

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED AUGUST 31, 2007
(From March 1, 2007 to August 31, 2007)

October 22, 2007

Name of Issuer of Real Estate Investment Trust:	LCP Investment Corporation
Stock Exchange:	Tokyo Stock Exchange
Code Number:	8980
URL:	http://www.lcp-reit.co.jp
Location of Head Office:	Tokyo
Inquiries to:	(Asset Management Company) LCP REIT Advisors Co., Ltd. Responsible Person: Yuji Kubo Title: Director, Financial Department Tel: +81-3-3272-7311
Date of Board Meeting for Settlement of Accounts:	October 22, 2007
Commencement Date of Payment of Dividends:	November 21, 2007 (Scheduled)

1. Performance for the Fiscal Period Ended August 31, 2007
(March 1, 2007 through August 31, 2007)

(Note: Amounts less than one million yen have been omitted)

(1) Operating Results

(Million Yen)

	Operating Revenue		Operating Income		Ordinary Income	
Fiscal Period Ended August 31, 2007	3,316	71.2%	1,744	74.5%	1,233	58.4%
Fiscal Period Ended February 28, 2007	1,936	105.0%	999	84.6%	778	126.0%

(Yen)

	Net Income		Net Income per Unit	Return on Unit Holders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
Fiscal Period Ended August 31, 2007	1,232	58.5 %	¥14,190	3.6%	1.5%	37.2%
Fiscal Period Ended February 28, 2007	777	126.9 %	¥13,116	2.9%	1.4%	40.2%

(Notes) Net income per unit is calculated utilizing the average number of investment units for the period.

The average number of investment units for the fiscal period ended August 31, 2007 was 86,854 units.

The average number of investment units for the fiscal period ended February 28, 2007 was 59,300 units.

(2) Distributions (Total Distribution: Amounts less than one million yen have been omitted)

	Distribution Per Unit (Yen)	Total Distributions (million yen)	Distribution in Excess of Earnings per Unit (Yen)	Total Distributions In Excess of Earnings	Payout Ratio	Distribution Ratio to Unit holders' Equity
Fiscal Period Ended August 31, 2007	¥13,425	1,232	-	-	100.0%	3.0%
Fiscal Period Ended February 28, 2007	¥13,116	777	-	-	100.0%	2.9%

Note: The payout ratio is rounded off to the first decimal place.

(3) Financial Position (Million yen, unless otherwise stated)

	Total Assets	Total Unit Holders' Equity	Unit Holders' Equity to Total Assets	Unit Holders' Equity per Investment Unit (Yen)
Fiscal Period Ended August 31, 2007	102,182	41,555	40.7%	¥452,675
Fiscal Period Ended February 28, 2007	57,813	26,982	46.7%	¥455,011

Note: Shareholders' equity of August 31, 2007 is 41,555 million yen.

Shareholders' equity of February 28, 2007 is 26,982 million yen.

(4) Cashflow Results (Million yen, unless otherwise stated)

	Cash flow from operating activities	Cash flow from investing activities	Cash flow from Financing activities	Cash and cash equivalents at end of year
Fiscal Period Ended August 31, 2007	5,558	45,808	41,968	5,124
Fiscal Period Ended February 28, 2007	1,523	6,481	6,151	3,406

2. Forecast of Results for the Next Fiscal Period (September 1, 2007 through February 29, 2008)

(Million yen, unless otherwise stated)

	Operating Revenues	Ordinary Income	Net Income	Distribution per Unit (Yen)	Distribution in Excess of Earning per Unit (Yen)
Fiscal Period Ended February 29, 2008	3,682	1,424	1,423	¥15,500	¥ -

(Reference) Estimated net income per unit for the next fiscal period ending February 29, 2008: ¥15,500

3. Others

(1) Changes in accounting policies

Changes due to accounting standards : None

Other changes : None

(2) Investment units outstanding

Investment units outstanding (including units owned by PRI) at fiscal period-ends:

91,800 units as of August 31, 2007; 59,300 units as of February 28, 2007

Investment units owned by LCP at fiscal period-ends:

0 units as of August 31, 2007; 0 units as of February 28, 2007

(Note) Please refer to “Information per Unit” on page 18 with respect to the number of investment units used as the base to calculate the aforementioned “net income per investment unit.”

* Disclaimer regarding “Forecasts of Revenues and Earnings”

Forward-looking statements such as forecasts of revenues and earnings in this document are based on many sources including current information available to LCP’s management as well as the assumptions judged to be rational by management. These forward-looking statements are not guarantees of future performance and they involve risks and uncertainties. As a result of various factors, actual results may differ materially from those in the forward-looking statements. With respect to the assumptions underlying such forecasts, please refer to 2) Management policy and Operating Conditions (2) Operating Conditions.