

April 25, 2007

**For Immediate Release**

LCP Investment Corporation  
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(Securities Code: 8980)

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**Notice concerning Partial Prepayment of Debt Financing**

LCP Investment Corporation (the “Investment Corporation”) announced today its partial prepayment of debt financing in accordance with the completion of the sale of the asset “Lexington Plaza Sakae Minami” which was disclosed in the press release titled the “Notice concerning Sale of Asset” dated March 13, 2007.

**< Regarding Payment >**

The content of the partial prepayment of the debt financing is shown as follows. Regarding the details of the Term Loan, please refer to the press release titled the “Notice concerning Debt Financing” as of May 23, 2006. Regarding the details of the Credit Loan, please also refer to the press releases titled the “Notice concerning Debt Financing” as of October 27, 2006, November 20, 2006 and March 26, 2007.

**1. Term Loan A**

(i) Lenders : Aozora Bank, Ltd. (Agent), Tokio Marine & Nichido Fire Insurance Co., Ltd., Resona Bank, Limited. and THE NISHI-NIPPON CITY BANK, LTD.

(ii) Borrowing amount before partial payment : ¥ 11,400,000,000

(iii) Prepayment amount : ¥668,309,430

(iv) Prepayment date : April 25, 2007

## **2. Term Loan B**

(i) Lenders : Aozora Bank, Ltd. (Agent), Shinsei bank, Limited., The Musashino Bank, Ltd., The Chiba Bank, Ltd. and The Chuo Mitsui Trust and Banking Company, Limited

(ii) Borrowing amount before partial payment : ¥ 11,300,000,000

(iii) Prepayment amount : ¥662,447,067

(iv) Prepayment date : April 25, 2007

## **3. First Individual Credit Loan**

(i) Lender : Aozora Bank, Ltd. (Agent), Tokio Marine & Nichido Fire Insurance Co., Ltd. and Resona Bank, Limited

(ii) Borrowing amount before partial payment : ¥ 3,240,000,000

(iii) Prepayment amount : ¥ 158,469,446

(iv) Prepayment date : April 25, 2007

## **4. Second Individual Credit Loan**

(i) Lender : Aozora Bank, Ltd. ( Agent) and The Tokyo Star Bank, Limited

(ii) Borrowing amount before partial payment : ¥3,250,000,000

(iii) Prepayment amount : ¥158,958,549

(iv) Prepayment date : April 25, 2007

## **5. Third Individual Credit Loan**

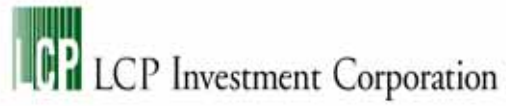
(i) Lender : Aozora Bank, Ltd. ( Agent), Resona Bank, Limited. and Sumitomo Mitsui Banking Corporation

(ii) Borrowing amount before partial payment : ¥3,150,000,000

(iii) Prepayment amount : ¥154,067,517

(iv) Prepayment date : April 25, 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.

**[Reference] Status of outstanding borrowing after the prepayment**

(Unit : JPY)

	Before Prepayment	After Prepayment	Variances
Term Loan	48,500,000,000	47,169,243,503	1,330,756,497
Short Term Loan	9,640,000,000	9,168,504,488	471,495,512
Outstanding of Borrowing (Total)	58,140,000,000	56,337,747,991	1,802,252,009