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| For Translation Purposes Only |
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**FINANCIAL REPORT FOR FISCAL PERIOD ENDED February 28, 2009
(September 1, 2008 through February 28, 2009)**

April 15, 2009

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|---|---|
| Name of Issuer of Real Estate Investment Trust: | LCP Investment Corporation |
| Stock Exchange: | Tokyo Stock Exchange |
| Code Number: | 8980 |
| URL: | http://www.lcp-reit.co.jp |
| Location of Head Office: | Tokyo |
| Inquiries to: | (Asset Management Company) LCP REIT Advisors Co., Ltd. Responsible Person: Yuji Kubo Title: Director, Financial Department Tel: +81-3-3272-7311 |
| Date of Board Meeting for Settlement of Accounts: | April 15, 2009 |
| Commencement Date of Payment of Dividends: | May 22, 2009 (Scheduled) |

1. Performance for Fiscal Period Ended February 28, 2009 (September 1, 2008 through February 28, 2009)

(Note: Amounts less than one million yen have been omitted.)

(1) Operating Results

(Million yen, unless otherwise stated)

| | Operating Revenue | | Operating Income | | Ordinary Income | |
|--|-------------------|----------|------------------|----------|-----------------|----------|
| Fiscal Period Ended February 28, 2009 | 2,791 | (△15.8%) | 1,006 | (△39.5%) | 317 | (△68.4%) |
| Fiscal Period Ended August 31, 2008 | 3,313 | (△7.2%) | 1,663 | (△16.3%) | 1,006 | (△30.0%) |

| | Net Income | | Net Income per Unit (Yen) | Return on Unit Holders' Equity (ROE) | Ordinary Income to Total Assets | Ordinary Income to Operating Revenues |
|--|------------|----------|---------------------------------|--|---------------------------------------|--|
| Fiscal Period Ended February 28, 2009 | 316 | (△68.5%) | 3,448 | 0.8% | 0.3% | 11.4% |
| Fiscal Period Ended August 31, 2008 | 1,005 | (△30.0%) | 10,951 | 2.4% | 1.0% | 30.4% |

(Notes) Net income per unit is calculated by utilizing the average number of investment units for the period.

The average number of investment units for the fiscal period ended February 28, 2009 was 91,800 units.

The average number of investment units for the fiscal period ended August 31, 2008 was 91,800 units.

(2) Distribution

| | Distribution per Unit (Yen) | Total Distribution (Million yen) | Distribution in Excess of Earnings per Unit (Yen) | Total Distribution in Excess of Earnings (Million yen) | Payout Ratio | Distribution Ratio to Unitholders' Equity |
|---------------------------------------|-----------------------------|----------------------------------|---|--|--------------|---|
| Fiscal Period Ended February 28, 2009 | 3,448 | 316 | 0 | 0 | 100.0% | 0.8% |
| Fiscal Period Ended August 31, 2008 | 10,951 | 1,005 | 0 | 0 | 100.0% | 2.4% |

Note: The payout ratio is rounded off to the first decimal place.

(3) Financial Position

(Million yen, unless otherwise stated)

| | Total Assets | Total Unit Holders' Equity | Unit Holders' Equity to Total Assets | Unit Holders' Equity per Investment Unit (Yen) |
|---------------------------------------|--------------|----------------------------|--------------------------------------|--|
| Fiscal Period Ended February 28, 2009 | 94,835 | 40,639 | 42.9% | 442,698 |
| Fiscal Period Ended August 31, 2008 | 96,891 | 41,328 | 42.7% | 450,201 |

Note: Shareholders' equity as of February 28, 2009 is 40,639 million yen.

Shareholders' equity as of August 31, 2008 is 41,328 million yen.

(4) Cash Flow Results

(Million yen, unless otherwise stated)

| | Cash Flow From Operating Activities | Cash Flow From Investing Activities | Cash Flow From Financing Activities | Cash and Cash Equivalents at End of Fiscal Period |
|---------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Fiscal Period Ended February 28, 2009 | 1,709 | △51 | △2,169 | 4,391 |
| Fiscal Period Ended August 31, 2008 | 5,757 | △186 | △5,578 | 4,902 |

2. Forecast of Results for Next Fiscal Period (March 1, 2009 through August 31, 2009)

(Million yen, unless otherwise stated)

| | Operating Revenue | Operating Income | Ordinary Income | Net Income | Distribution per Unit (Yen) | Distribution in Excess of Earnings per Unit (Yen) |
|--------------------------------------|-------------------|------------------|-----------------|------------|-----------------------------|---|
| Fiscal Period Ending August 31, 2009 | 2,676 (△4.1%) | 1,101 (9.5%) | 325 (2.5%) | 324 (2.5%) | 3,500 | 0 |

(Reference) Estimated net income per unit for the next fiscal period ending August 31, 2009: 3,500 yen

3. Others
(1) Changes in accounting policies

(i) Changes due to accounting standards : Yes

(ii) Other changes : None

(2) Investment units outstanding

(i) Investment units outstanding (including units owned by PRI) at fiscal period-ends:

91,800 units as of February 28, 2009; 91,800 units as of August 31, 2008

(ii) Investment units owned by LCP at fiscal period-ends:

0 unit as of February 28, 2009; 0 unit as of August 31, 2008

The information above is translated from the first page of the Japanese "Kessan Tanshin" report, dated April 15, 2009.

LCP Investment Corporation makes no assurance or warranty with respect to the completeness or accuracy of this English translation. To guarantee complete and accurate information, please refer to the original report in Japanese.