

March 28, 2007

**For Immediate Release**

LCP Investment Corporation  
Nihon-bashi Nishikawa Bldg,  
1-5-3 Nihon-bashi, Chuo-ku, Tokyo  
Shunji Miyazaki: Executive Officer  
(Securities Code: 8980)

LCP REIT Advisors Co., Ltd  
Nihon-bashi Nishikawa Bldg,  
1-5-3 Nihon-bashi, Chuo-ku, Tokyo  
Shunji Miyazaki: CEO

Inquiries:  
The LCP REIT Advisors Co., Ltd  
Yuji Kubo: CFO  
TEL: +81-3-3272-7311

**Notice concerning Debt Financing (Determination of Interest Rate)**

LCP Investment Corporation (the 'Investment Corporation') today announced its determination of 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

Interest Rate ( Annualized ) : 1.17545 %

Interest Period : From March 31, 2007 to June 29, 2007

Repayment Date : May 25, 2009 ( or the previous date if such date is non-business date)

(\*) 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

Interest Rate ( Annualized ) : 1.07545 %

Interest Period : From March 31, 2007 to June 29, 2007

Repayment Date : May 25, 2008 ( or the previous date if such date is non-business date)

(\*) 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 : ¥3,250 million

Interest Rate ( Annualized ) : 1.17545 %

Interest Period : From March 31, 2007 to June 29, 2007

Repayment Date : November 22, 2007

- \* This document is being distributed today to Kabuto Club (the press club of the TSE) as well as to the press club for the Ministry of Land, Infrastructure and Transport Ministry and the press club for specialty construction newspapers at the Ministry of Land , Infrastructure and Transport.
- \* The web site 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.