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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 and repayment.

1. Rationale

The Investment Corporation has decided to borrow the following loans to repay Eleventh Individual Credit Loan disclosed in the press release “Notice concerning Debt Financing and Partial Prepayment of Loans” on September 26, 2008 and Fourteenth Individual Credit Loan disclosed in the press release “Notice concerning Debt Financing and Repayment” on January 27, 2009. (A part of the principal amount of Eleventh 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 a part of the repayment.

2. Details of Debt Financing

(A) Fifteenth Individual Credit Loan

- (1) Lender: Shinsei Bank, Limited
- (2) Borrowing amount: 1,700,000,000 yen
- (3) Interest rate: One-month JPY TIBOR + 1.0% (Note)
- (4) Scheduled borrowing date: February 27, 2009
- (5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (Fifteenth Individual Credit Loan)” to be executed with the financial institution stated in (1) on February 25, 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: March 27, 2009
- (9) Collateral: Secured

(Note) The interest rate to be applied will be disclosed as soon as it is determined.

(B) Sixteenth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd.
- (2) Borrowing amount: 2,242,000,000 yen
- (3) Interest rate: One-month JPY TIBOR + 1.0% (Note)
- (4) Scheduled borrowing date: February 27, 2009
- (5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (Sixteenth Individual Credit Loan)” to be executed with the financial institution stated in (1) on February 25, 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: March 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

(A) Eleventh Individual Credit Loan

- (1) Lender: Shinsei Bank, Limited
- (2) Borrowing amount: 1,857,572,940 yen
- (3) Repayment date: February 27, 2009

(B) Fourteenth Individual Credit Loan

- (1) Lender: Aozora Bank, Ltd.
- (2) Borrowing amount: 2,450,000,000 yen
- (3) Repayment date: February 27, 2009

4. Scheduled Implementation

February, 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	6,739,600,190	6,374,027,250	▲365,572,940
Outstanding (Total)	52,129,926,884	51,764,353,944	▲365,572,940

(*) 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>
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