

October 28, 2008

For Immediate Release

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Notice concerning Debt Financing

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 the following loans to repay Ninth Individual Credit Loan and Tenth Individual Credit Loan disclosed in the press release “Notice concerning Debt Financing” on July 16, 2008. (Concerning Tenth Individual Credit Loan, however, a part of the principal amount has already been repaid as disclosed in “Notice concerning Debt Financing and Partial Prepayment of Loans” on September 26, 2008.)

2. Details of Debt Financing**(A) Twelfth Individual Credit Loan**

- (1) Lender: Aozora Bank, Ltd.
- (2) Borrowing amount: 2.1 billion yen
- (3) Interest rate: Three-month JPY TIBOR + 1.0% (Note)
- (4) Scheduled borrowing date: October 31, 2008
- (5) Term of borrowing: Pursuant to the “Investment Credit Loan Agreement (Twelfth Individual Credit Loan)” to be executed with the financial institution stated in (1) on October 29, 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 date falls on a Saturday, Sunday or public holiday)
- (7) Term of repayment: Principal repayment in full on maturity
- (8) Repayment date: January 30, 2009
- (9) Collateral: Secured

(B) Thirteenth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd.
- (2) Borrowing amount: 500 million yen
- (3) Interest rate: Three-month JPY TIBOR + 1.0% (Note)
- (4) Scheduled borrowing date: October 31, 2008
- (5) Term of borrowing: Pursuant to the “Investment Credit Loan Agreement (Thirteenth Individual Credit Loan)” to be executed with the financial institution stated in (1) on October 29, 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 date falls on a Saturday, Sunday or public holiday)
- (7) Term of repayment: Principal repayment in full on maturity
- (8) Repayment date: January 30, 2009
- (9) Collateral: Secured

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

3. Scheduled implementation
October, 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	6,987,574,876	6,987,574,876	0
Outstanding (total)	52,829,669,236	52,829,669,236	0

(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.