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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 loan to refinance Eighteenth Individual Credit Loan disclosed in the press release “Notice concerning Debt Financing and Repayment” on March 25, 2009. The Investment Corporation has also used cash in hand for a part of the repayment.

2. Details of Debt Financing**Nineteenth Individual Credit Loan**

- (1) Lender: Shinsei Bank, Limited
 - (2) Borrowing amount: 1,350,000,000 yen
 - (3) Interest rate: One-month JPY TIBOR + 1.0% (Note)
 - (4) Scheduled borrowing date: April 27, 2009
 - (5) Term of borrowing: Pursuant to the “Individual Credit Loan Agreement (Nineteenth Individual Credit Loan)” to be executed with the financial institution stated in (1) on April 23, 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: May 25, 2009
 - (9) Collateral: Secured
- (Note) The interest rate to be applied will be disclosed as soon as it is determined.

3. Details of Repayment**Eighteenth Individual Credit Loan**

- (1) Lender: Shinsei Bank, Limited
- (2) Repayment amount: 1,540,000,000 yen
- (3) Repayment date: April 27, 2009

4. Scheduled Implementation

April, 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	6,214,000,000	6,024,000,000	▲190,000,000
Outstanding (Total)	51,604,326,694	51,414,326,694	▲190,000,000

(*) Amounts stated in the columns of “After the Borrowing” refer to 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.