

March 19, 2008

For Immediate Release

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Notice concerning Partial Prepayment of Loans

The LCP Investment Corporation (the “Investment Corporation”) announced today that it made a partial prepayment of its loans, with the sale of “Valor Takinomizu”, which was disclosed in the press release on September 28, 2007 titled “Notice concerning Sale of Assets”, completed as of today.

<Details of Prepayment>

The details of the prepaid loans are as follows. For more information regarding the term loans, please refer to the press release on May 23, 2006 titled “Notice Concerning Debt Financing”. In terms of the credit loans, please refer to the press release on March 26, May 18 and November 20, 2007 titled “Notice Concerning Debt Financing”.

1. Term Loan A

- (1) Lender : Aozora Bank, Ltd. (Agent), Tokyo Marine & Nichido Fire Insurance Co., Ltd., Resona Bank, Limited, THE NISHI-NIPPON CITY BANK, LTD.
- (2) Prepayment amount : ¥588,121,597
- (3) Outstanding borrowings after the payment : ¥9,142,133,718
- (4) Prepayment date : March 19, 2008

2. Term Loan B

- (1) Lender : Aozora Bank, Ltd.(Agent), Shinsei Bank, Limited, The Musashino Bank, Ltd., The Chiba Bank, Ltd., The Chuo Mitsui Trust and Banking Company, Limited.
- (2) Prepayment amount : ¥582,962,636
- (3) Outstanding borrowings after the payment : ¥9,061,939,561
- (4) Prepayment date : March 19, 2008

3. Third Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd.(Agent), Resona Bank, Limited, Sumitomo Mitsui Banking Corporation
- (2) Prepayment amount : ¥134,370,394
- (3) Outstanding borrowings after the payment : ¥2,645,344,596
- (4) Prepayment date : March 19, 2008

4. Fourth Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd.(Agent), The Tokyo Star Bank, Limited
- (2) Prepayment amount : ¥112,127,355
- (3) Outstanding borrowings after the payment : ¥2,207,446,773
- (4) Prepayment date : March 19, 2008

5. Fifth Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd.(Agent), Resona Bank, Limited
- (2) Prepayment amount : ¥135,350,964
- (3) Outstanding borrowings after the payment : ¥2,664,649,036
- (4) Prepayment date : March 19, 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.

[Exhibit] Status of Outstanding Borrowings After the Prepayment

(JPY)

	Before the Prepayment	After the Prepayment	Balance
Term Loan	49,175,157,512	48,004,073,279	1,171,084,233
Credit Loan	7,899,289,118	7,517,440,405	381,848,713
Outstanding Borrowings (Total)	57,074,446,630	55,521,513,684	1,552,932,946