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For Immediate Release

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Notice Concerning Debt Finance Interest Rate

Premier Investment Corporation announces that the interest rate applicable to the period stated below has been determined for the debt finance borrowed on November 18, 2003 and announced in the "Notice Concerning Debt Finance" dated November 17, 2003. and the debt finance borrowed on March 28, 2006 and announced in the "Notice Concerning Debt Finance" dated March 24, 2006.

1. Period

- (1) The debt finance borrowed on November 18, 2003
June 1, 2006 to August 31, 2006
- (2) The debt finance borrowed on March 28, 2006
June 1, 2006 to August 31, 2006

2. Interest Rate

- (1) Floating rate of 1.20182% per annum on the amount borrowed of 4.7 billion yen, with Aozora Bank, Ltd. and The Bank of Tokyo-Mitsubishi UFJ, Ltd. as lenders
- (2) Floating rate of 0.70182% per annum on the amount borrowed of 1.5 billion yen, with The Chuo Mitsui Trust and Banking Co., Ltd. as lenders

The interest rate applicable from September 1, 2006 is yet to be determined (scheduled to be determined on August 29, 2006).

*This 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 former will prevail.