

December 26, 2007

For Immediate Release

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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 and debt financing (“Third Individual Credit Loan”) announced on March 26, 2007 and debt financing (“Fourth Individual Credit Loan”) announced on May 18, 2007 and debt financing (“Fifth Individual Credit Loan”) announced on November 20, 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) Drawdown Date: May 25, 2006
- (iii) Balance: ¥9,730,255,315
- (iv) Interest Rate (Annualized): 1.37167%
- (v) Interest Period: From December 29, 2007 to March 31, 2008
- (vi) 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) 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) Drawdown Date: May 25, 2006
- (iii) Balance: ¥9,644,902,197
- (iv) Interest Rate (Annualized): 1.27167%
- (v) Interest Period: From December 29, 2007 to March 31, 2008
- (vi) 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, Third Individual Credit Loan

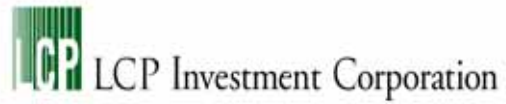
- (i) Lender : Aozora Bank, Ltd. (Agent), Resona Bank, Limited and Sumitomo Mitsui Banking Corporation
- (ii) Drawdown Date: March 29, 2007
- (iii) Balance: ¥2,779,714,990
- (iv) Interest Rate (Annualized): 1.37167%
- (v) Interest Period: From December 29, 2007 to March 28, 2008
- (vi) Repayment Date: March 28, 2008

4, Fourth Individual Credit Loan

- (i) Lender : Aozora Bank, Ltd. (Agent) and The Tokyo Star Bank, Limited
- (ii) Drawdown Date: May 22, 2007
- (iii) Balance: ¥2,319,574,128
- (iv) Interest Rate (Annualized): 1.37167%
- (v) Interest Period: From December 29, 2007 to March 31, 2007
- (vi) Repayment Date: May 21, 2008

5, Fifth Individual Credit Loan

- (i) Lender : Aozora Bank, Ltd. (Agent) and Resona Bank, Limited
- (ii) Drawdown Date: November 22, 2007
- (iii) Balance: ¥2,800,000,000
- (iv) Interest Rate (Annualized): 1.37167%
- (v) Interest Period: From December 29, 2007 to March 31, 2007
- (vi) Repayment Date: May 30, 2008



- * 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.