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For Immediate Release

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Notice concerning Change of Tenant

LCP Investment Corporation (the “Investment Corporation”) announced today that it has received the notice of lease cancellation from its major tenant as follows.

1. Tenant Overview

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|---|----------------------------------|
| (1) Tenant name | : Nestle Japan Limited |
| (2) Property name | : Shuwa Nishi Gotanda Building |
| (3) Total rented floor space by the tenant | : 2,568.5 square meters |
| (4) Percentage of (3) in the property’s rentable floor space (note 1) | : 42.6% (as of October 31, 2008) |
| (5) Percentage of (3) in the total rentable floor space of all properties held by the Investment Corporation (Note 2) | : 1.7% (as of October 31, 2008) |
| (6) Cancellation date | : May 28, 2009 |

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

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

(Note 3) The details of the leasing terms (rents, key money etc.) are not stated as the tenant did not consent to disclose the information.

2. Outlook of Operating Status After the Cancellation

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