

December 28, 2009

For Immediate Release

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Notice concerning Debt Financing (Determination of Interest Rate)

LCP Investment Corporation (the “Investment Corporation”) today announced that the interest rates for the following interest periods have been determined as stated below, concerning the debt financing disclosed on November 20, 2009 (Term Loan, Twenty-fourth Individual Credit Loan and Twenty-fifth Individual Credit Loan).

1. Term Loan

- (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 date : November 24, 2009
- (3) Borrowing amount : 15,181,671,000 yen (Note)
- (4) Interest rate (p.a.) : 2.77364 %
- (5) Interest period : From December 31, 2009 to January 29, 2010
- (6) Repayment date : January 29, 2010

(Note) Concerning Term Loan, the loan outstanding for the above interest period is the amount after a partial prepayment of the loan since a part of its principal (35 million yen) is repaid on December 30, 2009 as disclosed in the press release titled “Notice concerning Debt Financing, Repayment and Partial Prepayment” on November 20, 2009.

2. Twenty-fourth Individual Credit Loan

- (1) Lender : Aozora Bank, Ltd. (agent)
- (2) Borrowing date : November 24, 2009
- (3) Borrowing amount : 4,650,843,000yen
- (4) Interest rate (p.a.) : 2.77364 %
- (5) Interest period : From December 31, 2009 to January 29, 2010
- (6) Repayment date : January 29, 2010

(Note) Concerning Twenty-fourth Individual Credit Loan, the loan outstanding for the above interest period is the amount after a partial prepayment of the loan since a part of its principal (9.5 million yen) is repaid on December 30, 2009 as disclosed in the press release titled “Notice concerning Debt Financing, Repayment and Partial Prepayment” on November 20, 2009.

3. Twenty-fifth Individual Credit Loan

- (1) Lender : Shinsei Bank, Limited
 (2) Borrowing date : November 24, 2009
 (3) Borrowing amount : 1,341,799,000 yen
 (4) Interest rate (p.a.) : 2.77364 %
 (5) Interest period : From December 31, 2009 to January 29, 2010
 (6) Repayment date : January 29, 2010

(Note) Concerning Twenty-fifth Individual Credit Loan, the loan outstanding for the above interest period is the amount after a partial prepayment of the loan since a part of its principal (3.5 million yen) is repaid on December 30, 2009 as disclosed in the press release titled “Notice concerning Debt Financing, Repayment and Partial Prepayment” on November 20, 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.

[Reference] Outstanding After Partial Prepayment of Principal of Term Loan, Twenty-fourth Individual Credit Loan and Twenty-fifth Individual Credit Loan.

(JPY)

	Before Partial Prepayment	After Partial Prepayment	Balance
Term Loan	45,016,671,000	44,981,671,000	▲35,000,000
Credit Loan	6,005,642,000	5,992,642,000	▲13,000,000
Outstanding (Total)	51,022,313,000	50,974,313,000	▲48,000,000

(*) Amounts stated in the columns of “After Partial Prepayment” refer to the outstanding after the partial prepayment of Term Loan, Twenty-fourth Individual Credit Loan and Twenty-fifth Individual Credit Loan which is scheduled to be executed on December 30, 2009.