

October 22, 2007

For Immediate Release

REIT Issuer:
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(Securities Code: 8980)

Asset Management Company:
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Notice concerning Debt Financing

LCP Investment Corporation (the “Investment Corporation”) today announced that it has decided debt financing, the details of which are as follows.

1. Rationale

The proceed from the Individual Credit Loan below will be used for acquisition of beneficial interests in real estate trust (Big Tower Minami 3-Jo) as announced in the “Notice concerning Acquisition Assets” and the payment of the expenses related to the acquisition and the refinanced of Individual Credit Loan as announced in the “Notice concerning Debt Financing” as of October 27,2007.

2. Details of Debt Financing

<Term Loan>

- (i) Lender: GE Real Estate Corporation, Japan
 - (ii) Borrowing Amount: ¥ 4,200,000,000
 - (iii) Interest Rate: Fixed(*)
 - (iv) Scheduled Borrowing Date: October 26, 2007
 - (v) Debt Financing Method: Pursuant to the loan agreement scheduled to be executed.
 - (vi) Repayment: Principal repayment in full on maturity
 - (vii) Repayment Date: October 25, 2009
 - (viii) Collateral: Secured
- (*) The interest rate will be announced when it is determined.

3. Use of Funds

The proceed from the Individual Credit Loan will be used for acquisition of beneficial interests in real estate trust (Big Tower Minami 3-Jo) as announced in the “Notice concerning Acquisition Assets” as of and the payment of the expenses related to the acquisition and the refinancing of Individual Credit Loan as announced in the “Notice concerning Debt Financing” as of October 27,2007.

4. Transaction with Stakeholders

As of October 22, 2007, GE Real Estate Corporation, Japan do not fall under the category of a sponsor-related party (*) under self-regulation by the Asset Management Company, which is a measure to prevent conflicts of interest concerning asset management of the Investment Corporation. However, taking into consideration the third-party allotment of a considerable amount of investment units to the recipient, which belongs to the group company of General Electric Company in the United States, as is the case with the said seller the purchase price is determined through careful deliberation recognizing the seller as a party similar to sponsor-related parties from a standpoint to secure the fairness and transparency.

(*) Sponsor-related party means

(a) Party or person who corresponds to Related-Parties, etc. defined by the Law concerning Investment Trusts and Investment Corporation.

(b) (i) Special Purpose Company which entrusts its asset management to a party or a person corresponding to (b) above, (ii) Special Purpose Company shares in which are held by a party or a person corresponding to (b) above, or (iii) Special Purpose Company *Tokumei Kumiai Mochibun* (note) in which are held or a person corresponding to (b) above.

(Note) *Tokumei Kumiai Mochibun* means equity interests of capital contribution in undisclosed associations

* 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] Outstanding amount after borrowing

(Unit : JPY)

	Before	After	Balance
Term Loan	44,975,157,512	49,175,157,512	4,200,000,000
Credit Loan	10,826,384,447	7,967,249,029	2,859,135,418
Borrowing amount (Total)	55,801,541,959	57,142,406,541	1,340,864,582