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For Immediate Release

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Notice concerning Debt Financing (Determination of Interest Rate)

LCP Investment Corporation (the “Investment Corporation”) today announced that the interest rates for the following interest periods have been determined as stated below, concerning the debt financing announced on May 23, 2006 (Term Loan A and B), May 18, 2007 (Fourth Individual Credit Loan) and November 20, 2007 (Fifth Individual Credit Loan).

1. Term Loan A

- (1) Lender: Aozora Bank Ltd.(Agent), Tokio Marine & Nichido Fire Insurance Co., Ltd., Resona Bank, Limited, THE NISHI-NIPPON CITY BANK, Ltd.
- (2) Borrowing date: May 25, 2006
- (3) Outstanding borrowing: ¥9,142,133,718
- (4) Interest rate (p.a.): 1.35917%
- (5) Interest period: From April 1, 2008 to June 30, 2008
- (6) Repayment date: May 25, 2009 (or the previous business day if the date falls on Saturday, Sunday or public holiday)

(Note) In accordance with the interest rate swap agreement with a notional principal amount of ¥5.7 billion executed as of May 23, 2006, the real interest rate concerning the said principal for the period ending on the Repayment date is 1.745% per annum.

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) Borrowing date: May 25, 2006
- (3) Outstanding borrowing: ¥9,061,939,561
- (4) Interest rate (p.a.): 1.22583%
- (5) Interest period: From April 1, 2008 to May 23, 2008
- (6) Repayment date: May 25, 2008 (or the previous business date if the date falls on Saturday, Sunday or public holiday)

(Note) In accordance with the interest rate swap agreement with a notional principal amount of ¥5.65 billion executed as of May 23, 2006, the real interest rate concerning the said principal for the period ending on the Repayment date is 1.370% per annum.

3. Fourth Individual Credit Loan

- (1) Lender: Aozora Bank Ltd. (Agent), The Tokyo Star Bank Ltd.
- (2) Borrowing date: May 22, 2007
- (3) Outstanding borrowing: ¥2,207,446,773
- (4) Interest rate (p.a.): 1.32583%
- (5) Interest period: From April 1, 2008 to May 21, 2008
- (6) Repayment date: May 21, 2008

4. Fifth Individual Credit Loan

- (1) Lender: Aozora Bank Ltd. (Agent), Resona Bank Ltd.
- (2) Borrowing date: November 22, 2007
- (3) Outstanding borrowing: ¥2,664,649,036
- (4) Interest rate (p.a.): 1.32583%
- (5) Interest period: From April 1, 2008 to May 30, 2008
- (6) 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.