



February 22, 2006

For Immediate Release

Premier Investment Corporation  
 1-2-7 Nishi Azabu, Minato Ward, Tokyo  
 Hiroshi Matsuzawa  
 Executive Director  
 (Securities Code 8956)

[Contact]  
 Premier REIT Advisors Co., Ltd.  
 Fumio Suzuki  
 Director & Head of REIT Management Division  
 TEL: +81-3-5772-8551

**Notice Concerning Property Acquisition**  
**<Premier Stage Shibakoen>**

Premier Investment Corporation (“Premier”) today announces its decision to acquire the property outlined below as well as the execution of a real estate trust beneficiary interest transfer agreement.

1. Outline of Acquisition

(1) Property Name	Premier Stage Shibakoen (hereinafter, the “Property”)
(2) Type of Acquisition	Trust beneficiary interest (real estate)
(3) Acquisition Price	1,585 million yen (excluding acquisition costs, property tax, city planning tax, consumption tax and local consumption tax) Payment schedule Pay 80,800,000 yen (down payment) upon execution of real estate trust beneficiary interest transfer agreement Pay 1,504,200,000 yen (remainder) upon transfer
(4) Scheduled Date of Acquisition	February 22, 2006 Execution of real estate trust beneficiary interest transfer agreement (subject to condition precedents; refer to “2. Reason for Acquisition (3) Significance, etc. of Acquiring the Property (ii)” below for an outline of the condition precedents) October 31, 2006 (scheduled) Execution of transfer based on the abovementioned real estate trust beneficiary interest transfer agreement (when condition precedents are fulfilled)
(5) Seller	Toyota Tsusho Corporation (refer to “4. Seller Profile” below)
(6) Financing	Cash on hand and debt financing

2. Reason for Acquisition

The property will be acquired for the following reason in accordance with the “Property Management Target and Policies” stipulated in the Articles of Incorporation of Premier.

(1) Reason	To enhance the management balance of the overall portfolio through heightening the portfolio share of residences in the 5 Central Wards of Tokyo <sup>(Note 1)</sup> .
(2) Property Characteristics	(i) Location and Convenience  The area where the Property is situated displays excellent access to the center of both the commercial and business districts. It takes about 12 minutes to Nihombashi Station, about 15 minutes to

	<p>Shinjuku Station and about 13 minutes to Otemachi Station from each of the nearest stations to the Property, which are Daimon Station on the Toei Subway Asakusa Line, Daimon Station on the Toei Subway Oedo Line and Shibakoen Station on the Toei Subway Mita Line. In addition, with the Tokyo Monorail Hamamatsucho Station also a 6-minute walk away, the area is highly convenient for business trips, etc. to the suburbs and thus has already been an area with a mix of small and medium sized office buildings, apartments and stores.</p> <p>With the Property situated in such an area and very close to the nearest stations as well as Minato City Hall, the Property is one that exhibits a high level of lifestyle convenience.</p> <p>(ii) Architectural Plan for the Property</p> <p>The Property has favorable access to various business areas as each of the three subway lines lead to different business areas. Moreover, in consideration of the Property’s geographical condition of being highly convenient for business trips to the suburbs via air, all units are planned to have an area exceeding 37m<sup>2</sup> to enable use as a SOHO.</p>
(3) Significance, etc. of Acquiring the Property	<p>(i) Expansion of Methods for Acquiring Prime Properties</p> <p>Generally, executing an agreement with set conditions, including the sale and purchase price, at the stage between construction commencement and construction completion enables acquisition of brand new prime properties at modest prices compared to if the property were acquired after construction is completed. The aim with the Property is also to make acquisitions under such advantageous conditions.</p> <p>(ii) Execution of Agreement Before Construction is Completed</p> <p>Properties in a state where construction has commenced but construction is yet to be completed (hereinafter, “non-operating properties”) involve risks until construction is completed such as risks related to completion of the building, risks of delays in the construction schedule, credit risk of the seller until transfer execution, and risks related to fluctuations in the market such as in rent, etc.</p> <p>The abovementioned risks were minimized with the Property through measures that include;</p> <p>(A) To execute the agreement not immediately after construction is commenced, but rather at a point that leaves a short period of time before completion of construction (approximately eight months to construction completion);</p> <p>(B) To set condition precedents to the transfer, including such terms as that the building is completed according to the prescribed drawings, a certificate verifying that the building has undergone inspection has been issued, and that a building assessment has been conducted and no issues over the building’s legality or defects are identified as a result of the building assessment; and</p> <p>(C) To obtain a current appraisal report on details as set forth in “3. Details of Acquired Property (2)” below from the real</p>

	<p>estate appraiser.</p> <p>In addition, the asset management company is of the opinion that such property acquisition methods are appropriate for residential properties, which generally have shorter construction periods than office buildings.</p>
--	---

(Note 1) The 5 Central Wards of Tokyo means the Chiyoda, Chuo, Minato, Shinjuku and Shibuya Wards.

### 3. Details of Acquired Property

#### (1) Details of trust beneficiary interest (real estate)

Property Name	Premier Stage Shibakoen
Name of Trustee	The Chuo Mitsui Trust and Banking Co., Ltd. (the seller executed a real estate trust agreement subject to condition precedents with the trustee on February 22, 2006)
Term of Trust Agreement	From October 31, 2006 (when condition precedents are fulfilled) to the end of October 2016 (however, if such date is not a business day, the preceding day which is a business day) (scheduled)
Acquisition Price	1,585 million yen (excluding acquisition costs, property tax, city planning tax, consumption tax and local consumption tax)
Scheduled Date of Acquisition	February 22, 2006 Execution of real estate trust beneficiary interest transfer agreement (subject to condition precedents) October 31, 2006 (scheduled) Execution of transfer pursuant to the real estate trust beneficiary interest transfer agreement (when condition precedents are fulfilled)

#### (2) Details of real estate that are the trust properties<sup>(Note 1)</sup>

Property Name	Premier Stage Shibakoen	
Location (Land) <sup>(Note 1)</sup>	2-12-2 Shibakoen, Minato-ku, Tokyo and 6 other parcels	
Access	4-minute walk from Daimon Station on the Toei Subway Asakusa Line 5-minute walk from Daimon Station on the Toei Subway Oedo Line 4-minute walk from Shibakoen Station on the Toei Subway Mita Line	
Use of Building <sup>(Note 1)</sup>	Apartment (planned)	
Area	Land <sup>(Note 1)</sup>	317.61m <sup>2</sup>
	Building (Total Floor Space) <sup>(Note 1)</sup>	2,222.33m <sup>2</sup> (planned)
Structure of Building <sup>(Note 1)</sup>	Steel-framed structure; partly steel-framed reinforced concrete structure; 12 floors (planned)	
Type of Ownership	Fee simple ownership for both land and building	
Total No. of Units	Residential: 44 units all of which are Studio (planned)	
Construction Completion	Construction is scheduled to be completed in September 2006	
Matters Concerning Design, etc. <sup>(Note 3)</sup>	Architect	Toyota Tsusho Corporation
	Building Contractor	Obayashi Corporation
	Architectural Design Company	UG Toshi Kenchiku Co., Ltd.

	Structural Design Company	UG Toshi Kenchiku Co., Ltd. and Obayashi Corporation
	Building Inspection Agency	Japan ERI Co., Ltd.
Acquisition Price		1,585 million yen (excluding acquisition costs, property tax, city planning tax, consumption tax and local consumption tax)
Appraisal Method	Method	Valuation survey by Aoyama Realty Advisors Inc. <sup>(Note 2)</sup>
	Estimated Value	1,620 million yen
	Overall Cap Rate Based on Direct Capitalization Method	4.9%
	Survey Date	October 31, 2006 (or immediately after construction on the subject building is completed)
Other Special Notations		In conjunction with execution of the real estate trust beneficiary interest transfer agreement, a master lease agreement with R.A. Asset Management Inc. as the lessee of the Property and a property management consignment agreement with R.A. Asset Management Inc. as the property manager were both executed on February 22, 2006 as condition precedents to the transfer execution, etc. pursuant to the real estate trust beneficiary interest transfer agreement of the Property. R.A. Asset Management Inc. is a subsidiary of Ken Corporation Ltd., which is a shareholder of Premier's asset management company Premier REIT Advisors Co., Ltd., and is classified as an Interested Party, Etc. as defined in the Law Concerning Investment Trusts and Investment Corporations.

(Note 1) Information that appears on the registry was used for "Location (Land)" and "Area Land." In addition, all information on the building is based on the building plans. Information for "Use of Building," "Total Floor Space" and "Structure of Building" are as set forth in the confirmation certificate (Confirmation No. ERI05003382) dated July 22, 2005.

(Note 2) A valuation survey differs from the appraisal value determined by the appraisal of real estate prescribed in Article 2, Paragraph 1 of the Law Concerning Real-Estate Appraisal. As construction on the subject building is not complete and thus confirmation of the subject real estate is difficult, the value is one that was determined by the appraiser by applying the appraisal method under the assumption that construction on the to-be-constructed building was completed as scheduled at the time of reference of the survey.

(Note 3) In the process of due diligence conducted upon acquiring the Property, Premier obtained a report that assesses the probability of the maximum loss from an earthquake (probable maximum loss) for the Property from Takenaka Corporation. Premier makes acquisition decisions in respect to the Property after confirming with the contents of the concerned report.

#### 4. Seller Profile

Company Name	Toyota Tsusho Corporation
Head Office Address	4-9-8 Meieki, Nakamura-ku, Nagoya-shi, Aichi
Representative	Shimizu Junzo, Representative Director
Paid-in Capital	26,748 million yen <sup>(Note)</sup>
Principal Business	Domestic trading, import and export trading and trading between overseas countries of various products, construction contracting jobs, etc.
Relationship with Premier	None

(Note) As of September 30, 2005.



5. Acquisition Schedule

February 22, 2006	Execution of real estate trust beneficiary interest transfer agreement (subject to condition precedents)
October 31, 2006 (scheduled)	Execution of transfer pursuant to the real estate trust beneficiary interest transfer agreement (when condition precedents are fulfilled)

6. Outlook

As the transfer is scheduled to take place on October 31, 2006, the Property will not impact Premier's operating conditions during the fiscal term ending in April 2006 (November 1, 2005 ~ April 30, 2006) and the fiscal term ending in October 2006 (May 1, 2006 ~ October 31, 2006).

[Attachments]

Reference 1	Projected Income and Expenses
Reference 2	Table of Real Estate Portfolio Following Acquisition of the Property
Reference 3	Image of Outside View
Reference 4	Map

\*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.

[Reference 1] Projected Income and Expenses

(Unit: million yen)

Projected Income and Expenses for This Acquired Property		
1	Total rental income	98
	Rent income	93
	Other	5
2	Total rental expenses (excluding depreciation)	17
	A. Repair and maintenance costs	12
	a. Building maintenance costs	4
	b. Property management fees	3
	c. Utilities	1
	d. Other	3
	B. Taxes and other public charges	5
	C. Liability insurance premium	0
	D. Other	0
3	Far-future repair reserve	1
NOI (net revenue) ( 1 - 2 - 3 )		80

(Premises for Abovementioned Assumed Income and Expenses)

The above figures are the annual income and expenses assumed based on the income approach (direct capitalization method) in the valuation survey by Aoyama Realty Advisors Inc. and are not the forecast figures for the year. Further, these were prepared based on the following [premises][assumptions].

- (1) For revenues, the [premise][assumption] that the occupancy rate for the residential units is 95%.
- (2) Taxes and other public charges for the land are estimated in reference to the real property tax and city planning tax statements for fiscal 2005 and in light of special tax reductions for small building land. Present projected figures are used for the building due to there being no assessed value finalized as yet.

[Reference 2] Table of Real Estate Portfolio Following Acquisition of the Property

Use	Area	Property No.	Property Name	Acquisition Date	Acquisition Price (yen) (Note 1)	Portfolio Share (%) (Note 2)
Office	5 Central Wards of Tokyo	A-1	Landic Shimbashi Building 1	Sept. 11, 2002	6,341,000,000	6.8
		A-2	Landic Shimbashi 2 Building	Sept. 11, 2002	7,045,000,000	7.6
		A-3	Fuji Building No. 37	Sept. 10, 2002	1,727,000,000	1.9
		A-4	KN Shibuya No. 3	Sept. 11, 2002	5,348,000,000	5.8
		A-5	Takadanobaba Center Building	Sept. 11, 2002	5,118,000,000	5.5
		A-6	Rokubancho Building	Mar. 26, 2004	7,860,000,000	8.5
		A-7	Ougaku Building	June 1, 2005	1,796,000,000	1.9
	23 wards of Tokyo	B-1	IPB Ochanomizu Building	Sept. 11, 2002	1,456,000,000	1.6
	Surrounding Regions	C-1	Nisso No. 3 Building	Sept. 11, 2002	3,558,000,000	3.8
		C-2	The Kanagawa Science Park R&D Building	Sept. 11, 2002	6,556,000,000	7.1
C-3		NARA BUILDING II	Feb. 26, 2003	1,580,000,000	1.7	
Office Sub-Total					48,385,000,000	52.1
Residential	5 Central Wards of Tokyo	D-1	Park Axis Yotsuya Stage	Sept. 11, 2002	5,208,000,000	5.6
		D-2	Park Axis Meiji-Jingumae	Sept. 11, 2002	2,604,000,000	2.8
		D-3	Sun Palace Minami-Azabu	Sept. 10, 2002	1,150,000,000	1.2
		D-4	Cabin Arena Akasaka	Apr. 4, 2003	1,330,000,000	1.4
		D-5	Cabin Arena Minami-Aoyama	Sept. 1, 2003	1,070,000,000	1.2
		D-6	Bureau Kioicho	July 1, 2003	1,840,000,000	2.0
		D-7	Homat Woodville	Nov. 18, 2003	5,090,000,000	5.5
		D-8	Roppongi Green Terrace	Nov. 18, 2003	4,678,000,000	5.0
		D-9	B-Site Shibakoen	Nov. 18, 2003	2,181,000,000	2.3
		D-10	Premier Stage Nihonbashi Kayabacho	Mar. 26, 2004	2,430,000,000	2.6
		D-11	Langue Tower Kyobashi	Dec. 22, 2003	927,606,900	1.0
		D-12	Premier Stage Mitakeidaimae	Nov. 30, 2004	1,580,000,000	1.7
		D-13	Premier Rosso	Jan. 14, 2005	1,662,469,729	1.8
		D-14	Premier Blanc Yoyogikoen	July 15, 2005	2,330,000,000	2.5
		D-15	Premier Stage Uchikanda	Sept. 20, 2005	1,723,750,000	1.9
		D-16	Premier Stage Ichigayakawadacho	July 21, 2005	1,460,000,000	1.6
		D-17	Walk Akasaka	June 1, 2005	2,043,000,000	2.2
		D-18	Premier Stage Shibakoen	Oct. 31, 2006 (scheduled)	1,585,000,000	1.7
	23 wards of Tokyo	E-1	B-Site Osaki	Nov. 18, 2003	1,072,000,000	1.2
E-2	Premier Garden Hongo	Apr. 1, 2004	975,000,000	1.0		
E-3	Premier Grande Magome	June 1, 2005	1,560,000,000	1.7		
Residential Sub-Total					44,499,826,629	47.9
Total					92,884,826,629	100.0

(Note 1) Under “Acquisition Price,” the amount excluding the various costs required for acquisition of the concerned real estate (real estate sale intermediary fees, etc.) and taxes and other public charges is indicated.

(Note 2) “Portfolio Share” has been rounded off to one decimal place.

[Reference 3] Image of Outside View

(This image was prepared by envisioning the to-be-constructed building based on the design and specifications and therefore may slightly vary from the actual property)





[Reference 4] Map

For a map of the surrounding area of the acquired property, please refer to:  
<http://www.pic-reit.co.jp/cms/kaiji/2006-0222-01.pdf>