

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 Completion Sale of Asset
(Lexington Plaza Sakaeminami)

LCP Investment Corporation (the “Investment Corporation”) today announced its completion of the asset sale shown below which was disclosed in previous press release the “Notice concerning Sale of Asset” dated March 13, 2007. Brief details are as follows.

Property Number	Property Name	Use	Type of Asset	Scheduled Sales Price (¥ in million)
O-7	Lexington Plaza Sakae Minami	Office Building	Beneficiary Right in Trust	3,050

(*1) Scheduled sales price excludes sales fee, fixed asset tax, city planning tax and consumption tax etc. The amount less than a million yen is rounded off to the nearest million yen.

Please refer to the “Notice concerning Sale of Asset” dated March 13, 2007 regarding the details of the aforementioned sale.

- * This document is being distributed today to Kabuto Club (the press club of the TSE) as well as to the press club for the Ministry of Land, Infrastructure and Transport Ministry and the press club for specialty construction newspapers at the Ministry of Land, Infrastructure and Transportation.
- * 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.