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For Immediate Release

REIT Issuer
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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. The debt finance borrowed on March 28, 2006 and announced in the “Notice Concerning Debt Finance” dated March 24, 2006. The debt finance borrowed on July 31, 2006 and announced in the “Notice Concerning Debt Finance” Dated July 27, 2006. The debt finance borrowed on September 1, 2006 and announced in the “Notice Concerning Debt Finance” dated August 29, 2006. And the debt finance borrowed on October 13, 2006 and announced in the “Notice Concerning Debt Finance” dated October 10, 2006.

1. Period

- (1) The debt finance borrowed on November 18, 2003
December 1, 2006 to February 28, 2007
- (2) The debt finance borrowed on March 28, 2006
December 1, 2006 to February 28, 2007
- (3) The debt finance borrowed on July 31, 2006
December 1, 2006 to February 28, 2007
- (4) The debt finance borrowed on September 1, 2006
December 1, 2006 to February 28, 2007
- (5) The debt finance borrowed on October 13, 2006
December 1, 2006 to February 28, 2007

2. Interest Rate

- (1) Floating rate of 1.44455% per annum on the amount borrowed of 4,700 million yen, with Aozora Bank, Ltd. and the Bank of Tokyo-Mitsubishi UFJ, Ltd. as lenders
- (2) Floating rate of 0.94455% per annum on the amount borrowed of 1,500 million yen, with The Chuo Mitsui Trust and Banking Co., Ltd.
- (3) Floating rate of 0.94455% per annum on the amount borrowed of 1,650 million yen, with The Sumitomo Trust and Banking Co., Ltd.
- (4) Floating rate of 0.94455% per annum on the amount borrowed of 1,850 million yen, with Resona Bank Limited.
- (5) Floating rate of 0.94455% per annum on the amount borrowed of 1,500 million yen, with The Sumitomo Trust and Banking Co., Ltd.



The interest rate applicable from March 1, 2007 is yet to be determined (scheduled to be determined on February 26, 2007).

*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.