

FINANCIAL REPORT FOR THE FISCAL PERIOD ENDED February 29, 2008
(From September 1, 2007 to February 29, 2008)

April 15, 2008

Name of Issuer of Real Estate Investment Trust:	LCP Investment Corporation
Stock Exchange:	Tokyo Stock Exchange
Code Number:	8980
URL:	http://www.lcp-reit.co.jp
Location of Head Office:	Tokyo
Inquiries to:	(Asset Management Company) LCP REIT Advisors Co., Ltd. Responsible Person: Yuji Kubo Title: Director, Financial Department Tel: +81-3-3272-7311
Date of Board Meeting for Settlement of Accounts:	April 15, 2008
Commencement Date of Payment of Dividends:	May 21, 2008 (Scheduled)

1. Performance for the Fiscal Period Ended February 29, 2008
(September 1, 2007 through February 29, 2008)

(Note: Amounts less than one million yen have been omitted)

(1) Operating Results

(Million Yen)

	Operating Revenue		Operating Income		Ordinary Income	
Fiscal Period Ended February 29, 2008	3,571	7.7%	1,986	13.9%	1,437	16.6%
Fiscal Period Ended August 31, 2007	3,316	71.2%	1,744	74.5%	1,233	58.4%

(Yen)

	Net Income		Net Income per Unit	Return on Unit Holders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
Fiscal Period Ended February 29, 2008	1,435	16.5%	¥15,637	3.4%	1.4%	40.3%
Fiscal Period Ended August 31, 2007	1,232	58.5 %	¥14,190	3.6%	1.5%	37.2%

(Notes) Net income per unit is calculated utilizing the average number of investment units for the period.

The average number of investment units for the fiscal period ended February 29, 2008 was 91,800 units.

The average number of investment units for the fiscal period ended August 31, 2007 was 86,854 units.

(2) Distributions

(Total Distribution: Amounts less than one million yen have been omitted)

	Distribution Per Unit (Yen)	Total Distributions (million yen)	Distribution in Excess of Earnings per Unit (Yen)	Total Distributions In Excess of Earnings	Payout Ratio	Distribution Ratio to Unit holders' Equity
Fiscal Period Ended February 29, 2008	¥15,637	1,435	—	—	100.0%	3.4%
Fiscal Period Ended August 31, 2007	¥13,425	1,232	—	—	100.0%	3.0%

Note: The payout ratio is rounded off to the first decimal place.

(3) Financial Position

(Million yen, unless otherwise stated)

	Total Assets	Total Unit Holders' Equity	Unit Holders' Equity to Total Assets	Unit Holders' Equity per Investment Unit (Yen)
Fiscal Period Ended February 29, 2008	101,516	41,758	41.1%	¥454,888
Fiscal Period Ended August 31, 2007	102,182	41,555	40.7%	¥452,675

Note: Shareholders' equity of February 29, 2008 is 41,758 million yen.

Shareholders' equity of August 31, 2007 is 41,555 million yen.

(4) Cashflow Results

(Million yen, unless otherwise stated)

	Cash flow from operating activities	Cash flow from investing activities	Cash flow from Financing activities	Cash and cash equivalents at end of year
Fiscal Period Ended February 29, 2008	5,079	△3,322	△1,972	4,909
Fiscal Period Ended August 31, 2007	5,558	△45,808	41,968	5,124

2. Forecast of Results for the Next Fiscal Period (March 1, 2008 through August 31, 2008)

(Million yen, unless otherwise stated)

	Operating Revenues	Ordinary Income	Net Income	Distribution per Unit (Yen)	Distribution in Excess of Earning per Unit (Yen)
Fiscal Period Ended August 31, 2008	3,368	1,021	1,020	¥11,100	¥—

(Reference) Estimated net income per unit for the next fiscal period ending August 31, 2008: ¥11,100

3. Others

(1) Changes in accounting policies

- ① Changes due to accounting standards : None
- ② Other changes : None

(2) Investment units outstanding

- ① Investment units outstanding (including units owned by PRI) at fiscal period-ends:
91,800 units as of February 29,2008; 91,800 units as of August 31,2007
- ② Investment units owned by LCP at fiscal period-ends:
0 units as of February 29,2008; 0 units as of August 31,2007