

July 22, 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 Change of Tenant

The LCP Investment Corporation (the “Investment Corporation”) announced today that it has received the notice of lease cancellation from TOSHIBA Socio System Support Corporation.

1. Tenant Overview

(1) Tenant name	: TOSHIBA Socio System Support Corporation
(2) Property name	: Shuwa Nishigotanda Building
(3) Total rented floor space by the tenant	: 1,671.5 square meters
(4) Percentage of (3) in the property’s rentable floor space	: 27.7% (as of June 30, 2008)
(5) Percentage of (3) in the total rentable floor space of all properties held by the Investment Corporation	: 1.1% (as of June 30, 2008)
(6) Scheduled date of cancellation	: January 18, 2009

(*1) The total rentable floor space of the property: 6,029.1 square meters

(*2) The total rentable floor space of all properties held by the Investment Corporation: 153,907.5 square meters

(*3) The details of the leasing terms (rent, key money etc) are not disclosed because of no consent of the tenant.

2. Outlook of Operating Status After the Cancellation

The lease cancellation will not affect the estimate of the operating status for the period ending August, 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.