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For Immediate Release

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Notice concerning Debt Financing

The LCP Investment Corporation (the “Investment Corporation”) today announced its decision to procure funds through the following loan.

1. Rationale

The Investment Corporation has decided to procure funds to pay its existing loan and relevant expenses, with the repayment date of the individual loan disclosed in the press release on March 26, 2007 titled “Notice concerning Debt Financing” approaching.

2. Details of Debt Financing (the sixth individual credit loan)

- (1) Lender: Aozora Bank, Ltd.(Agent)
- (2) Borrowing amount: 2.6 billion yen
- (3) Interest rate: Three-month JPY TIBOR + 0.5% (*)
- (4) Scheduled borrowing date: March 28, 2008
- (5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (the sixth individual loan)” executed with the financial institution described in (1) on March 26, 2008, in accordance with the Master Credit Loan Agreement as of May 23, 2006
- (6) Interest payment date: The last day of June, September or December falling after the above Scheduled borrowing date and (ii) the Repayment date of the individual credit loan (or the previous business day if the due date falls on a Saturday, Sunday or public holiday)
- (7) Term of repayment: Principal repayment in full on maturity
- (8) Repayment date: March 27, 2009
- (9) Collateral: Secured

- (*) The applied interest rate will be disclosed as soon as it is settled. Also, please be aware that the standard interest rate for the initial interest payment is four-month JPY TIBOR.

3. Use of Funds

The proceeds will be used to repay the existing individual loan, which was disclosed in the press release on March 26, 2007 titled “Notice concerning Debt Financing”, and its relevant expenses.

* 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.

[Reference] Outstanding after the borrowing

(JPY)

	Before the borrowing	After the borrowing	Balance
Term loan	48,004,073,279	48,004,073,279	0
Credit loan	7,517,440,405	7,472,095,809	▲45,344,596
Outstanding (total)	55,521,513,684	55,476,169,088	▲45,344,596

(*) This amount shows the outstanding after the repayment of the existing credit loan, which is scheduled to be executed on the same date as the aforementioned borrowing date.