

May 21, 2009

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 Term Loan E to refinance Term Loan A disclosed in the press release “Notice concerning Debt Financing” on May 23, 2006 and Term Loan D disclosed in “Notice concerning Debt Financing” on May 19, 2008. It will also borrow Twentieth Individual Credit Loan to refinance Seventeenth Individual Credit Loan disclosed in “Notice concerning Debt Financing and Repayment” on March 25, 2009 and Twenty-first Individual Credit Loan to refinance Nineteenth Individual Credit Loan disclosed in “Notice concerning Debt Financing and Repayment” on April 22, 2009. Concerning Term Loan A and Term Loan D, the Investment Corporation has also used cash in hand for a part of the repayment.

2. Details of Debt Financing**(A) Term Loan E**

- | | |
|------------------------------|---|
| (1) Lender | : Aozora Bank, Ltd. (agent)
Tokio Marine & Nichido Fire Insurance Co., Ltd.
Resona Bank, Limited
THE NISHI-NIPPON CITY BANK, LTD.
The Musashino Bank, Ltd.
Shinsei Bank, Limited
The Chuo Mitsui Trust and Banking Company, Limited |
| (2) Borrowing amount | : 11,308,600,000 yen |
| (3) Interest rate | : 2.47455% (Note) |
| (4) Scheduled borrowing date | : May 25, 2009 |
| (5) Term of borrowing | : Pursuant to the Term Loan Agreement executed on May 21, 2009 |
| (6) Interest payment date | : Last day of June, 2009 and July, 2009 and Repayment date |
| (7) Term of repayment | : A part of the principal will be repaid on the Partial repayment date (25 million yen per each) and the rest will be repaid in full on the Repayment date. |
| (8) Repayment date | : August 31, 2009 |
| (9) Partial repayment date | : Last day of June, 2009 and July, 2009 |
| (10) Collateral | : Secured |

(Note) The above interest rate will be applied for the period from May 25, 2009 to June 30, 2009. The interest rate to be determined will be disclosed as soon as it is settled.

(B) Twentieth Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd. (agent)
 (2) Borrowing amount : 4,674,000,000 yen
 (3) Interest rate : 1.47455% (Note)
 (4) Scheduled borrowing date : May 25, 2009
 (5) Term of borrowing : Pursuant to the “Individual Credit Loan Agreement (Twentieth Individual Credit Loan)” to be executed with the financial institution stated in (1) on May 21, 2009 in accordance with Master Credit Loan Agreement as of May 23, 2006
 (6) Interest payment date : Last day of June, 2009 and July, 2009 and Repayment date
 (7) Term of repayment : Principal repayment in full on maturity
 (8) Repayment date : August 31, 2009
 (9) Collateral : Secured

(Note) The above interest rate will be applied for the period from May 25, 2009 to June 30, 2009. The interest rate to be determined will be disclosed as soon as it is settled.

(C) Twenty-first Individual Credit Loan

- (1) Lender : Shinsei Bank, Limited
 (2) Borrowing amount : 1,350,000,000 yen
 (3) Interest rate : 2.47455% (Note)
 (4) Scheduled borrowing date : May 25, 2009
 (5) Term of borrowing : Pursuant to the “Individual Credit Loan Agreement (Twenty-first Individual Credit Loan)” to be executed with the financial institution stated in (1) on May 21, 2009 in accordance with Master Credit Loan Agreement as of May 23, 2006
 (6) Interest payment date : Last day of June, 2009 and July, 2009 and Repayment date
 (7) Term of repayment : Principal repayment in full on maturity
 (8) Repayment date : August 31, 2009
 (9) Collateral : Secured

(Note) The above interest rate will be applied for the period from May 25, 2009 to June 30, 2009. The interest rate to be determined will be disclosed as soon as it is settled.

3. Details of Repayment (Use of cash in hand)

The full amount of Term Loan A and Term Loan D will be repaid by financing Term Loan E, but cash in hand will also be used for a part of the repayment. The details are as follows.

(A) Term Loan A

- (1) Lender : Aozora Bank (agent), Ltd.
 Tokio Marine & Nichido Fire Insurance Co., Ltd.
 Resona Bank, Limited
 THE NISHI-NIPPON CITY BANK, LTD.
 (2) Repayment amount : 145,957,975 yen
 (3) Repayment date : May 25, 2009

(B) Term Loan D

- (1) Lender : The Musashino Bank, Ltd.
 Shinsei Bank, Limited
 The Chuo Mitsui Trust and Banking Company, Limited
 (2) Repayment amount : 54,046,554 yen
 (3) Repayment date : May 25, 2009

4. Use of Funds

(1) Use of Funds

The proceeds will be used to repay Term Loan A, Term Loan D, Seventeenth Individual Credit Loan and Nineteenth Individual Credit Loan.

(2) Scheduled Implementation

May, 2009

5. Outstanding After the Borrowing

(JPY)

	Before the Borrowing	After the Borrowing	Balance
Term Loan	45,390,326,694	45,190,322,165	▲200,004,529
Credit Loan	6,024,000,000	6,024,000,000	0
Outstanding (Total)	51,414,326,694	51,214,322,165	▲200,004,529

(*) 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.