

May 23, 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 Debt Financing (Determination of Interest Rate)**

LCP Investment Corporation (the “Investment Corporation”) today announced that the interest rate for the following interest period has been determined as stated below, concerning the Term loan disclosed in the press release titled “Notice concerning Debt Financing” on March 26, 2007.

< Term Loan >

- (1) Lender: Shinsei Trust & Banking Co.,Ltd.
- (2) Borrowing date: March 30, 2007
- (3) Borrowing amount: 25.6 billion yen
- (4) Interest rate (p.a.): 1.91438%
- (5) Interest period: From May 26, 2008 to August 24, 2008
- (6) Repayment date: March 30, 2010 (or the previous business date if the Repayment date falls on Saturday, Sunday or public holiday)

\* 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.