

March 29, 2007

For Immediate Release

LCP Investment Corporation
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 Shunji Miyazaki: Executive Officer
 (Securities Code: 8980)

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Notice concerning Completion of Asset Acquisition

LCP Investment Corporation (the “Investment Corporation”) today announced the completion of the asset acquisition described below as announced in the “Notice concerning Acquisition of Assets” as of December 7, 2006 and January 29, 2007.

1. Summary of Acquisition of Assets

Property Name	Lexington Square Daitabashi	Lexington Square Honjo Azumabashi	AMS TOWER Minami 6 Jo
Acquisition Assets	Beneficial interest in trust	Beneficial interest in trust	Beneficial interest in trust
Use by Category	Residential property	Residential property	Residential property
Acquisition Price (*)	1,019 million yen	525 million yen	1,400 million yen

(*) Acquisition cost does not include the acquisition fee, property tax, city planning tax and consumption tax, etc.

Any amounts less than a million yen are rounded off to the nearest million yen.

Regarding the details of the aforementioned assets, please refer to the Appendix “Summary of Acquired Assets.” () through ().

* The underlined parts have been revised since the previous release.

[Exhibit] Summary of Acquired Assets ()

Property Number: R-24 Property Name: Lexington Square Daitabashi

Property Features					
<p>The property is an apartment for rent, located 10 minutes walk from "Daitabashi" station (Keio-line) and 10 minutes walk from "Honancho" station (Marunouchi-line). Suginami ward in which the property is located historically has a reputation as a good residential area. It also has good accessibility to the center of Tokyo (15 minutes to Shinjuku and 20 minutes to Shibuya via the Keio-line. It is a highly convenient and pleasant area (with facilities such as public facilities, supermarkets and parks, etc. located nearby). It is expected to yield a stable demand for city residents, especially single youth and commuters to the center of Tokyo.</p>					
Location	Address	33-18, 1-chome, Izumi, Suginami-ku, Tokyo			
	Land Number	221-3, 1-chome, Izumi, Suginami-ku, Tokyo together with another parcel of land			
Land	Type of Ownership	Ownership right	Summary of Engineering Report (*) (Unit: in thousands of yen)		
	Area Usage	Neighborhood commercial district	Investigation Company	Takenaka Corporation	
	Site Area	439.0 m ²	Date of Investigation	February, 2007	
	Floor Area Ratio	400%	Repair Costs	Urgent	0
	Building Coverage Ratio	100%		Within 1 year	0
Type of Ownership	Ownership right	Average for 12 years		977	
Building	Usage	Apartment	Earthquake PML	7.9%	
	Floor Space (*)	1,697.0 m ²	Summary of Real Estate Appraisal Report (*) (Unit: in millions of yen)		
	Structure/Number of Floors	R C, 10F	Appraiser	Tanizawa Sogo Appraisal Co., Ltd	
	Completion Date	November, 2006	Appraisal Date	January 31, 2007	
	Building Inspection Agency	Bureau Veritas Japan Co., Ltd	Appraisal Value		1,020
	Architect	IAO Takeda Architects Associates Co., Ltd	Capitalization Approach Price		1,020
	Constructor	Obara Construction Co., Ltd	Price Calculated by the Direct Capitalization Approach		1,030
	Current Owner	NISSHIN FUDOSAN Co., Ltd		Gross Income	65
Previous Owner			Rental Income	62	
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Other Income	4	
Scheduled Expiration Date of Trust Term	March 31, 2027		Gross Expenses		13
P M Company	Nisshin Jyutaku Ryutsu Co., Ltd		Maintenance Management		2
Master Lease Company	Nisshin Jyutaku Ryutsu Co., Ltd		Water/Utilities		1

Type of Master Lease	Pass through								Expense for Commission of Building Management	2
Lease Details (Unit: in thousands of yen)									Tax and Public Charge	4
Investigation Date				March 29, 2007					Damage Insurance	0
Total Number of Tenants				1					Other	0
Number of Leasable Units				43					Lease Advertising	3
Number of Leased Units				37					Reservation for Large-scale Repair Expenses	1
Leasable Floor Area				1430.6 m ²					NOI	56
Leased Floor Area				1,229.5 m ²					NCF	53
Monthly Rent (assuming no vacancy)				4,695					Capitalization Rate	5.1%
Deposit/Security Deposit				8,724					Price Calculated by the Discounted Cash Flow Approach	1,010
Occupancy Rate (based on the space)				85.9%					Discount Rate	5.2%
Property Type	Number of Units	Ratio by Unit	Ratio by Area						Terminal Cap Rate	5.4%
Compact	30	70%	63%						Estimated Value	602
Spacious	13	30%	37%						Land Price	270
Others	-	-	-						Building Price	332
									Scheduled Acquisition Price (Unit: in millions of yen)	1,019
Notes										
1. The land of the said property includes a private road (58.0 m ²).										

[Exhibit] Summary of Acquired Assets ()

Property Number : R-25 Property Name : Lexington Square Honjo Azumabashi

Property Features					
The property is a mid-high rise apartment for rent, located 2 minutes walk from "Honjo-Azumabashi" station (Toei Asakusa-line). The said area has good accessibility to the center of Tokyo (10 minutes to "Nihonbashi" station and 15 minutes to "Shinbashi" station by train). It is a highly convenient area (with facilities such as a council office, supermarkets and banks, etc. located nearby). It is expected to yield a stable demand for city residents, especially single youth and commuters to the center of Tokyo.					
Location	Address	20-6, 4-chome, Higashikomagata, Sumida-ku, Tokyo			
	Land Number	1-10, 4-chome, Higashikomagata, Sumida-ku, Tokyo			
Land	Type of Ownership	Ownership right	Summary of Engineering Report (*) (Unit: in thousands of yen)		
	Area Usage	Commercial area	Investigation Company	Takenaka Corporation	
	Site Area	200.3 m ²	Date of Investigation	February, 2007	
	Floor Area Ratio	500%	Repair Costs	Urgent	-
	Building Coverage Ratio	100%		Within 1 year	-
Building	Type of Ownership	Ownership right	Average for 12 years	734	
	Use	Apartment	Earthquake PML	11.8%	
	Floor Space (*)	952.5 m ²	Summary of Real Estate Appraisal Report (*) (Unit: in millions of yen)		
	Structure/Number of Floors	R C, 12F	Appraiser	Tanizawa Sogo Appraisal Co., Ltd	
	Completion Date	October, 2006	Appraisal Date	January 31, 2007	
	Building Inspection Agency	Bureau Veritas Japan Co., Ltd	Appraisal Value		530
	Architect	ONO Planning Design- licensed architect of the first class	Capitalization Approach Price		530
	Constructor	Obara Construction Co., Ltd	Price Calculated by the Direct Capitalization Approach		535
Current Owner	NISSHIN FUDOSAN Co., Ltd			Gross Income	36
Previous Owner					Rental Income
Trustee	Mitsubishi UFJ Trust and Banking Corporation (scheduled)			Other Income	2
Scheduled Expiration Date of Trust Term	March 31, 2027			Gross Expenses	9
P M Company	Nisshin Jyutaku Ryutsu Co., Ltd			Maintenance Management	2

Master Lease Company		Nisshin Jyutaku Ryutsu Co., Ltd	
Type of Master Lease		Pass through	
Lease Details (Unit: in thousands of yen)			
Investigation Date		<u>March 29, 2007</u>	
Total Number of Tenants		<u>1</u>	
Number of Leasable Units		33	
Number of Leased Units		<u>29</u>	
Leasable Floor Area		784.7 m ²	
Leased Floor Area		<u>690.2 m²</u>	
Monthly Rent (assuming no vacancy)		<u>2,604</u>	
Deposit/Security Deposit		<u>4,334</u>	
Occupancy Rate (based on the space)		<u>87.9%</u>	
Property Type	Number of Units	Ratio by Unit	Ratio by Area
Compact	33	100%	100%
Spacious	-	-	-
Others	-	-	-
			Scheduled Acquisition Price (Unit: in millions of yen)
Notes			
1. The land of the said property includes a private road (22.8 m ²).			

Water/Utilities	0
Expense for Commission of Building Management	1
Tax & Public Charge	3
Damage Insurance	0
Other	0
Lease Advertising	2
Reservation for Large-scale Repair Expense	1
NOI	<u>30</u>
NCF	27
Capitalization Rate	5.1%
Price Calculated by the Discounted Cash Flow Approach	<u>528</u>
Discount Rate	5.1%
Terminal Cap Rate	5.4%
Estimated Value	<u>354</u>
Land Price	<u>109</u>
Building Price	245

[Exhibit] Summary of Acquired Assets ()

Property No: R-26 Property Name: AMS TOWER Minami 6 Jo

Property Features					
<p>The property is a high-rise apartment for rent under construction, adjacent to exit "No.7" of "Hosui Susukino" station (Sapporo-shiei chikatetsu Toho-Line). "Susukino" area in which the property is located is adjacent to the "Odori" area which is the commercial area center and the "Nakajima Koen" area with cultural features (many public facilities). "Hosui Susukino" station (the nearest station to the property) has very good accessibility, 2 minutes to "Odori" station which is the business and governmental offices, etc. center and 4 minutes to "Sapporo" (terminal) station. Relatively stable demand for singles who commute to the city center is expected.</p>					
Location	Address	5, 2-chome, Minami 6-Jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido			
	Land Number	5-15, 2-chome, Minami 6-Jo Nishi, Chuo-ku, Sapporo-shi, Hokkaido together with three other parcels of land			
Land	Type of Ownership	Ownership right	Summary of Engineering Report (Unit: in thousands of yen)(*2)		
	Area Usage	Commercial area	Investigation Company	Takenaka Corporation	
	Site Area	599.8 m ²	Date of Investigation	March, 2007	
	Floor Area Ratio	800%	Repair Costs	Urgent	-
	Building Coverage Ratio	100%		Within 1 year	-
Type of Ownership	Ownership right		Average for 12 years	3,893	
Building	Usage (* 1)	Apartment	Earthquake PML Index	3.0%	
	Floor Space (* 1)	5,879.7 m ²	Summary of Real Estate Appraisal Report (Unit: in millions of yen)(*2)		
	Structure/Number of Floors (* 1)	R.C., 21F	Appraiser	Tanizawa Sogo Appraisal Co., Ltd.	
	Completion Date	February, 2007	Appraisal Date	March 20, 2007	
	Building Inspection Agency	Japan ERI Co., Ltd.	Appraisal Value		1,430
	Architect	Kankyō Sekkei Co., Ltd.	Capitalization Approach Price		1,430
	Constructor	Sato Kogyo Co., Ltd.	Price Calculated by the Direct Capitalization Approach		1,420
	Current Owner	AMS Co., Ltd.		Gross Income	118
Previous Owner			Rental Income	112	
Trustee	Mitsubishi UFJ Trust and Banking Corporation		Other Income	6	
Scheduled Expiration Date of the Trust Term	March 31, 2027		Gross Expenses	36	
P M Company	Big Service Co., Ltd.		Maintenance Management	5	
Master Lease Company	Big Service Co., Ltd.		Water /Utilities	3	
Type of Master Lease	Pass through		Expense for Commission of Building Management	5	

Lease Details (Unit: in thousands of yen)																																																															
Investigation Date	March 29, 2007																																																														
Total Number of Tenants	1																																																														
Number of Leasable Units	120 units																																																														
Number of Leased Units	0 units																																																														
Leasable Floor Area	4,499.2 m ²																																																														
Leased Floor Area (*)	4,274.2 m ²																																																														
Monthly Rent (*)	9,833																																																														
Deposit/ Security Deposit	0																																																														
Occupancy Rate (based on the space) (*)	95.0%																																																														
Property Type	Number of Units	Ratio by Unit	Ratio by Area																																																												
Compact	80	67%	56%																																																												
Spacious	40	33%	44%																																																												
Others	-	-	-																																																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;">Tax & Public Charge</td> <td style="width: 50%;"></td> <td style="width: 50%; text-align: right;">13</td> </tr> <tr> <td></td> <td>Damage Insurance</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td></td> <td>Others</td> <td></td> <td style="text-align: right;">1</td> </tr> <tr> <td></td> <td>Lease Advertising</td> <td></td> <td style="text-align: right;">6</td> </tr> <tr> <td></td> <td>Reservation for Large-scale Repair Expense</td> <td></td> <td style="text-align: right;">3</td> </tr> <tr> <td></td> <td>NOI</td> <td></td> <td style="text-align: right;">91</td> </tr> <tr> <td></td> <td>NCF</td> <td></td> <td style="text-align: right;">82</td> </tr> <tr> <td></td> <td>Capitalization Rate</td> <td></td> <td style="text-align: right;">5.8%</td> </tr> <tr> <td></td> <td>Price Calculated by the Discount Cash Flow Approach</td> <td></td> <td style="text-align: right;">1,430</td> </tr> <tr> <td></td> <td>Discount Rate</td> <td></td> <td style="text-align: right;">5.8%</td> </tr> <tr> <td></td> <td>Terminal Cap Rate</td> <td></td> <td style="text-align: right;">6.1%</td> </tr> <tr> <td></td> <td>Estimated Value</td> <td></td> <td style="text-align: right;">1,310</td> </tr> <tr> <td></td> <td>Land Price</td> <td></td> <td style="text-align: right;">220</td> </tr> <tr> <td></td> <td>Building Price</td> <td></td> <td style="text-align: right;">1,090</td> </tr> <tr> <td></td> <td>Scheduled Acquisition Price (Unit: in millions of yen)</td> <td></td> <td style="text-align: right;">1,400</td> </tr> </table>					Tax & Public Charge		13		Damage Insurance		0		Others		1		Lease Advertising		6		Reservation for Large-scale Repair Expense		3		NOI		91		NCF		82		Capitalization Rate		5.8%		Price Calculated by the Discount Cash Flow Approach		1,430		Discount Rate		5.8%		Terminal Cap Rate		6.1%		Estimated Value		1,310		Land Price		220		Building Price		1,090		Scheduled Acquisition Price (Unit: in millions of yen)		1,400
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<p>1. The Master Lease Agreement has been executed with Big Service Co., Ltd. (Master Lease Company). Under this agreement, Big Service Co., Ltd. warrants 95% of the total monthly rent to the end tenant from the date of creation of the trust until the occupancy rate of the property reaches 95% (up to three years).</p> <p>2. On a part of the land (38.92 m²), a surface right has been created without charge, the purpose of which is to own an exit of subway.</p> <p>(*) With respect to the floor area, monthly rent and occupancy rate, the Master Lease Agreement described in 1. above has been executed. Therefore, such figures are calculated as 95% of respective amount assuming full occupancy.</p>																																																															