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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 Completion of Property Sale (Cosmos Nishiojima Grand Stage)

The LCP Investment Corporation (the “Investment Corporation”) announced today that it completed the sale of the property, “Cosmos Nishiojima Grand Stage”, disclosed in the press release “Notice concerning Property Sale” on December 26, 2008.

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

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

For more information regarding the aforementioned property sale, please refer to 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.