

April 25, 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:
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 at the following interest period regarding debt financing (First Individual Credit Loan) announced on October 27, 2006.

1. First Individual Credit Loan

- (i) Borrowing Date: October 31, 2006
- (ii) Borrowing Amount: 3.08 billion yen
- (iii) Interest Rate (annualized rate): 1.15250 %
- (iv) Interest Period: From April 28, 2007 to July 31, 2007
- (v) Repayment Date: October 31, 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