

April 9, 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 Partial Prepayment of Loans

LCP Investment Corporation (the “Investment Corporation”) announced today that it has completed the partial prepayment of the loans in accordance with the sale of “Ueno Fujita Estate 1”, which was disclosed in the press release titled “Notice concerning Property Sale” on April 7, 2008.

<Details of Prepayment >

The details of the partial prepayment are stated as follows. For more information on the term loans, please refer to the press release “Notice concerning Debt Financing” on May 23, 2006. Concerning credit loans, please refer to “Notice concerning Debt Financing” on May 18, 2007, November 20, 2007 and March 24, 2008.

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) Prepayment amount : ¥500,039,358
- (3) Outstanding : ¥8,642,094,360
- (4) Prepayment date : April 9, 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 : ¥495,653,047
- (3) Outstanding : ¥8,566,286,514
- (4) Prepayment date : April 9, 2008

3. The 4th Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd.(Agent), The Tokyo Star Bank, Limited
- (2) Prepayment amount : ¥95,450,953
- (3) Outstanding : ¥2,111,995,820
- (4) Prepayment date : April 9, 2008

4. The 5th Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd.(Agent), Resona Bank, Limited
- (2) Prepayment amount : ¥115,220,577
- (3) Outstanding : ¥2,549,428,459
- (4) Prepayment date : April 9, 2008

5. The 6th Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd.(Agent)
- (2) Prepayment amount : ¥112,425,124
- (3) Outstanding : ¥2,487,574,876
- (4) Prepayment date : April 9, 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】 Outstanding after the prepayment

(JPY)

	Before the prepayment	After the prepayment	Balance
Term Loan	48,004,073,279	47,008,380,874	▲995,692,405
Credit Loan	7,472,095,809	7,148,999,155	▲323,096,654
Outstanding (Total)	55,476,169,088	54,157,380,029	▲1,318,789,059