

For Immediate Release

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Notice concerning Debt Financing, Repayment and Partial Prepayment

LCP Investment Corporation (the “Investment Corporation”) announced today that it made the following decision concerning debt financing, repayment and partial prepayment on August 27, 2009.

I . Debt Financing and Repayment**1. Rationale for Debt Financing**

The Investment Corporation has decided to borrow the following Term Loan F, Twenty-second Individual Credit Loan and Twenty-third Individual Credit Loan with the aim to refinance Term Loan E, Twentieth Individual Credit Loan and Twenty-first Individual Credit Loan, disclosed in the press release “Notice concerning Debt Financing and Repayment” on May 21, 2009, since their repayment dates are approaching. The Investment Corporation has also used cash in hand for a part of the repayment.

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

- | | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (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 | : 11,223,583,000 yen |
| (3) Interest rate | : 2.32091% (Note) |
| (4) Scheduled borrowing date | : August 31, 2009 |
| (5) Term of borrowing | : Pursuant to Term Loan Agreement executed on August 27, 2009 |
| (6) Interest payment date | : September 30, 2009 and Repayment date |
| (7) Term of repayment | : A part of the principal (25 million yen) will be repaid on Partial repayment date and the rest will be repaid in full on Repayment date. |
| (8) Repayment date | : October 23, 2009 |
| (9) Partial repayment date | : September 30, 2009 |
| (10) Collateral | : Secured |

(Note) The above interest rate will be applied for the period from August 31, 2009 to September 30, 2009. The interest rate to be determined will be disclosed as soon as it is settled.

(B) Twenty-second Individual Credit Loan

- | | |
|------------------------------|-----------------------------|
| (1) Lender | : Aozora Bank, Ltd. (agent) |
| (2) Borrowing amount | : 4,669,843,000 yen |
| (3) Interest rate | : 2.32091% (Note) |
| (4) Scheduled borrowing date | : August 31, 2009 |

- (5) Term of borrowing : Pursuant to the “Individual Credit Loan Agreement (Twenty-second Individual Credit Loan)” to be executed with the financial institution stated in (1) on August 27, 2009 in accordance with Master Credit Loan Agreement as of May 23, 2006
- (6) Interest payment date : September 30, 2009 and Repayment date
- (7) Term of repayment : Principal repayment in full on maturity
- (8) Repayment date : October 23, 2009
- (9) Collateral : Secured

(Note) The above interest rate will be applied for the period from August 31, 2009 to September 30, 2009. The interest rate to be determined will be disclosed as soon as it is settled.

(C) Twenty-third Individual Credit Loan

- (1) Lender : Shinsei Bank, Limited
- (2) Borrowing amount : 1,348,799,000 yen
- (3) Interest rate : 2.32091% (Note)
- (4) Scheduled borrowing date : August 31, 2009
- (5) Term of borrowing : Pursuant to the “Individual Credit Loan Agreement (Twenty-third Individual Credit Loan)” to be executed with the financial institution stated in (1) on August 27, 2009 in accordance with Master Credit Loan Agreement as of May 23, 2006
- (6) Interest payment date : September 30, 2009 and Repayment date
- (7) Term of repayment : Principal repayment in full on maturity
- (8) Repayment date : October 23, 2009
- (9) Collateral : Secured

(Note) The above interest rate will be applied for the period from August 31, 2009 to September 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 E, Twentieth Individual Credit Loan and Twenty-first Individual Credit Loan will be repaid by financing Term Loan F, Twenty-second Individual Credit Loan and Twenty-third Individual Credit Loan and cash in hand will also be used for a part of the repayment. The details are as stated below.

(A) Term Loan E

- (1) Lender : Aozora Bank (agent), Ltd.
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) Repayment amount : 11,258,600,000 yen
- (3) Amount of cash in hand : 35,017,000 yen
out of the above (2)
- (4) Repayment date : August 31, 2009

(B) Twentieth Individual Credit Loan

- (1) Lender : Aozora Bank (agent), Ltd.
- (2) Repayment amount : 4,674,000,000 yen
- (3) Amount of cash in hand : 4,157,000 yen
out of the above (2)
- (4) Repayment date : August 31, 2009

(C) Twenty-first Individual Credit Loan

- (1) Lender : Shinsei Bank, Limited
- (2) Repayment amount : 1,350,000,000 yen
- (3) Amount of cash in hand : 1,201,000 yen
out of the above (2)
- (4) Repayment date : August 31, 2009

4. Use of Funds

(1) Use of Funds

The proceeds will be used to repay Term Loan E, Twentieth Individual Credit Loan and Twenty-first Individual Credit Loan.

(2) Scheduled Implementation

August, 2009

II. Partial Prepayment of Loans

The details of the loans to be prepaid are as stated below. For more information regarding Term Loan C, please refer to the press release “Notice concerning Debt Financing” on May 19, 2008.

Term Loan C

- (1) Lender : Aozora Bank (agent), Ltd.
- (2) Prepayment amount : 3,630,010 yen
- (3) Outstanding : 4,078,092,155 yen
- (4) Prepayment date : August 31, 2009
- (5) Resource of the repayment : Cash in hand

5. Outstanding After the Borrowing and Prepayment

(JPY)

	Before the Borrowing	After the Borrowing	Balance
Term Loan	45,140,322,165	45,101,675,155	▲38,647,010
Credit Loan	6,024,000,000	6,018,642,000	▲5,358,000
Outstanding (Total)	51,164,322,165	51,120,317,155	▲44,005,010

(*) Amounts stated in the columns of “After the Borrowing” refer to outstanding after the repayment of the existing term loan and 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.