

For Immediate Release

LCP Investment Corporation
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Notice concerning Partial Prepayment of Loans

LCP Investment Corporation (the “Investment Corporation”) announced today that it made a partial prepayment of its loans in relation to the sale of “Cosmos Nishiojima Grand Stage” disclosed in the press release titled “Notice concerning Property Sale” on December 26, 2008.

1 . Details of the Prepayment

The details of the loans to be repaid are as follows. For more information please refer to the press release titled “Notice concerning Debt Financing” on May 23, 2006 concerning Term Loan A, “Notice concerning Debt Financing ” on May 19, 2008 concerning Term Loan C and D and “Notice concerning Debt Financing” on March 24, 2008, “Notice concerning Debt Financing and Partial Prepayment of Loans” on September 26, 2008 and “Notice concerning Debt Financing” on October 28, 2008 concerning Sixth, Eleventh, Twelfth and Thirteenth 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) Prepayment amount | : 243,373,385 yen |
| (3) Outstanding | : 8,398,720,975 yen |
| (4) Prepayment date | : January 20, 2009 |

2. Term Loan C

- | | |
|-----------------------|-----------------------------|
| (1) Lender | : Aozora Bank, Ltd. (Agent) |
| (2) Prepayment amount | : 118,277,835 yen |
| (3) Outstanding | : 4,081,722,165 yen |
| (4) Prepayment date | : January 20, 2009 |

3. Term Loan D

- | | |
|-----------------------|--|
| (1) Lender | : The Musashino Bank, Ltd., Shinsei Bank, Limited, The Chuo Mitsui Trust and Banking Company, Limited |
| (2) Prepayment amount | : 90,116,446 yen |
| (3) Outstanding | : 3,109,883,554 yen |
| (4) Prepayment date | : January 20, 2009 |

4. Sixth Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd. (Agent)
 (2) Prepayment amount : 55,547,626 yen
 (3) Outstanding : 2,432,027,250 yen
 (4) Prepayment date : January 20, 2009

5. Eleventh Individual Credit Loan

- (1) Lender : Shinsei Bank, Limited
 (2) Prepayment amount : 42,427,060 yen
 (3) Outstanding : 1,857,572,940 yen
 (4) Prepayment date : January 20, 2009

6. Twelfth Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd. (Agent)
 (2) Prepayment amount : 46,893,067 yen
 (3) Outstanding : 2,053,106,933 yen
 (4) Prepayment date : January 20, 2009

7. Thirteenth Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd. (Agent)
 (2) Prepayment amount : 11,165,015 yen
 (3) Outstanding : 488,834,985 yen
 (4) Prepayment date : January 20, 2009

2. Outstanding After the Prepayment

(Unit: Yen)

| | Before the Prepayment | After the Prepayment | Balance |
|---------------------|-----------------------|----------------------|--------------|
| Term Loan | 45,842,094,360 | 45,390,326,694 | ▲451,767,666 |
| Credit Loan | 6,987,574,876 | 6,831,542,108 | ▲156,032,768 |
| Outstanding (total) | 52,829,669,236 | 52,221,868,802 | ▲607,800,434 |

* 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>

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