

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED FEBRUARY 28, 2007
(From September 1, 2006 to February 28, 2007)

April 19, 2007

Name of Issuer of Real Estate Investment Trust:	LCP Investment Corporation
Stock Exchange Listed:	Tokyo Stock Exchange
Code Number:	8980
URL:	http://www.lcp-reit.co.jp
Location of Head Office:	Tokyo
Inquiries to:	(Asset Management Company) LCP REIT Advisors Co., Ltd. Responsible Person: Yuji Kubo Title: Director, Financial Department Tel: +81-3-3272-7311
Date of Board Meeting for Settlement of Accounts:	April 19, 2007
Commencement Date of Payment of Dividends:	May 21, 2007 (Scheduled)

1. Performance for the Fiscal Period Ended February 28, 2007
(September 1, 2006 through February 28, 2007)

(Note: Amounts less than one million yen have been omitted)

(1) Operating Results

(Million Yen)

	Operating Revenue		Operating Income		Ordinary Income		Net Income	
Fiscal Period Ended February 28, 2007	1,936	105.0%	999	84.6%	778	126.0%	777	126.9 %
Fiscal Period Ended August 31, 2006	944	-	541	-	344	-	342	-

(Yen)

	Net Income per Unit	Return on Unit Holders' Equity (ROE)	<Reference> (Annualized)	Ordinary Income to Total Assets	<Reference> (Annualized)	Ordinary Income to Operating Revenues
Fiscal Period Ended February 28, 2007	¥13,166	2.9%	(5.9%)	1.4%	(2.9%)	40.2%
Fiscal Period Ended August 31, 2006	¥19,562	1.3%	(4.7%)	0.7%	(2.5%)	36.5%

(Notes)

- The fiscal period ended February 28, 2007 was from September 1, 2006 through February 28, 2007, a period of 181 days. The fiscal period ended August 31, 2006 was from September 20, 2005 through August 31, 2006, a period of 346 days. (The effective fiscal period was from May 23, 2006, the date on which actual asset

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management commenced, through August 31, 2006, a period of 101 days.)

2. Net income per unit is calculated utilizing the average number of investment units for the period.
The average number of investment units for the fiscal period ended February 28, 2007 was 59,300 units.
The average number of investment units for the fiscal period ended August 31, 2006 was 17,522 units.
The net income per unit is ¥5,780 by calculation based on the weighted-average number of investment units (59,300 units) utilizing the effective fiscal period which commenced on May 23, 2006.
3. Changes in accounting policies: None.
4. The percentage changes for operating revenue, operating income, ordinary income and net income compared with the previous fiscal period have been provided, which are rounded off to the nearest tenth.
5. Annualized percentage figures for the fiscal period:
The fiscal period ended August 31, 2006 = Figures for the fiscal period/ Actual number of asset management days (101 days) × 365 days
The fiscal period ended February 28, 2007 = Figures for the fiscal period/ Number of asset management days (181 days) × 365 days
6. Return on unit holders' equity and ordinary income to total assets are calculated utilizing the average of the fiscal period beginning balances and ending balances with unit holders' equity and total assets. For the fiscal period ended August 31, 2006, figures are calculated utilizing the beginning balances as of the effective fiscal period.

(2) Distributions (Total Distribution: Amounts less than one million yen have been omitted)

	Distribution Per Unit (Yen)	Total Distributions (million yen)	Distribution in Excess of Earnings per Unit (Yen)	Total Distributions In Excess of Earnings	Payout Ratio	Distribution Ratio to Unit holders' Equity
Fiscal Period Ended February 28, 2007	¥13,166	777	-	-	100.0%	2.9%
Fiscal Period Ended August 31, 2006	¥5,780	342	-	-	99.9%	1.3%

Note: The payout ratio is rounded down to the first decimal place.

(3) Financial Position (Million yen, unless otherwise stated)

	Total Assets	Total Unit Holders' Equity	Unit Holders' Equity to Total Assets	Unit Holders' Equity per Investment Unit (Yen)
Fiscal Period Ended February 28, 2007	57,813	26,982	46.7%	¥455,011
Fiscal Period Ended August 31, 2007	51,055	26,547	52.0%	¥447,675

Note: The numbers of investment units outstanding as of August 31, 2006 and as of February 28, 2007 are 59,300

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units.

2. Forecast of Results for the Next Fiscal Period (March 1, 2007 through August 31, 2007)

(Million yen, unless otherwise stated)

	Operating Revenues	Ordinary Income	Net Income	Distribution per Unit (Yen)	Distribution in Excess of Earning per Unit (Yen)
Fiscal Period Ended August 31, 2007	3,200	1,113	1,112	¥12,100	¥ -

(Reference) Estimated net income per unit for the next fiscal period ending August 31, 2007: ¥12,100

Note: Forecasts presented in this document are based on certain assumptions. Forecasts for net income, distribution per unit and other financial indicators may differ significantly from actual results due to additional acquisitions and selling of properties, changes in the real estate market, changes in operating conditions, and a variety of factors surrounding LCP Investment Corporation. Accordingly, the LCP Investment Corporation does not guarantee actual results and the payment of the forecast distribution amount.