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For Immediate Release

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**Notice concerning Further Revision of Forecasts of Profit Distribution
 for the Fiscal Period Ending February 28, 2007**

LCP Investment Corporation (the “Investment Corporation”) today announced its revised forecasts of profit distribution for the fiscal period ending February 28, 2007 (the second fiscal period from September 1, 2006 through February 28, 2007), which were released on April 5, 2007.

**1. Revision of Forecasts of Profit Distribution for the Fiscal Period ending February 28, 2007
 (The Second Fiscal Period from September 1, 2006 through February 28, 2007)**

	Distribution per Unit (excluding distribution in excess of earnings per unit)	Distribution in Excess of Earnings per Unit
Previous Forecast (April 5, 2007) (A)	13,300 yen	-
Revised Forecast (B)	13,116 yen	-
Difference (B) – (A)	184 yen	-
Rate of Change	1.4%	-

(Reference) The result of distribution per unit for the previous fiscal period: 5,780 yen (However, the actual number of asset management days for the previous period was 101 days.)

(*) Amounts less than one whole unit amount are rounded off to the nearest tenth.

2. Reason for the Revision of Forecasts of Profit Distribution

This is because it became clear that the declared profit amount of leasing business for the fiscal term had decreased in the course of the definite settlement of accounts for the fiscal term ended February 28, 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.