

December 11, 2008

For Immediate Release

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Notice concerning Credit Rating Change

LCP Investment Corporation (the “Investment Corporation”) today announced that it received the announcement from Rating and Investment Information, Inc. (“R&I”) on December 11, 2008 that the credit rating of the Investment Corporation was changed as follows.

1. Details of the Change

(Before the change)

Issuer	Type of Credit Rating	Credit Rating	Credit Rating Outlook
R&I	Issuer Credit Rating	BBB	Negative

(After the change)

Issuer	Type of Credit Rating	Credit Rating	Credit Rating Outlook
R&I	Issuer Credit Rating	<u>BB+</u>	Negative

For more information regarding the above credit rating such as its definition, please contact R&I directly or visit its website below.

[Reference]

R&I Website: <http://www.r-i.co.jp/>

2. Perspective of the Investment Corporation and the asset management company

According to the announcement of R&I, the rationale for the above rating change was as follows:

- (1) A lack of a definite main bank and little ties with mega banks and trust banks
- (2) Slightly high ratios of interest-bearing debt and short-term debt
- (3) Large decline of the salability of residential properties
- (4) 7 billion yen loans in total which will mature from January to March, 2009

The following is the perspective of the Investment Corporation and the asset management company concerning the above rationale.

The Investment Corporation refinanced individual credit loans from major banks in September and October, 2008 and has maintained a close relationship with financial institutions. Also, it has already commenced to prepare for the refinancing of loans which will mature from January to March, 2009.

The Investment Corporation believes that the large decline of the salability of residential properties is making an impact not only on the Investment Corporation but also on the entire real estate finance market. The Investment Corporation will continue to strive to increase the financial health of the company by conducting portfolio re-balancing and property sale, aiming at future asset downsizing.

3. Future Plans of the Investment Corporation

The Investment Corporation got the credit rating since it planned to increase long-term fixed interest rate loans by issuing investment corporation funds in the future. As of today, however, the Investment

Corporation has not issued any investment corporation bond. Furthermore, it understands that the current financial market environment does not allow it to issue the investment corporation bond any time soon.

Given the above factors, the Investment Corporation is now reviewing the necessity to maintain the credit rating.

4. Effect on the Investment Status

There will be no change in the outlook of the investment status for the period ending February, 2009 (from September 1, 2008 to February 28, 2009) due to the above matter.

* 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.