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For Immediate Release

REIT Issuer:
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Notice concerning Completion of Asset Acquisition

LCP Investment Corporation (the 'Investment Corporation') today announced the completion of the asset acquisition described below as announced in the 'Notice concerning Acquisition of Assets' on September 28, 2007.

Property No.	Property Name	Use by category	Type of asset	Acquisition Price (million yen)
R-32	Big Tower Minami 3-Jo	Residential	Trust beneficiary right	2,870

Regarding the details of the aforementioned assets, please refer to the [Exhibit] and "Notice concerning Completion of Asset Acquisition" as of September 28, 2007.

* The underlined parts have been revised since the previous release.

* 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.

[Exhibit]

Property

No: R-32 Property Name: Big Tower Minami 3-Jo

Property Feature					
The property is a four-minute walk south of Bus Center station of the subway East-West line. It takes seven minutes from the nearest station to Sapporo Station of the subway North-South line via Odori station. It is a rental apartment with good access to the city center, mainly for single-person households and small-family households. It is expected to remain competitive because it is near the commercial districts (Odori area and the area in front of Sapporo Station) in the center of Sapporo and is conveniently located in terms of public transportation.					
Location	Address * 1	-			
	Land Number	15-1, 2-chome, Minami 3-Jo Higashi, Chuo-ku, Sapporo-shi, Hokkaido			
Land	Type of Ownership	Ownership right	Summary of Engineering Report (Unit:¥ in thousand)(*)		
	Use area	Commercial area	Investigation Company	Takenaka Corporation	
	Site area	1,590.7 m ²	Time of Investigation	October 2007	
	Floor area ratio	600%	Repairing cost	Urgent	-
	Bldg coverage ratio	80%		Within 1 year	-
Bldg	Type of Ownership	Ownership right	Average for 12 years	6.060	
	Usage (* 1)	Apartment	Earthquake PML Index	2.0%	
	Floor space (* 1)	12,157.5 m ²	Summary of Real Estate Appraisal Report (Unit:¥ in million)(*)		
	Structure · Number of Floor (* 1)	RC, 31F/B1F	Appraiser	Japan Real Estate Institute	
	Completion date	September, 2007	Appraisal Date	September 30,2007	
	Bldg Inspection Agency	Japan ERI Co.,Ltd	Appraisal Value		2,870
	Architect	Sato industrial Co., Ltd 1st class licensed architect office	Capitalization approach price		2,870
	Constructor	Sato industrial Co.,Ltd	Price calculated by the direct capitalization approach		2,870
Current Owner	Big Co.,Ltd		Gross income	218	
Previous Owner	-		Rental income	189	
Trustee	The Chuo Mitsui Trust and Banking Corporation		Other income	29	
Scheduled expiration date of trust term	October 31,2017		Gross expenses		53
P M Company	Big Service Co.,Ltd (Scheduled)		Maintenance management	12	
Master Lease Company	Big Service Co.,Ltd (Scheduled)		Water /Utility	3	
Type of Master Lease	Pass through (Scheduled)		Expense for commission of building management	7	
Lease Details (Unit:¥ in thousands)					
Investigation date	October 15,2007		Tax & public charge	19	
Total number of tenant	1 (Scheduled)		Damage insurance	1	
The number of leasable unit	179 units		Others	7	
The number of leased unit	122 units		Leasing advertisement	4	
Leasable floor area	8,661.2 m ²		NOI	165	
Floor area	5,754.6 m ²		Reserve for big-scale repairing expense	4	
Monthly rent (Assume no	17,494		NCF	161	
			Capitalization rate	5.6%	

