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For Immediate Release

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Notice Concerning Property Acquisition
<Premier Stage Komagome>

Premier Investment Corporation (“Premier”) announces its decision today to acquire the property outlined below and that a real estate trust beneficiary interests transfer agreement was executed.

1. Overview of Acquisition

(1) Property Name	Premier Stage Komagome (hereinafter, the “Property”)
(2) Type of Acquisition	Beneficiary interests in a trust (real estate)
(3) Acquisition Price	1,830 million yen (excluding acquisition costs, fixed asset tax, city planning tax, consumption tax and local consumption tax) <Payment Schedule> Pay 50 million yen (down payment) upon execution of real estate trust beneficiary interest transfer agreement Pay 1,780 million yen (remaining amount) upon transfer
(4) Scheduled Date of Acquisition	October 30, 2006 Execution of real estate trust beneficiary interests 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) February 28, 2007 (scheduled) Execution of transfer in accordance with the abovementioned real estate trust beneficiary interests transfer agreement (when condition precedents are fulfilled)
(5) Seller	Meiho Enterprise Co., Ltd. (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 Targets and Policies” stipulated in the Articles of Incorporation of Premier.

(1) Reason	To enhance the management balance of the overall portfolio by increasing the portfolio’s share of residences in the 23 Wards of Tokyo ^(Note) .
(2) Property Characteristics	(i) Location and Convenience The Property is about a 3-minute walk from Komagome Station on the JR Yamanote Line and about a 2-minute walk from Komagome Station on the Tokyo Metro Namboku Line, meaning the Property has excellent access to the

	<p>city center and subcenter from the two stations.</p> <p>(ii) Surrounding Environment</p> <p>The Property is within walking distance of the shopping district around the nearby Komagome Station, as well as, among others, Bunkyo Green Court, a mixed retail and residential facility. Due in part to these factors, the Property exhibits outstanding convenience in terms of lifestyle and matches the needs of primarily singles wishing to live in the city. In addition, while the surrounding area is home to Rikugien, Kyu Furukawa Teien, the high-end residential district Yamatomura and many other regions that have classy and quiet streets, the area still retains an air of a traditional downtown.</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 respect to the Property is also to make acquisitions under such advantageous conditions.</p> <p>(ii) Execution of Agreement Before Construction is Completed</p> <p>Properties where construction has commenced but is not yet 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 execution of transfer, and risks related to fluctuations in the market such as rent.</p> <p>The abovementioned risks were minimized with respect to the Property through measures that include;</p> <p>(A) Executing 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 four months to construction completion);</p> <p>(B) Setting condition precedents to the transfer, including such terms in which 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) Obtaining a current valuation survey report on details as set forth in “3. Details of the Acquired Property (2)” below from the real 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 a shorter construction period than that of office buildings.</p>

(Note) The 23 Wards of Tokyo are the special wards of Tokyo excluding the 5 Central Wards of Tokyo (Chiyoda, Chuo, Minato, Shinjuku and Shibuya Wards).

3. Details of the Acquired Property

(1) Details of beneficiary interests in a real estate trust

Property Name	Premier Stage Komagome
Name of Trustee	The Chuo Mitsui Trust and Banking Co., Ltd. (the Seller executed a real estate management and disposal trust agreement subject to condition precedents with

	the trustee on October 30, 2006)
Agreement Term	From February 28, 2007 (when condition precedents are fulfilled) to the end of February 2017 (however, if such date is not a business day, the immediately preceding business day) (scheduled)
Acquisition Price	1,830 million yen (excluding acquisition costs, fixed asset tax, city planning tax, consumption tax and local consumption tax)
Scheduled Date of Acquisition	October 30, 2006 Execution of real estate trust beneficiary interests transfer agreement (subject to condition precedents) February 28, 2007 (scheduled) Execution of transfer in accordance with the abovementioned real estate trust beneficiary interests transfer agreement (when condition precedents are fulfilled)

(2) Details of the real estate comprising the trust property^(Note 1)

Property Name		Premier Stage Komagome
Location (Land) ^(Note 1)		1-3-11 Komagome, Toshima Ward, Tokyo
Access		About 3-minute walk from Komagome Station on the JR Yamanote Line About 2-minute walk from Komagome Station on the Tokyo Metro Namboku Line
Use of Building ^(Note 1)		Apartment (scheduled)
Floor Area ^(Note 1)	Land	393.62m ²
	Building (Total Floor Space)	2,831.03m ² (scheduled)
Structure of Building ^(Note 1)		Reinforced concrete structure; 14 stories (scheduled)
Type of Ownership		Fee simple ownership for both land and building
The Former Owner		Meiho Enterprise Co., Ltd.
Total No. of Units		Residential: 75 units (1DK: 16 units; 1K: 36 units; and 1R: 23 units) (scheduled)
Construction Completion		February 2007 (scheduled)
Matters Concerning Design, etc.	Developer	Meiho Enterprise Co., Ltd.
	Building Contractor	Ichiken Co., Ltd. Tokyo Branch
	Architectural Design Company	Sekkei Kobo K.K.
	Structural Design Company	Sekkei Kobo K.K.
	Building Inspection Agency	Japan Building Equipment and Elevator Center Foundation
Acquisition Price		1,830 million yen (excluding acquisition costs, fixed asset tax, city planning tax, consumption tax and local consumption tax)
Appraisal Method	Method	Valuation survey ^(Note 2) by Aoyama Realty Advisors Inc.
	Estimated Value	1,830 million yen
	Overall Cap Rate Based on Direct Capitalization Method	4.9%
	Survey Date	October 1, 2006
Other Special Notes		None

(Note 1) Information that appears on the registry was used for "Location" and "Floor 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. BEEC05 Building No. 064) dated October 13, 2005.

(Note 2) A valuation survey differs from an appraisal value determined by the appraisal of real estate prescribed in Article 2, Paragraph 1 of the Law Concerning Real-Estate Appraisal. As construction of the subject building is not completed 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 of the to-be-constructed building was completed as scheduled at the time of specified in the survey.

4. Seller Profile

Company Name	Meiho Enterprise Co., Ltd.
Head Office Address	2-12-19 Shibuya, Shibuya Ward, Tokyo
Representative	Atsuo Umeki, President and CEO
Paid-in Capital	1,681 million yen ^(Note)
Major Shareholders	Eisuke Tsukamoto Masahiro Takashima The Master Trust Bank of Japan, Ltd.
Principal Business	Selling, leasing and brokering real estate
Relationship with Premier and Investment Trust Management Company	None

(Note) As of July 31, 2006

5. Overview of Intermediary

N/A

6. Settlement Method

Refer to “1. Overview of Acquisition (3)” above.

7. Acquisition Schedule

Refer to “1. Overview of Acquisition (4)” above.

8. Outlook

As the transfer is scheduled to take place on February 28, 2007, the Property will not impact Premier’s operating conditions for the fiscal term ending in October 2006 (May 1, 2006 – October 31, 2006). The impact of the acquisition of the Property on Premier’s operating conditions for the fiscal term ending in April 2007 (November 1, 2006 – April 30, 2007) is negligible and thus there are no changes to the outlook on operating conditions.

[Attachments]

- Reference 1 Overview of Valuation Survey Report
- Reference 2 Table of Real Estate Portfolio Following Acquisition of the Property
- Reference 3 Map

*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 shall prevail.

[Reference 1] Overview of Valuation Survey Report

(Unit: yen)

Overview of Valuation Survey Report		
Real-estate appraiser	Aoyama Realty Advisors Inc.	
Estimated value	1,830,000,000	
Survey date	October 1, 2006	
The value estimated by income approach		
The value estimated by direct capitalization method (= (6) ÷ (7))		1,850,000,000
Rental income, common expenses – area charge, etc.		112,563,000
Profit from managing amortization of deposits and renewal fees		6,594,400
Potential gross revenue (1)		119,157,400
Estimated loss due to vacancy, etc. (Note 1) (2)		5,900,200
Gross income from effective lease ((1) – (2)) (3)		113,257,200
Maintenance costs, administrative management costs, utilities		9,268,000
Taxes and other public charges (Note 2)		6,220,100
Liability insurance premium		434,400
Other expenses (tenant solicitation costs, etc.)		5,253,200
Necessary expenses, etc. (4)		21,175,700
Capital expenditure reserve (5)		1,629,000
Net revenue ((3) – (4) – (5)) (6)		90,452,500
Capitalization rate (7)		4.9%
The value estimated by Discounted Cash Flow (DCF) method		1,810,000,000
Discount rate		4.7%
Terminal capitalization rate		5.1%
The value estimated by cost approach		
Land ratio		42.5%
Building ratio		57.5%

(Note 1) The vacancy rate is assumed to be 5.0% for residential units and 5.0% for parking lots.

(Note 2) Taxes and other public charges for the land are estimated with reference to the fixed asset valuation certificate for the fiscal year 2005 and with consideration given to special tax reduction for small building lots. The taxes and other public charges for the building are estimated without consideration given to special tax reductions in fixed asset taxes in relation to newly built buildings. This was decided from the perspective of seeking the standard net revenue after posting the estimated amount based on the building repurchasing cost using the cost accounting method.

[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	Sep 11, 2002	6,341,000,000	6.4%	
		A-2	Landic Shimbashi 2 Building	Sep 11, 2002	7,045,000,000	7.1%	
		A-3	Fuji Building No.37	Sep 10, 2002	1,727,000,000	1.7%	
		A-4	KN Shibuya No.3	Sep 11, 2002	5,348,000,000	5.4%	
		A-5	Takadanobaba Center Building	Sep 11, 2002	5,118,000,000	5.1%	
		A-6	Rokubancho Building	Mar 26, 2004	7,860,000,000	7.9%	
		A-7	Ougaku Building	Jun 1, 2005	1,796,000,000	1.8%	
	23 Wards of Tokyo	B-1	IPB Ochanomizu Building	Sep 11, 2002	1,456,000,000	1.5%	
	Surrounding Regions	C-1	Nisso No.3 Building	Sep 11, 2002	3,558,000,000	3.6%	
		C-2	The Kanagawa Science Park R&D Building	Sep 11, 2002	6,556,000,000	6.6%	
C-3		NARA BUILDING	Feb 26, 2003	1,580,000,000	1.6%		
Office Sub-Total					48,385,000,000	48.6%	
Residential	5 Central Wards of Tokyo	D-1	Park Axis Yotsuya Stage	Sep 11, 2002	5,208,000,000	5.2%	
		D-2	Park Axis Meiji-Jingumae	Sep 11, 2002	2,604,000,000	2.6%	
		D-3	Sun Palace Minami-Azabu	Sep 10, 2002	1,150,000,000	1.2%	
		D-4	Cabin Arena Akasaka	Apr 4, 2003	1,330,000,000	1.3%	
		D-5	Cabin Arena Minami-Aoyama	Sep 1, 2003	1,070,000,000	1.1%	
		D-6	Bureau Kioicho	Jul 1, 2003	1,840,000,000	1.8%	
		D-7	Homat Woodville	Nov 18, 2003	5,090,000,000	5.1%	
		D-8	Roppongi Green Terrace	Nov 18, 2003	4,678,000,000	4.7%	
		D-9	B-Site Shibakoen	Nov 18, 2003	2,181,000,000	2.2%	
		D-10	Premier Stage Nihonbashi Kayabacho	Mar 26, 2004	2,430,000,000	2.4%	
		D-11	Langue Tower Kyobashi	Dec 22, 2003	927,606,900	0.9%	
		D-12	Premier Stage MitaKeidaimae	Nov 30, 2004	1,580,000,000	1.6%	
		D-13	Premier Rosso	Jan 14, 2005	1,662,469,729	1.7%	
		D-14	Premier Blanc Yoyogikouen	Jul 15, 2005	2,330,000,000	2.3%	
		D-15	Premier Stage Uchikanda	Sep 20, 2005	1,723,750,000	1.7%	
		D-16	Premier Stage Ichigayakawadacho	Jul 21, 2005	1,460,000,000	1.5%	
		D-17	Walk Akasaka	Jun 1, 2005	2,043,000,000	2.1%	
		D-18	Premier Stage Shibakoen	Oct 13, 2006	1,585,000,000	1.6%	
		D-19	MEW	Jul 31, 2006	1,556,000,000	1.6%	
	23 Wards of Tokyo	E-1	B-Site Osaki	Nov 18, 2003	1,072,000,000	1.1%	
		E-2	Premier Garden Hongo	Apr 1, 2004	975,000,000	1.0%	
		E-3	Premier Grande Magome	Jun 1, 2005	1,560,000,000	1.6%	
		E-4	Premier Nozze Yutenji	Mar 28, 2006	1,525,000,000	1.5%	
		E-5	Across Yushima	Sep 1, 2006	1,803,000,000	1.8%	
		E-6	Premier Stage Komagome	Feb 28, 2007 (scheduled)	1,830,000,000	1.8%	
	Residence Sub-Total					51,213,826,629	51.4%
	Total					99,598,826,629	100.0%

(Note 1) Under "Acquisition Price," an amount excluding various costs required for the acquisition of the relevant real estate (real estate sale intermediary fees, etc.) and taxes and other public charges has been given (based on the sales and purchase price provided in Sales and Purchase Agreement, etc.).

(Note 2) "Portfolio Share" has been rounded to the nearest one decimal place.



[Reference 3] Map

For a map of the area surrounding the acquired property, please refer to:

<http://www.pic-reit.co.jp/cms/kaiji/2006-1030-01.pdf>