

For Translation Purposes Only

FINANCIAL REPORT FOR FISCAL PERIOD ENDED AUGUST 31, 2008
(March 1, 2008 through August 31, 2008)

October 16, 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:	October 16, 2008
Commencement Date of Payment of Dividends:	November 19, 2008 (Scheduled)

1. Performance for Fiscal Period Ended August 31, 2008 (March 1, 2008 through August 31, 2008)

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

(1) Operating Results

(Million yen, unless otherwise stated)

	Operating Revenue		Operating Income		Ordinary Income	
Fiscal Period Ended August 31, 2008	3,313	(△7.2%)	1,663	(△16.3%)	1,006	(△30.0%)
Fiscal Period Ended February 29, 2008	3,571	(7.7%)	1,986	(13.9%)	1,437	(16.6%)

	Net Income		Net Income per Unit (Yen)	Return on Unit Holders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
Fiscal Period Ended August 31, 2008	1,005	(△30.0%)	10,951	2.4%	1.0%	30.4%
Fiscal Period Ended February 29, 2008	1,435	(16.5%)	15,637	3.4%	1.4%	40.3%

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

The average number of investment units for the fiscal period ended August 31, 2008 was 91,800 units.

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

The information above is translated from the first page of the Japanese "Kessan Tanshin" report, dated April 15, 2008. LCP Investment Corporation makes no assurance or warranty with respect to the completeness or accuracy of this English translation. To guarantee complete and accurate information, please refer to the original report in Japanese.

(2) Distribution

	Distribution per Unit (Yen)	Total Distribution (Million yen)	Distribution in Excess of Earnings per Unit (Yen)	Total Distribution in Excess of Earnings (Million yen)	Payout Ratio	Distribution Ratio to Unitholders' Equity
Fiscal Period Ended August 31, 2008	10,951	1,005	0	0	100.0%	2.4%
Fiscal Period Ended February 29, 2008	15,637	1,435	0	0	100.0%	3.4%

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 August 31, 2008	96,891	41,328	42.7%	450,201
Fiscal Period Ended February 29, 2008	101,516	41,758	41.1%	454,888

Note: Shareholders' equity as of August 31, 2008 is 41,328 million yen.

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

(4) Cash Flow 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 Fiscal Period
Fiscal Period Ended August 31, 2008	5,757	△186	△5,578	4,902
Fiscal Period Ended February 29, 2008	5,079	△3,322	△1,972	4,909

2. Forecast of Results for Next Fiscal Period (September 1, 2008 through February 28, 2009)

(Million yen, unless otherwise stated)

	Operating Revenue	Operating Income	Ordinary Income	Net Income	Distribution per Unit (Yen)	Distribution in Excess of Earnings per Unit (Yen)
Fiscal Period Ending February 28, 2009	2,892 (△12.7%)	1,236 (△25.7%)	547 (△45.6%)	546 (△45.6%)	5,900	0

(Reference) Estimated net income per unit for the next fiscal period ending February 28, 2009: ¥5,900

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3. Others

(1) Changes in accounting policies

(i) Changes due to accounting standards : None

(ii) Other changes : None

(2) Investment units outstanding

(i) Investment units outstanding (including units owned by PRI) at fiscal period-ends:

91,800 units as of August 31, 2008; 91,800 units as of February 29, 2008

(ii) Investment units owned by LCP at fiscal period-ends:

0 unit as of August 31, 2008; 0 unit as of February 29, 2008