

June 29, 2007

**For Immediate Release**

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(Securities Code: 8980)

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**Notice concerning Partial Prepayment of Debt**

LCP Investment Corporation (the “Investment Corporation”) announced today its partial prepayment of debt in accordance with the completion of the sale of the assets “Pure City Roppongi” and “Homest East Hills” which was disclosed in the press release titled the “Notice concerning Sale of Assets” dated April 27, 2007.

**<Regarding Payment>**

The content of the partial prepayment of the debt 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, March 26, 2007 and May 18, 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) Prepayment amount : ¥ 290,524,243
- (iii) Outstanding borrowing after the payment : ¥10,441,166,327
- (iv) Prepayment date : June 29, 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) Prepayment amount : ¥ 287,975,785
- (iii) Outstanding borrowing after the payment : ¥10,349,577,148
- (iv) Prepayment date : June 29, 2007

## **3, First Individual Credit Loan**

- (i) Lender : Aozora Bank, Ltd. (Agent), Tokio Marine & Nichido Fire Insurance Co., Ltd. and Resona Bank, Limited
- (ii) Prepayment amount : ¥ 64,491,789
- (iii) Outstanding borrowing after the payment : ¥ 3,017,038,765
- (iv) Prepayment date : June 29, 2007

## **4, Second Individual Credit Loan**

- (i) Lender : Aozora Bank, Ltd. (Agent) and The Tokyo Star Bank, Limited
- (ii) Prepayment amount : ¥ 64,690,837
- (iii) Outstanding borrowing after the payment : ¥ 3,026,350,614
- (iv) Prepayment date : June 29, 2007

## **5, Third Individual Credit Loan**

- (i) Lender : Aozora Bank, Ltd. (Agent), Resona Bank, Limited and Sumitomo Mitsui Banking Corporation
- (ii) Prepayment amount : ¥ 62,700,350
- (iii) Outstanding borrowing after the payment : ¥ 2,933,232,133
- (iv) Prepayment date : June 29, 2007

## **6, Forth Individual Credit Loan**

- (i) Lender : Aozora Bank, Ltd. (Agent) and The Tokyo Star Bank, Limited
- (ii) Prepayment amount : ¥ 52,321,231
- (iii) Outstanding borrowing after the payment : ¥ 2,447,678,769
- (iv) Prepayment date : June 29, 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	47,169,243,503	46,590,743,475	▲578,500,028
Credit Loan	11,668,504,488	11,424,300,281	▲244,204,207
Outstanding of Borrowing (Total)	58,837,747,991	58,015,043,756	▲822,704,235