

December 26, 2008

For Immediate Release

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Notice concerning Debt Financing (Determination of Interest Rate)

LCP Investment Corporation (the "Investment Corporation") today announced that the interest rates for the following interest periods have been determined as stated below, concerning the debt financing disclosed on May 23, 2006 (Term Loan A), May 19, 2008 (Term Loan C and Term Loan D), March 24, 2008 (Sixth Individual Credit Loan) and September 26, 2008 (Eleventh Individual Credit Loan).

1. Term Loan A

- (1) Lender: Aozora Bank, Ltd. (Agent), Tokio Marine & Nichido Fire Insurance Co., Ltd., Resona Bank, Limited, THE NISHI-NIPPON CITY BANK, LTD.
- (2) Borrowing date: May 25, 2006
- (3) Borrowing amount: 8,642,094,360 yen
- (4) Interest rate (p.a.): 1.25167%
- (5) Interest period: From December 31, 2008 to March 31, 2009
- (6) Repayment date: May 25, 2009

(Note) In accordance with the interest rate swap agreement with a notional principal amount of ¥5.7 billion executed as of May 23, 2006, the real interest rate concerning the said principal for the period ending on the Repayment date is 1.745% per annum.

2. Term Loan C

- (1) Lender: Aozora Bank, Ltd. (Agent)
- (2) Borrowing date: May 23, 2008
- (3) Borrowing amount: 4,200,000,000 yen
- (4) Interest rate (p.a.): 2.05167%
- (5) Interest period: From December 31, 2008 to March 31, 2009
- (6) Repayment date: November 24, 2009

3. Term Loan D

- (1) Lender: The Musashino Bank, Ltd., Shinsei Bank, Limited, The Chuo Mitsui Trust and Banking Company, Limited.
- (2) Borrowing date: May 23, 2008
- (3) Borrowing amount: 3,200,000,000 yen
- (4) Interest rate (p.a.): 1.75167%
- (5) Interest period: From December 31, 2008 to March 31, 2009
- (6) Repayment date: May 25, 2009

4. Sixth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd. (Agent)
- (2) Borrowing date: March 28, 2008
- (3) Borrowing amount: 2,487,574,876 yen
- (4) Interest rate (p.a.): 1.25167%
- (5) Interest period: From December 31, 2008 to March 27, 2009
- (6) Repayment date: March 27, 2009

5. Eleventh Individual Credit Loan

- (1) Lender: Shinsei Bank, Limited
- (2) Borrowing date: September 30, 2008
- (3) Borrowing amount: 1,900,000,000 yen
- (4) Interest rate (p.a.): 1.70333%
- (5) Interest period: From December 31, 2008 to January 30, 2009
- (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.