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For Immediate Release

LCP Investment Corporation
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 (Securities Code: 8980)

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**[Amendment] Notice concerning Amendment to Part of the
 Financial Report for the Fiscal Period Ended February 28, 2007**

As LCP Investment Corporation (the “Investment Corporation”) has found some mistakes in the “Financial Report for the Fiscal Period Ended February 28, 2007” released on April 19, 2007, the Investment Corporation has made some amendments which are as follows:.

(The amended parts are underlined.)

1. “Floor Area” in the list of P.37 <Outline of Holding Assets>

[Before Amendment]

Property No.	Property Name	Location	Structure/ Number of Floor	Completion Date	Ownership Status		Land Area (m ²)	Floor Area (m ²)
					Land	Building		
O-6	Loc Town Sukagawa	105 Furukawa, Sukagawa-shi, Fukushima	S / 1F	October 5, 2005	Leasehold	Ownership Right	74,076.2	<u>18,153.3</u>
Total							128,679.9	<u>159,385.5</u>

[After Amendment]

Property No.	Property Name	Location	Structure/ Number of Floor	Completion Date	Ownership Status		Land Area (m ²)	Floor Area (m ²)
					Land	Building		
O-6	Loc Town Sukagawa	105 Furukawa, Sukagawa-shi, Fukushima	S / 1F	October 5, 2005	Leasehold	Ownership Right	74,076.2	<u>18,440.6</u>
Total							128,679.9	<u>159,672.8</u>

2. “Estimated Value” in the list of P.40 <Outline of Real Estate Appraisal Report>

[Before Amendment]

Property No.	Name	Acquisition Price (¥ in million)	Outline						
			Appraisal Value (¥ in million)	Capitalization Method					Present Value Method
				Price by Direct Capitalization (¥ in million)	Cap Rate (%)	DCF Price (¥ in million)	Discount Rate (%)	Terminal Cap Rate (%)	Estimated Value (¥ in million)
R-13	Bichsel Musashiseki	703	697	708	5.1	686	4.8	5.4	<u>342</u>

[After Amendment]

Property No.	Name	Acquisition Price (¥ in million)	Outline						
			Appraisal Value (¥ in million)	Capitalization Method					Present Value Method
				Price by Direct Capitalization (¥ in million)	Cap Rate (%)	DCF Price (¥ in million)	Discount Rate (%)	Terminal Cap Rate (%)	Estimated Value (¥ in million)
R-13	Bichsel Musashiseki	703	697	708	5.1	686	4.8	5.4	<u>581</u>

3. Estimated Value of “Outline of Real Estate Appraisal Report” in the list of P.58 (10) each property summary

[Before Amendment]

Property Number: R-6 Property Name: Montserrat Yotsuya

Outline of Real Estate Appraisal Report (¥ in million)	
Estimated Value	<u>412</u>

	Land Price	222
	Building Price	<u>190</u>

[After Amendment]

Property Number : R-6 Property Name: Montserrat Yotsuya

Outline of Real Estate Appraisal Report (¥ in million)		
Estimated Value		<u>334</u>
	Land Price	222
	Building Price	<u>112</u>

4. NCF of “Profit/Loss Status” in the list of P.70 (10) each property summary

[Before Amendment]

Property Number: R-18 Property Name: Lexington Square Haginomachi

Profit/Loss Status (Unit: ¥ in thousand)	
	The Second Fiscal Term
NCF	<u>14,859</u>

[After Amendment]

Property Number: R-18 Property Name: Lexington Square Haginomachi

Profit/Loss Status (Unit: ¥ in thousand)	
	The Second Fiscal Term
NCF	<u>14,895</u>

5. Floor area of “Building” in the list of P.85 (10) each property summary

[Before Amendment]

Property Number: O-6 Property Name: Loc Town Sukagawa

Building	Ownership Status	Ownership Right
	Use	Shop
	Floor Area	<u>18,153.3 m²</u>
	Structure / Number of Floor	S / 1F
	Completion Date	October, 2005

[After Amendment]

Property Number : O-6

Property Name : Loc Town Sukagawa

Building	Ownership Status	Ownership Right
	Use	Shop
	Floor Area	<u>18,440.6 m²</u>
	Structure / Number of Floor	S / 1F
	Completion Date	October, 2005

* 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 to 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.