

August 27,2007

For Immediate Release

LCP Investment Corporation
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(Securities Code: 8980)

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Notice concerning Partial Repayment of Debt Principal

LCP Investment Corporation (the “Investment Corporation”) announced today its partial payment of debt principal of its Term Loan (“Term Loan”) which was disclosed in the press release titled the “Notice concerning Debt Financing” dated March 26, 2007.

1, Regarding Repayment

- | | |
|-----------------------------------------------|----------------------------|
| (i) Lender | : UBS Securities Japan Ltd |
| (ii) Repayment Amount | : ¥200,000,000 |
| (iii) Outstanding Borrowing after the Payment | : ¥25,600,000,000 |
| (iv) Repayment Date | : August 27, 2007 |

2, Rationale

According to the Loan Agreement concluded with the aforementioned lender as of March 28, 2007, the repayment amount shown above among the total amount of the Term Loan shall be repaid by March 30, 2008.

3, Repayment Fund

Fund in hand was used for such repayment.

- * 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.

[Reference] Status of Outstanding Borrowing after Partial Repayment

(Unit: JPY)

	Before Repayment	After Repayment	Variances
Term Loan	46,590,743,475	46,390,743,475	(200,000,000)
Credit Loan	11,424,300,281	11,424,300,281	0
Outstanding of Borrowing (Total)	58,015,043,756	57,815,043,756	(200,000,000)