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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 borrow funds through the following loans.

1. Rationale

The Investment Corporation has decided to borrow funds to repay the principal amount of Seventh Individual Credit Loan and Eighth Individual Credit Loan disclosed in the press release titled “Notice concerning Debt Financing” on May 19, 2008.

2. Details of Debt Financing

(A) Ninth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd. (Agent)
- (2) Borrowing amount: 2.1 billion yen
- (3) Interest rate: 1.86917% (Four-month JPY TIBOR + 1.00%)
- (4) Scheduled borrowing date: July 18, 2008
- (5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (Ninth Individual Credit Loan)” to be executed with the financial institution stated in (1) on July 16, 2008, in accordance with Master Credit Loan Agreement as of May 23, 2006
- (6) Interest payment date: Repayment date (or the previous business date 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: October 31, 2008
- (9) Collateral: Secured

(B) Tenth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd. (Agent)
- (2) Borrowing amount: 2.5 billion yen
- (3) Interest rate: Four-month JPY TIBOR + 1.00% (*)
- (4) Scheduled borrowing date: July 30, 2008
- (5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (“Tenth Individual Credit Loan)” to be executed with the financial institution stated in (1) on July 28, 2008, in accordance with Master Credit Loan Agreement as of May 23, 2006
- (6) Interest payment date: Repayment date (or the previous business date 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: October 31, 2008
- (9) Collateral: Secured

(*) The interest rate to be applied will be disclosed as soon as it is determined.

3. Use of Funds

(1) Use of Funds

The proceeds will be used to repay the principal amount of Seventh Individual Credit Loan and Eighth Individual Credit Loan announced in “Notice concerning Debt Financing” on May 19, 2008.

(2) Scheduled implementation

July, 2008

4. Outstanding after the borrowing

(JPY)

	Before the borrowing	After the borrowing	Balance
Term loan	45,842,094,360	45,842,094,360	0
Credit loan	7,087,574,876	7,087,574,876	0
Outstanding (total)	52,929,669,236	52,929,669,236	0

(*) The amounts stated in the columns of “After the borrowing” refer to the outstanding after the repayment of the existing credit loan which is scheduled to be executed on the same date as the borrowing.

* 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.