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For Immediate Release

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### **Notice Concerning Debt Finance**

Premier Investment Corporation announces the decision as described below to borrow funds (hereinafter, the "Debt Finance") based on the commitment line agreement that was announced in the "Notice Concerning Debt Finance" issued on June 30, 2004 (This agreement was amended in the "Amended Commitment Line Agreement" dated June 30, 2005 as announced in the "Notification of Amendments to Commitment Line Agreement" issued on June 30, 2005. The commitment line agreement after the amendment is hereinafter referred to as the "Commitment Line Agreement.").

#### **Details of the Debt Finance**

1. Reason for the Debt Finance: To be allocated to working capital
2. Fund Usage: As above
3. Amount of Debt Finance: 100 million yen
4. Interest Rate: 0.51273% (1-month TIBOR + 0.45%)
5. Scheduled Drawdown Date: February 22, 2006
6. Repayment Date: February 28, 2006
7. Terms of Repayment: Lump-sum repayment upon maturity
8. Lender: Aozora Bank, Ltd.

\*The Japanese original document was distributed to the press clubs within the Tokyo Stock Exchange, Ministry of Land, Infrastructure and Transport and the construction trade newspaper of the Ministry of Land, Infrastructure and Transport.

\*\*Please note that this English translation of the original Japanese document is provided solely for informational purposes. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original will prevail.

[Attachment]

Reference: Interest-Bearing Liability Ratio after Debt Finance

[Reference] Interest-Bearing Liability Ratio after Debt Finance

(Unit: million yen)

		Prior to Debt Finance Execution	After Debt Finance Execution	Variation
Short-term loan	Debt Finance based on Commitment Line Agreement	250	350	100
Long-term loans	Series 2 term loan	9,400	9,400	0
	Term loan 001	6,000	6,000	0
Total loans		15,650	15,750	100
1 <sup>st</sup> Unsecured Investment Corporation Bonds		15,000	15,000	0
2 <sup>nd</sup> Unsecured Investment Corporation Bonds		10,000	10,000	0
Total investment corporation bonds		25,000	25,000	0
Total interest-bearing liabilities		40,650	40,750	100
Interest-bearing liability ratio (%) <sup>(Note)</sup>		44.1	44.2	0.1

(Note) Interest-bearing liability ratio = Interest-bearing liabilities ÷ (interest-bearing liabilities + unitholders' capital) x 100. The value used for the unitholders' capital is 51,434,852,000 yen, which is the value of the unitholders' capital as of today. In addition, the interest-bearing liability ratio is rounded to one decimal place.