

February 22, 2008

**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: President and CEO  
Inquiries:  
Yuji Kubo  
Director and CFO  
TEL: +81-3-3272-7311

**Notice concerning Debt Financing (Determination of Interest Rate)**

LCP Investment Corporation (the “Investment Corporation”) today announced its determination of interest rate for the following interest period, regarding the term loan disclosed in the press release titled “Notice concerning Debt Financing” dated March 26, 2007.

**1, Term Loan**

(i) Lender:	Shinsei Trust & Banking Co.,Ltd
(ii) Drawdown Date:	March 30, 2007
(iii) Amount:	¥ 25,600,000,000
(iv) Interest Rate (p.a.):	1.89625%
(v) Interest Period:	From February 25, 2008 to May 25, 2008
(vi) Repayment Date:	March 30, 2010 (or the previous business day if such day is not a business day)

\* 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.