

For Translation Purposes Only

November 26, 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 Debt Financing (Determination of Interest Rate)

LCP Investment Corporation (the “Investment Corporation”) today announced that the interest rate for the following interest period has been determined as stated below, concerning the debt financing disclosed on September 26, 2008 (Eleventh Individual Credit Loan).

<Eleventh Individual Credit Loan>

- (1) Lender: Shinsei Bank, Limited
- (2) Borrowing date: September 30, 2008
- (3) Borrowing amount: 1.9 billion yen
- (4) Interest rate (p.a.): 1.66250 %
- (5) Interest period: From November 29, 2008 to December 30, 2008
- (6) Repayment date: February 27, 2009

* 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.