

June 27, 2007

For Immediate Release

LCP Investment Corporation
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(Securities Code: 8980)

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Notice concerning Debt Financing (Determination of Interest Rate)

LCP Investment Corporation (the “Investment Corporation”) today announced its determination of the interest rate concerning debt financing (“Term Loan A and B”) announced on May 23, 2006, debt financing (“Second Individual Credit Loan”) announced on November 20, 2006 and debt financing (“Third Individual Credit Loan”) announced on March 26, 2007.

1, Term Loan A

- (i) Drawdown Date: May 25, 2006
- (ii) Balance: ¥10,731,690,570
- (iii) Interest Rate (Annualized): 1.21750 %
- (iv) Interest Period: From June 30, 2007 to September 28, 2007
- (v) Repayment Date: May 25, 2009 (or the previous date if such date is non-business date)

(*) Due to the Interest Swap Agreement executed as of May 23, 2006 in which the notional principal amount is ¥5,700 million, the interest rate regarding the said notional principal amount for the period ending the repayment date will be 1.745%p.a.

2, Term Loan B

- (i) Drawdown Date: May 25, 2006
- (ii) Balance: ¥10,637,552,933
- (iii) Interest Rate (Annualized): 1.11750%

(iv) Interest Period: From June 30, 2007 to September 28, 2007

(v) Repayment Date: May 25, 2008 (or the previous date if such date is non-business date)

(*) Due to the Interest Swap Agreement executed as of May 23, 2006 in which the notional principal amount is ¥5,650 million, the interest rate regarding the said notional principal amount for the period ending the repayment date will be 1.370%p.a.

3, Second Individual Credit Loan

(i) Drawdown Date: November 24, 2006

(ii) Balance: ¥3,091,041,451

(iii) Interest Rate (Annualized): 1.21750%

(iv) Interest Period: From June 30, 2007 to September 28, 2007

(v) Repayment Date: November 22, 2007

4, Third Individual Credit Loan

(i) Drawdown Date: March 29, 2007

(ii) Balance: ¥2,995,932,483

(iii) Interest Rate (Annualized): 1.21750%

(iv) Interest Period: From June 30, 2007 to September 28, 2007

(v) Repayment Date: March 28, 2008

Each aforementioned balance shows the balance as of June 27, 2007. In accordance with the sales of “Pure City Roppongi” and “Homest East Hills” as of June 29, 2007, which sales have been announced in the “Notice concerning Sales of Assets” as of April 27, 2007, the Investment Corporation is scheduled to execute a partial prepayment on June 29, 2007. The balance for the said interest period (the balance after prepayment) concerning each aforementioned debt will be announced upon the determination thereof.

* 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.