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For Immediate Release

REIT Issuer  
Premier Investment Corporation  
1-2-7 Nishi Azabu, Minato Ward, Tokyo  
Executive Director Hiroshi Matsuzawa  
(Securities Code 8956)  
Investment Trust Management Company  
Premier REIT Advisors Co., Ltd.  
President & CEO Fumihiko Yasutake  
[Contact]  
Director & Head of REIT Management Division  
Fumio Suzuki  
TEL: +81-3-5772-8551

### **Notice Concerning Debt Finance Interest Rate**

Premier Investment Corporation (“Premier”) announces that the interest rate applicable to the period stated below has been determined for the debt finance scheduled to be borrowed on October 13, 2006 that was announced in the “Notice Concerning Debt Finance” dated October 10, 2006.”

**1. Period**

October 13, 2006 to November 30, 2006

**2. Interest Rate**

Floating rate of 0.85091% per annum on the amount borrowed of 1,500 million yen, with The Sumitomo Trust & Banking Co., Ltd.

The interest rate applicable from December 1, 2006 is yet to be determined (scheduled to be determined on November 28, 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 shall prevail.