



January 27, 2009

For Immediate Release

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Notice concerning Debt Financing and Repayment

LCP Investment Corporation (the “Investment Corporation”) announced today that it made the following decision concerning debt financing.

1. Rationale

The Investment Corporation has decided to borrow the following loans to repay Twelfth Individual Credit Loan and Thirteenth Individual Credit Loan disclosed in the press release “Notice concerning Debt Financing” on October 28, 2008. (A part of the principal amount of Twelfth Individual Credit Loan and Thirteenth Individual Credit Loan has already been repaid as disclosed in “Notice concerning Partial Prepayment of Loans” on January 20, 2009.) The Investment Corporation has also used cash in hand for the repayment.

2. Details of Debt Financing

Fourteenth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd.
 - (2) Borrowing amount: 2.45 billion yen
 - (3) Interest rate: One-month JPY TIBOR + 1.0% (Note)
 - (4) Scheduled borrowing date: January 30, 2009
 - (5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (Fourteenth Individual Credit Loan)” to be executed with the financial institution stated in (1) on January 28, 2009 in accordance with Master Credit Loan Agreement as of May 23, 2006
 - (6) Interest payment date: Repayment date
 - (7) Term of repayment: Principal repayment in full on maturity
 - (8) Repayment date: February 27, 2009
 - (9) Collateral: Secured
- (Note) The interest rate to be applied will be disclosed as soon as it is determined.

3. Details of Repayment

Twelfth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd.
- (2) Repayment amount: 2,053,106,933 yen
- (3) Repayment date: January 30, 2009

Thirteenth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd.
- (2) Repayment amount: 488,834,985 yen
- (3) Repayment date: January 30, 2009

4. Scheduled Implementation

January, 2009

5. Outstanding After the Borrowing
(JPY)

	Before the Borrowing	After the Borrowing	Balance
Term loan	45,390,326,694	45,390,326,694	0
Credit loan	6,831,542,108	6,739,600,190	▲91,941,918
Outstanding (total)	52,221,868,802	52,129,926,884	▲91,941,918

(*) The amounts stated in the columns of “After the Borrowing” refer to the outstanding after the repayment of the existing credit loan which is scheduled to be executed on the same date as the borrowing.

* 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.