

February 25, 2009

**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 Debt Financing (Determination of Interest Rate)**

LCP Investment Corporation (the “Investment Corporation”) today announced that the interest rate for the following interest period has been determined as stated below, concerning the debt financing (Fifteenth Individual Credit Loan and Sixteenth Individual Credit Loan) disclosed on February 24, 2009.

**1. Fifteenth Individual Credit Loan**

- (1) Lender: Shinsei Bank, Limited
- (2) Borrowing date: February 27, 2009
- (3) Borrowing amount: 1,700,000,000 yen
- (4) Interest rate (p.a.): 1.39583%
- (5) Interest period: From February 27, 2009 to March 27, 2009
- (6) Repayment date: March 27, 2009

**2. Sixteenth Individual Credit Loan**

- (1) Lender: Aozora Bank, Ltd.
- (2) Borrowing date: February 27, 2009
- (3) Borrowing amount: 2,242,000,000 yen
- (4) Interest rate (p.a.): 1.39583%
- (5) Interest period: From February 27, 2009 to March 27, 2009
- (6) Repayment date: March 27, 2009

\* 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.