

June 26, 2007

For Immediate Release

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Notice Concerning Amendments to Commitment Line Agreement

Premier Investment Corporation (“Premier”) announces that it has decided at the meeting of its board of directors held on June 26, 2007 to conclude an “Amended Commitment Line Agreement” (hereinafter, the “Amended Agreement”) as described below and amend the details of the “Commitment Line Agreement” that was announced in the “Notice Concerning Debt Finance” dated June 30, 2004 (The Commitment Line Agreement including amendments thereto is hereinafter referred to as the “Original Agreement.” The term “This Commitment Line Agreement” will be used hereinafter to collectively refer to the Original Agreement and the Amended Agreement.). The Amended Agreement adds certain amendments to the conditions and extends the commitment period stipulated in the Original Agreement upon expiration of the commitment period of the Original Agreement. As of today, there is no debt finance based on This Commitment Line Agreement.

Details of Amended Agreement

1. Agreement Execution Date : June 29, 2007
2. Commitment Period : July 1, 2007 to June 30, 2008
(Former Commitment Period : July 1, 2006 to June 30, 2007)

Reference

The details of This Commitment Line Agreement are as follows.

1. Lender : Aozora Bank, Ltd.
2. Commitment Amount : 1 billion yen
3. Interest Rate : TIBOR corresponding to the loan period^(Note) + 0.45%
4. Commitment Period : July 1, 2007 to June 30, 2008
5. Repayment Method : Lump-sum repayment on maturity
6. Collateral : None

(Note) Any one of the periods, one month, two months, three months or six months, can be selected as the loan period.

*The Japanese original document was distributed to 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.

*Premier Investment Corporation’s website is <http://www.pic-reit.co.jp>

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