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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 Debt Financing (Determination of Interest Rate)

LCP Investment Corporation (the "Investment Corporation") today announced that the interest rates for the following interest periods have been determined as stated below, concerning the debt financing disclosed on May 23, 2006 (Term Loan A) and May 19, 2008 (Term Loan C and Term Loan D).

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) Borrowing date: May 25, 2006
- (3) Borrowing amount: 8,398,720,975 yen
- (4) Interest rate (p.a.): 1.11500%
- (5) Interest period: From April 1, 2009 to May 25, 2009
- (6) Repayment date: May 25, 2009

(Note) In accordance with the interest rate swap agreement with a notional principal amount of 5.7 billion yen executed as of May 23, 2006, the real interest rate concerning the said principal for the period ending on the Repayment date is 1.745% per annum.

2. Term Loan C

- (1) Lender: Aozora Bank, Ltd. (agent)
- (2) Borrowing date: May 23, 2008
- (3) Borrowing amount: 4,081,722,165 yen
- (4) Interest rate (p.a.): 1.96417%
- (5) Interest period: From April 1, 2009 to June 30, 2009
- (6) Repayment date: November 24, 2009

3. Term Loan D

- (1) Lender: The Musashino Bank, Ltd., Shinsei Bank, Limited, The Chuo Mitsui Trust and Banking Company, Limited.
- (2) Borrowing date: May 23, 2008
- (3) Borrowing amount: 3,109,883,554 yen
- (4) Interest rate (p.a.): 1.61500%
- (5) Interest period: From April 1, 2009 to May 25, 2009
- (6) Repayment date: May 25, 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.