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For Immediate Release

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(Securities Code: 8980)

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Notice concerning Debt Financing

LCP Investment Corporation (the “Investment Corporation”) today announced its determination of debt financing, of which the details are as follows.

1, Rationale

The proceeds will be used for the acquisition of real estate (Bon Sejour Komaki, Bon Sejour Hadano Shibusawa and Bon Sejour Itami) and the payment of the expenses related to the acquisition.

(* With respect to the real estate (Bon Sejour Komaki, Bon Sejour Hadano Shibusawa and Bon Sejour Itami), please refer to today’s “Notice concerning Acquisition of Assets”

2, Details of Debt Financing

<Individual Credit Loan>

- (i) Lenders: Aozora Bank, Ltd (Agent), The Tokyo Star Bank, Limited
- (ii) Amount of Borrowing: 2.5 billion yen
- (iii) Interest Rate: The interest rate for the period from May 22, 2007 to September 28, 2007 is 1.20167% p.a.(*)

- (iv) Scheduled Borrowing Date: May 22, 2007
- (v) Debt Financing Method: Pursuant to the “Individual Credit Loan Agreement (the Fourth Individual Credit Loan)” executed with the financial institutions described in (i) above on May 18, 2007 based on the Master Credit Loan Agreement as of May 23, 2006
- (vi) Interest Payment Date: (i) The last day of each of September, December and March falling after the Borrowing Date and (ii) the Repayment Date of the Individual Credit Loan (or the previous business day if such day is a non-business day)
- (vii) Repayment Methods: Principal repayment in full on maturity
- (viii) Repayment Date: May 21, 2008
- (ix) Collateral: Secured (The first right of mortgage is established on Bon Sejour Komaki, Bon Sejour Hadano Shibusawa and Bon Sejour Itami which shall be acquired by the said proceeds. The subordinate right of pledge is established on 29 beneficial interests in real estate trusts which are held by the Investment Corporation described in the Appendix.)

(* The interest rate during the calculation period after the first interest payment date has not been determined yet. The interest rate during the calculation period after the first interest payment is 3 months JPY TIIBOR + 0.5%. However, the basic interest rate applicable to the last interest payment is 2 months JPY TIBOR.

3. Use of Funds

The proceeds will be used for the acquisition of real estate (Bon Sejour Komaki, Bon Sejour Hadano Shibusawa and Bon Sejour Itami) and other related expenses.

* 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>

Conditions of Debt Financing after the Borrowing

(Unit: ¥ in millions)

Loan	Before Borrowing	After Borrowing	Balance
Term Loan	47,169	47,169	-
Credit Loan	9,168	11,668	2,500
Loan Outstanding (Total)	56,337	58,837	2,500

(*) The aforementioned amounts are rounded down to the nearest million yen.

<Appendix> List of Assets subject to Security Interests of the Fourth Individual Credit Loan

Property Number	Property Name	Type
R-1	City House Tokyo Shinbashi	Beneficial interest in real estate trust
R-2	Pure City Roppongi	Beneficial interest in real estate trust
R-3	Winbell Kagurazaka	Beneficial interest in real estate trust
R-4	Nishiwaseda Crescent Mansion	Beneficial interest in real estate trust
R-5	Lexington Square Akebonobashi	Beneficial interest in real estate trust
R-6	Montserrat Yotsuya	Beneficial interest in real estate trust
R-7	Casa Eremitaggio	Beneficial interest in real estate trust
R-8	Homest East Hills	Beneficial interest in real estate trust
R-9	Lexington Square Shimokitazawa	Beneficial interest in real estate trust
R-10	Homest Ikejiri	Beneficial interest in real estate trust
R-11	Towa City Coop Shinotsuka II	Beneficial interest in real estate trust
R-12	Towa City Coop Asukayama	Beneficial interest in real estate trust
R-13	Bichsel Musashiseki	Beneficial interest in real estate trust
R-14	Lexel Mansion Ueno Matsugaya	Beneficial interest in real estate trust
R-15	Cosmo Nishiojima Grand Stage	Beneficial interest in real estate trust
R-16	Towa City Coop Sengencho	Beneficial interest in real estate trust
R-17	Royal Park Ohmachi	Beneficial interest in real estate trust
R-18	Lexington Square Haginomachi	Beneficial interest in real estate trust
R-19	Visconti Kakuozan	Beneficial interest in real estate trust
R-20	Lexington Square Kitahorie	Beneficial interest in real estate trust
R-21	Lexington Square Shinmachi	Beneficial interest in real estate trust
R-22	Luna Coat Tsukamoto	Beneficial interest in real estate trust
O-1	Otsuka Cent Core Building	Beneficial interest in real estate trust
O-2	Ueno Fujita Estate 1	Beneficial interest in real estate trust
O-3	Cross Square NAKANO	Beneficial interest in real estate trust
O-4	Lexington Plaza Hachiman	Beneficial interest in real estate trust
O-5	Ohki Aoba Building	Beneficial interest in real estate trust
O-6	Loc Town Sukagawa	Beneficial interest in real estate trust
O-8	Valor Takinomizu	Beneficial interest in real estate trust