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For Immediate Release

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**Notice concerning Revised Forecast of Financial Results for Fiscal Period Ending
 August 31, 2009 (Seventh Fiscal Period)**

LCP Investment Corporation (the “Investment Corporation”) made the following revision to the forecast of financial results for the fiscal period ending August, 2009 (from March 1, 2009 to August 31, 2009) disclosed in the FINANCIAL REPORT FOR FISCAL PERIOD ENDED February 28, 2009 on April 15, 2009.

1. Revisions to the forecast of financial results for the fiscal period ending August, 2009 (from March 1, 2009 to August 31, 2009)

	Operating income (million yen)	Operating profit (million yen)	Ordinary profit (million yen)	Net profit (million yen)	Distribution per unit (excluding distribution in excess of earnings per unit)	Distribution in excess of earnings per unit
Previous forecast (Note 1) (A)	2,676	1,101	325	324	3,500 yen	0 yen
Revised forecast (B)	2,676	1,102	299	298	3,200 yen	0 yen
Difference (B) – (A)	—	0	▲26	▲26	▲300 yen	0 yen
Ratio of increase/decrease	—	0.1%	▲8.0%	▲8.0%	▲8.6%	—
(Reference) Results for the previous fiscal period (ended February, 2009)	2,791	1,006	317	316	3,448 yen	0 yen

(Note 1) The previous forecast was disclosed on April 15, 2009.

(Note 2) The actual results may vary as the above forecast has been made based on the current operating status. Please be aware that the forecast does not guarantee the amount of distributions to be paid.

(Note 3) The above forecast may be further revised when a substantial discrepancy is expected to arise.

(Note 4) The amount too small to be listed is rounded down and the percentage is rounded off to the first decimal place.

2. Rationale for the Revision

The Investment Corporation made the above revision to the forecast of financial results for the fiscal period ending August 31, 2009 based on the operation status as of today (May 21, 2009), given the fact that the loan-related expenses have exceeded the initial estimate as a result of the debt financing disclosed in the press release “Notice concerning Debt Financing and Repayment” on May 21, 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.