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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 Revised Forecast of Financial Results for Fiscal Period Ending
 February 28, 2009 (Sixth Fiscal Period)**

LCP Investment Corporation (the “Investment Corporation”) made the following revision to the forecast of financial results for the fiscal period ending February, 2009 (from September 1, 2008 to February 28, 2009) disclosed on October 16, 2008.

1. Revisions to the forecast of financial results for the fiscal period ending February, 2009 (from September 1, 2008 to February 28, 2009)

	Operating income (million yen)	Operating profit (million yen)	Ordinary profit (million yen)	Net profit (million yen)	Distribution per unit (excluding distribution in excess of earnings per unit)	Distribution in excess of earnings per unit
Previous forecast (Note 1) (A)	2,892	1,236	547	546	5,900 yen	0 yen
Revised forecast (B)	2,608	1,012	312	311	3,300 yen	0 yen
Difference (B) – (A)	▲283	▲223	▲234	▲234	▲2,600 yen	0 yen
Ratio of increase/decrease	▲9.8%	▲18.1%	▲42.8%	▲42.9%	▲44.1%	—

(Note 1) The previous forecast was disclosed on October 16, 2008.

(Note 2) The actual results may vary as the above forecast has been made based on the current operating status. Please be aware that the forecast does not guarantee the amount of distributions to be paid.

(Note 3) The above forecast may be further revised if a substantial discrepancy is expected to arise.

(Note 4) The amount too small to be listed is rounded down and the percentage is rounded off to the first decimal place.

2. Rationale for the Revision

The Investment Corporation made the above revision to the forecast of financial results for the fiscal period ending February 28, 2009 based on the operation status as of today (December 26, 2008), given the fact that the loss on sale would arise from the property sale disclosed in the press release “Notice concerning Property Sale” on December 26, 2008.

* 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.