficial interests in real estate trusts which are held by the Investment Corporation described in the Appendix)
- (*) The interest rate will be announced when it is determined.

<Term Loan>

- (i) Lender: UBS Securities Japan Limited
- (ii) Amount of Borrowing: ¥25.8 billion
- (iii) Interest Rate: 3 Months JPY LIBOR + 1.00% (however, the interest rate applicable to the initial principal and interest payment date is the ratio determined by the lender based on 4 months JPY LIBOR and 5 months JPY LIBOR.) (*)
- (iv) Scheduled Borrowing Date: March 30, 2007
- (v) Debt Financing Method: Pursuant to the Loan Agreement scheduled to be executed with the financial institution described in (i) above on March 28, 2007
- (vi) Interest Payment Date: The 25th day of February, May, August and November (however, the initial interest payment date is August 27, 2007) and the last due date (or, the following business day if such day is a non-business day).
- (vii) Repayment Methods: ¥ 200 million of the borrowing amount is repaid by March 30, 2008. The remaining principal amount is repaid in full on the repayment date.
- (viii) Repayment Date: March 30, 2010
- (ix) Collateral: Secured (The first right of is established on 7 beneficial interests in real estate trusts

which are acquired by the proceeds of the borrowing as announced in the “Notice concerning Acquisition of Assets” as of March 13, 2007.)

(* The interest rate will be announced when it is determined.

3. Use of Funds

Proceeds from the Individual Credit Loan will be used for the acquisition of beneficial interests in real estate trust for a total of 3 properties as announced in the “Notice concerning Acquisition of Assets” as of December 7, 2006 and January 29, 2007 and a part of the acquisition of beneficial interests in real estate trusts for a total of 7 properties as announced in the “Notice concerning Acquisition of Assets” as of March 13, 2007.

4. Purchase of Interest Rate Cap

Regarding the aforementioned Term Loan, an interest rate cap is purchased in order to reduce the risk of an interest rate rising in the future.

(Interest Rate Cap)

- (i) Seller: UBS AG
- (ii) Nominal Principal: ¥25.6 billion
- (iii) Start Date: March 30, 2007
- (iv) End Date: March 30, 2010
- (v) Interest Rate to be Capped: 3 Months JPY LIBOR
- (vi) Interest Rate Revised Date: The 25th day of February, May, August and November after the execution date of the said loan and the last repayment date (or, the following business day if such day is a non-business day)
- (vii) Cap Rate: 2.00%
- (viii) Premium: Undetermined (To be announced when it is determined)

* 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 after the Borrowings**

(Unit: millions of yen)

Loan	Before Borrowing	After Borrowing	Balance
Term Loan	22,700	48,500	25,800
Credit Loan	6,490	9,640	3,150
Loan Outstanding (Total)	29,190	58,140	28,950

<Appendix> List of Assets subject to Security Interests of the Third individual Credit Loan

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