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**For Immediate Release**

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**Notice concerning Property Sale**

LCP Investment Corporation (the “Investment Corporation”) today announced its decision to sell the following property.

Property Number	Property Name	Use	Type of Asset	Scheduled Sale Price (Million Yen)
R-15	Cosmos Nishiojima Grand Stage	Residential Property	Trust Beneficiary Right	710

(\*) The scheduled sale price does not include selling costs, fixed asset taxes, city planning taxes or consumption taxes and is rounded off to the nearest million yen.

Hereinafter the same shall apply.

1. Details of Sale

- (1) Property name: Cosmos Nishiojima Grand Stage
- (2) Use: Residential property
- (3) Scheduled sale price: 710 million yen
- (4) Sale agreement date: December 26, 2008
- (5) Scheduled sale date: January 20, 2009
- (6) Scheduled buyer (\*): Star Mica Co., Ltd.
- (7) Type of asset: Trust beneficiary right
- (8) Trustee: Mitsubishi UFJ Trust and Banking Corporation
- (9) Trust expiration date: January 31, 2026
- (10) Acquisition date of the property: May 25, 2006
- (11) Book value: 934 million yen (as of the end of August, 2008)
- (12) Balance between the Scheduled sale price and Book value: ▲ 224 million yen

(\*) Please refer to the following column of “4. Profile of Scheduled Buyer”.

2. Rationale

Given the severe financial and J-REIT market environment, the Investment Corporation needs to improve its financial status by reviewing its portfolio structure and portfolio policy and reducing interest-bearing debts through fund raising by selling properties etc. in order to maintain and reinforce its financial structure which contributes to the future stability of asset management.

In terms of the property sale, the Investment Corporation made negotiations with a number of possible buyers and chose the company which presented an appropriate sale price. Although the Scheduled sale price is not higher than the latest book value or investigation price, the property sale does not have a significant negative impact on the portfolio and income of the Investment Corporation.

3. Details of Property Scheduled to be Sold

Please refer to “[Exhibit 1] Details of Property Scheduled to be Sold”.

4. Profile of Scheduled Buyer

Company name	Star Mica Co., Ltd.
Location	2-17-22, Akasaka, Minato-ku, Tokyo
Representative	President and CEO Masashi Mizunaga
Capital	2,923 million yen
Shareholders (*)	Office Ogi Co., Ltd. Morgan Stanley and Company Inc. Jupiter Investment Ltd.
Main business	Liquidation business of condominiums Investment business Advisory business
Relationship with the Investment Corporation or the asset management company	Not applicable

(\*) The information is based on the semiannual report of Star Mica Co., Ltd. disclosed on May 31, 2008.

5. Brokerage

As a broker of the above property, Tozai Asset Management Co., Ltd. brokers transactions between the Investment Corporation and the Scheduled buyer. Tozai Asset Management Co., Ltd. does not fall under the category of a sponsor-related party under the self-regulation set by the asset management company, which is a measure to avoid conflicts of interest concerning asset management of the Investment Corporation. The brokerage fee concerning the property sale is not disclosed since the broker has not allowed the Investment Corporation to release the information.

6. Terms of Payment

A lump-sum payment is scheduled to be made on the aforementioned Scheduled sale date.

7. Future Outlook

In terms of the impact on the business results for the period ending February, 2009 (from September 1, 2008 to February 28, 2009) caused by the above property sale, please refer to the press release titled “Notice concerning Revised Forecast of Financial Results for Fiscal Period Ending February 28, 2009 (6<sup>th</sup> Fiscal Period)” to be disclosed today.

\* 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.

**[Exhibit 1] Details of Property Scheduled to be Sold**

(as of August 31, 2008)

Property Number: R-15 Property Name: Cosmos Nishiojima Grand Stage

Property Feature							
The property is a condominium located at 8 minutes walk south east from Nishiojima st. on Toei Subway Shinjuku Line. (The Investment Corporation owns and leases 37 units of the property.) Residences can easily get to city center by using Toei Subway Shinjuku Line from Nishiojima st., the nearest station. The surrounding area is fairly quiet as the property is situated one street away from bustling Meiji st. and faces a canal (Onagi-gawa) on the north side.							
Location	Address	3-5-20, 21, Kitasuna, Koto-ku, Tokyo					
	Land number	3-1, Kitasuna, Koto-ku, Tokyo					
Land	Type of ownership	Ownership right	Building	Type of ownership	Sectional ownership		
	Use	Semi-industrial area		Use	Residence		
	Area	6,777.7 square meters		Total floor area	20,663.9 square meters		
	Floor area ratio	300 %		Structure	SRC, 13F		
	Bldg to land ratio	70 %		Year of construction	February, 1996		
Existing owner	Hacchobori Investment Ltd.		Unit type	Number of units	Ratio based on the number of units		
PM company	Total Housing, Inc.		Compact	—	—		
Leasing Performance (thousand yen)			Spacious	37	100%		
Date of investigation	August 31, 2008		Others	—	—		
Total number of tenants	1		Summary of Property Investigation Report (thousand yen)				
Rentable units	37		Investigator	Takenaka Corporation			
Rent units	33		Date of investigation	January, 2006			
Rentable area	2,455.8 square meters		Maintenance fee	Urgent	—		
Rent area	2,197.8 square meters			Within a year	100		
Monthly rent	5,556			Average costs for twelve years	26,047		
Deposit / bond	9,221		Earthquake PML	14.2%			
Occupancy rate (area basis)	89.5%		Summary of Real Estate Appraisal Report (million yen)				
Master lease company	Total Housing, Inc.		Appraiser	Tanizawa Sogo Appraisal Co.,Ltd			
Type of master lease	Pass-through master lease		Date of appraisal	August 31, 2008			
Profit and Loss (thousand yen)			Appraisal value	908			
5 <sup>th</sup> fiscal period			Capitalized value	908			
Investment period	From	March 1, 2008		Value in direct capitalization method	900		
	To	August 31, 2008			Gross income	71	
Investment days	184 days				Rent income	68	
Leasing income	37,475				Other income	3	
Rent income	35,807				Gross expenses	17	
	1,668				Net income (NOI)	54	
Leasing expenses	16,376				Net income (NCF)	53	
PM outsourcing	4,904				Cap rate	5.9%	
	2,140				Value in DCF method	912	
Taxes	—				Discount rate	6.1%	
Utilities	600				Terminal cap rate	6.2%	
Trust compensation	1,901				Acquisition price (million yen)	909	
Maintenance	78						
Insurance	—						
Land leasing fee	7						
Others	6,744						
Depreciation	21,098						
Leasing profit/loss	27,842						
NOI	200						
Capital expenditure	27,642						
NCF							
Note							
The planted zone along the east parking lot of the property is used as a motorcycle parking lot with a roof. Although the status is different from statements on "Notice on construction verification" or "certification of inspection", the building to land ratio and floor area ratio are in a range designated by legislations and do not cause any legal problem.							

(\*) Although the Investment Corporation owns less than 50% of the property, the above "area" refers to a total land area of the property and "total floor area" refers to a total floor area of the building. The ratio of the common space is 245,576 / 1,876,503 and the ratio of the total floor area owned by the Investment Corporation is 2,327.7 square meters (37 units / 274 units).

**[Exhibit 2] Portfolio After Acquisition of Aforementioned Property**

Use	Property No.	Property Name	Area	Acquisition Price	Investment Ratio		
				(million yen)	(%)		
OFFICE	O-1	New Edobashi Building	Greater Tokyo	8,770	10.0%		
	O-2	Shuwa Nishi Gotanda Building	Greater Tokyo	7,160	8.2%		
	O-3	Cross Square NAKANO	Greater Tokyo	1,038	1.2%		
	O-4	Ohki Aoba Building	Tohoku	847	1.0%		
Sub-total				17,815	20.3%		
RESIDENTIAL	R-1	City House Tokyo Shinbashi	Greater Tokyo	2,790	3.2%		
	R-3	Winbell Kagurazaka	Greater Tokyo	3,690	4.2%		
	R-4	Nishiwaseda Crescent Mansion	Greater Tokyo	2,190	2.5%		
	R-5	Lexington Square Akebonobashi	Greater Tokyo	1,600	1.8%		
	R-6	Montserrat Yotsuya	Greater Tokyo	557	0.6%		
	R-7	Casa Eremitaggio	Greater Tokyo	1,240	1.4%		
	R-9	Lexington Square Shimokitazawa	Greater Tokyo	2,700	3.1%		
	R-10	Homest Ikejiri	Greater Tokyo	806	0.9%		
	R-11	Towa City Coop Shin-otsuka II	Greater Tokyo	937	1.1%		
	R-12	Towa City Coop Asukayama-Koen	Greater Tokyo	529	0.6%		
	R-13	Bichsel Musashiseki	Greater Tokyo	703	0.8%		
	R-14	Lexel Mansion Ueno Matsugaya	Greater Tokyo	1,130	1.3%		
	R-16	Towa City Coop Sengencho	Greater Tokyo	1,240	1.4%		
	R-17	Royal Park Omachi	Tohoku	564	0.6%		
	R-18	Lexington Square Haginomachi	Tohoku	411	0.5%		
	R-19	Visconti Kakuozan	Chubu	397	0.5%		
	R-20	Lexington Square Kitahorie	Kansai	596	0.7%		
	R-21	Lexington Square Shinmachi	Kansai	421	0.5%		
	R-22	Luna Court Tsukamoto	Kansai	632	0.7%		
	R-23	Lexington Square Fushimi	Chubu	2,990	3.4%		
	R-24	Lexington Square Daitabashi	Greater Tokyo	1,019	1.2%		
	R-25	Lexington Square Honjo-Azumabashi	Greater Tokyo	525	0.6%		
	R-26	AMS TOWER Minami 6-Jo	Hokkaido	1,400	1.6%		
	R-27	Lexington Square Shirokane Takanawa	Greater Tokyo	7,660	8.7%		
	R-28	Spacia Ebisu	Greater Tokyo	9,140	10.4%		
	R-29	The Palms Yoyogi Uehara Cosmo Terrace	Greater Tokyo	1,780	2.0%		
	R-30	Sun Terrace Yoyogi Uehara	Greater Tokyo	1,570	1.8%		
	R-31	Lexington Square Shinjuku Gyoen	Greater Tokyo	1,390	1.6%		
	R-32	BIG TOWER Minami 3-Jo	Hokkaido	2,870	3.3%		
	Sub-total				53,477	61.1%	
	OTHERS	Retail	T-1	Lexington Plaza Hachiman	Tohoku	4,760	5.4%
		Retail	T-2	Loc Town Sukagawa	Tohoku	2,563	2.9%
Hotel		T-3	Lexington Plaza Hiroshima Otemachi	Chubu Shikoku	2,450	2.8%	
Senior		T-4	Bon Sejour Chitose Funabashi	Greater Tokyo	791	0.9%	
Senior		T-5	Bon Sejour Yotsugi	Greater Tokyo	765	0.9%	
Senior		T-6	Bon Sejour Hino	Greater Tokyo	699	0.8%	
Senior		T-7	Bon Sejour Musashi-Shinjo	Greater Tokyo	610	0.7%	
Senior		T-8	Bon Sejour Komaki	Chubu	1,940	2.2%	
Senior		T-9	Bon Sejour Hadano Shibusawa	Greater Tokyo	962	1.1%	
Senior		T-10	Bon Sejour Itami	Kansai	748	0.9%	
Sub-total				16,288	18.6%		
Total				87,580	100.0%		

(\*1) "Area" indicates six sub-areas consisting of prefectures shown below.

Hokkaido area: Hokkaido

Tohoku area: Aomori, Miyagi, Akita, Iwate, Yamagata, Fukushima

Greater Tokyo area: Tokyo, Kanagawa, Saitama, Chiba

Chubu area: Shizuoka, Nagano, Aichi, Niigata, Fukui, Ishikawa, Toyama, Mie, Gifu

Kansai area: Kyoto, Osaka, Hyogo, Shiga, Nara, Wakayama

Chugoku/Shikoku area: Hiroshima, Okayama, Yamaguchi, Tottori, Shimane, Ehime, Kagawa, Kochi, Tokushima

(\*2) "Acquisition Price" indicates the sale price provided in the Transfer Agreement with precedent condition (excluding consumption tax, etc.) The amount is rounded off to the nearest million yen.

(\*3) "Investment Ratio" indicates the ratio of respective acquisition prices in the acquisition price in total. The percentage is rounded off to the nearest tenth.