

October 5, 2007

For Immediate Release

LCP Investment Corporation
Nihon-bashi Nishikawa Bldg.
1-5-3 Nihon-bashi, Chuo-ku, Tokyo
Masayoshi Takahashi: Executive Officer
(Securities Code: 8980)

The LCP REIT Advisors Co., Ltd.
Shunji Miyazaki: CEO and President
Inquiries:
Yuji Kubo
Director and Chief Financial Officer
TEL: +81-3-3272-7311

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 “Otsuka Centcore Building” which was disclosed in the press release titled the “Notice concerning Sale of Assets” dated September 28, 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 : ¥ 710,911,012
- (iii) Outstanding borrowing after the payment : ¥9,730,255,315
- (iv) Prepayment date : October 5, 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 : ¥ 704,674,951
- (iii) Outstanding borrowing after the payment : ¥9,644,902,197
- (iv) Prepayment date : October 5, 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 : ¥ 157,903,347
- (iii) Outstanding borrowing after the payment : ¥ 2,859,135,418
- (iv) Prepayment date : October 5, 2007

4, Second Individual Credit Loan

- (i) Lender : Aozora Bank, Ltd. (Agent) and The Tokyo Star Bank, Limited
- (ii) Prepayment amount : ¥ 158,390,703
- (iii) Outstanding borrowing after the payment : ¥ 2,867,959,911
- (iv) Prepayment date : October 5, 2007

5, Third Individual Credit Loan

- (i) Lender : Aozora Bank, Ltd. (Agent), Resona Bank, Limited and Sumitomo Mitsui Banking Corporation
- (ii) Prepayment amount : ¥ 153,517,143
- (iii) Outstanding borrowing after the payment : ¥ 2,779,714,990
- (iv) Prepayment date : October 5, 2007

6, Forth Individual Credit Loan

- (i) Lender : Aozora Bank, Ltd. (Agent) and The Tokyo Star Bank, Limited
- (ii) Prepayment amount : ¥ 128,104,641
- (iii) Outstanding borrowing after the payment : ¥ 2,319,574,128
- (iv) Prepayment date : October 5, 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	46,390,743,475	44,975,157,512	1,415,585,963
Credit Loan	11,424,300,281	10,826,384,447	597,915,834
Outstanding of Borrowing (Total)	57,815,043,756	55,801,541,959	2,013,501,797