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For Immediate Release

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Notice concerning Debt Financing and Partial Prepayment of Loans

LCP Investment Corporation (the “Investment Corporation”) today announced that it made the following decision concerning debt financing and partial prepayment of loans.

1. Debt Financing

(1) Rationale

The Investment Corporation has decided to borrow the following funds to refinance a part of Tenth Individual Credit Loan disclosed in the press release titled “Notice concerning Debt Financing” on July 16, 2008.

(2) Details of Debt Financing

Eleventh Individual Credit Loan

(1) Lender: Shinsei Bank, Limited

(2) Borrowing amount: 1.9 billion yen

(3) Interest rate: 1.78917% (Interest period: From September 30, 2008 to October 31, 2008) (Note)

(4) Scheduled borrowing date: September 30, 2008

(5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (Eleventh Individual Credit Loan)” to be executed with the financial institution stated in (1) on September 26, 2008, in accordance with the Master Credit Loan Agreement as of May 23, 2006

(6) Interest payment date: The initial payment date shall be the last day of October, 2008 and subsequent payment date at the last day of every month and the Repayment date of the Individual Credit Loan (or the previous business date if the date falls on a Saturday, Sunday or public holiday.)

(7) Term of repayment: Principal repayment in full on maturity

(8) Repayment date: February 27, 2009

(9) Collateral: Secured

(Note) The interest rate to be applied during the interest calculation period after the initial interest payment has not been determined yet. The interest rate to be applied during the interest calculation period after the initial interest payment is one-month JPY TIBOR plus 1.00%.

2. Details of Partial Prepayment of Loans

(1) Loans to be repaid: 2 billion yen out of 2.5 billion yen borrowed through Tenth Individual Credit Loan disclosed in “Notice concerning Debt Financing” on July 16, 2008

(2) Scheduled repayment date: September 30, 2008

(3) Repayment resource: The above loan and cash reserves

3. Scheduled Implementation

September, 2008

4. Outstanding After the Borrowing

(Unit: 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	6,987,574,876	▲100,000,000
Outstanding (total)	52,929,669,236	52,829,669,236	▲100,000,000

(Note) 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.