

For Translation Purposes Only
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**FINANCIAL REPORT FOR FISCAL PERIOD ENDED August 31, 2009  
(March 1, 2009 through August 31, 2009)**

October 27, 2009

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
Scheduled Submission Date of Securities Report	November 26, 2009
Scheduled Commencement Date of Payment of Dividends:	November 19, 2009

**1. Performance for Fiscal Period Ended August 31, 2009 (March 1, 2009 through August 31, 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	Net Income
Fiscal Period Ended August 31, 2009	2,700 (Δ3.3%)	1,103 (9.7%)	303 (Δ4.3%)	300 (Δ5.0%)
Fiscal Period Ended February 28, 2009	2,791 (Δ15.8%)	1,006 (Δ39.5%)	317 (Δ68.4%)	316 (Δ68.5%)

	Net Income per Unit (Yen)	Return on Unit Holders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
Fiscal Period Ended August 31, 2009	3,276	0.7%	0.3%	11.3%
Fiscal Period Ended February 28, 2009	3,448	0.8%	0.3%	11.4%

**(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 August 31, 2009	3,276	300	0	0	100.0%	0.7%
Fiscal Period Ended February 28, 2009	3,448	316	0	0	100.0%	0.8%

**(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 August 31, 2009	93,943	40,623	43.2%	442,527
Fiscal Period Ended February 28, 2009	94,835	40,639	42.9%	442,698

**(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 August 31, 2009	896	△323	△962	4,001
Fiscal Period Ended February 28, 2009	1,709	△51	△2,169	4,391

**2. Forecast of Results for Next Fiscal Period (September 1, 2009 through February 28, 2010)**

(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 February 28, 2010	2,640 (△2.2%)	1,042 (△5.6%)	95 (△68.5%)	94 (△68.5%)	1,000	0

(Reference) Estimated net income per unit for the next fiscal period ending February 28, 2010: 1,000 yen

**3. Others**
**(1) Changes in accounting policies**

- (i) Changes due to accounting standards : None
- (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 August 31, 2009; 91,800 units as of February 28, 2009
- (ii) Investment units owned by LCP at fiscal period-ends:  
0 unit as of August 31, 2009; 0 unit as of February 28, 2009

The information above is translated from the first page of the Japanese "Kessan Tanshin" report, dated October 27, 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.