

February 26, 2007

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

Premier Investment Corporation (“Premier”) announces the decision made at the meeting of its board of directors held on February 26, 2007 to borrow funds as described below (hereinafter, the “Debt Finance”).

#### 1. Reason for the Debt Finance

To fund the repayment of 6.5 billion yen in short-term loans. Please refer to 3. “Details of the Repayment” for details of the short-term loans.

The Debt Finance is a conversion of the short-term loans into long-term loans. By converting into long-term loans with fixed interest rates, Premier intends to reduce the impact of interest rate fluctuations on management performance over the medium to long term.

#### 2. Details of the Debt Finance

The Debt Finance involves the borrowing of two term loans (long-term loans). The details are provided in the following table.

	Term loan 002	Term loan 003
A. Use of Funds	The repayment of short-term loans	The repayment of short-term loans
B. Lenders	The Chuo Mitsui Trust and Banking Co., Ltd. Aozora Bank, Ltd. Sumitomo Mitsui Banking Corporation	Resona Bank, Ltd. Mitsui Sumitomo Insurance Co., Ltd.
C. Amount of Debt Finance	3,650,000,000 yen (Note 1)	2,850,000,000 yen (Note 2)
D. Expected Drawdown Date	February 28, 2007	February 28, 2007
E. Repayment Date	February 29, 2012	February 28, 2013
F. Repayment Period	5 years	6 years
G. Repayment Method	Lump-sum repayment upon maturity	Lump-sum repayment upon maturity
H. Interest Rate (p.a.), Etc.	Fixed interest rate: 1.82505%	Fixed interest rate: 2.08000%
I. Collateral/Guarantee	Unsecured and non-guaranteed	Unsecured and non-guaranteed

(Note 1) The breakdown is as follows.

The Chuo Mitsui Trust and Banking Co., Ltd.: 1,150 million yen; Aozora Bank, Ltd.: 1,000 million yen; and Sumitomo Mitsui Banking Corporation: 1,500 million yen

(Note 2) The breakdown is as follows.

Resona Bank, Ltd.: 1,850 million yen; and Mitsui Sumitomo Insurance Co., Ltd.: 1,000 million yen

### 3. Details of the Repayment

The following four short-term loans will be repaid in full on February 28, 2007 prior to their maturity dates.

Lender	Amount of Debt Finance (yen)		Amount of Repayment (yen)	Principal Maturity Date
The Chuo Mitsui Trust and Banking Co., Ltd.	1,500,000,000	(Note 1)	1,500,000,000	March 28, 2007
The Sumitomo Trust & Banking Co., Ltd.	1,650,000,000	(Note 2)	1,650,000,000	July 31, 2007
Resona Bank, Ltd.	1,850,000,000	(Note 3)	1,850,000,000	August 31, 2007
The Sumitomo Trust & Banking Co., Ltd.	1,500,000,000	(Note 4)	1,500,000,000	October 12, 2007
Total	6,500,000,000		6,500,000,000	

(Note 1) Debt finance borrowed on March 28, 2006 and announced in the "Notice Concerning Debt Finance" dated March 24, 2006.

(Note 2) Debt finance borrowed on July 31, 2006 and announced in the "Notice Concerning Debt Finance" dated July 27, 2006.

(Note 3) Debt finance borrowed on September 1, 2006 and announced in the "Notice Concerning Debt Finance" dated August 29, 2006.

(Note 4) Debt finance borrowed on October 13, 2006 and announced in the "Notice Concerning Debt Finance" dated October 10, 2006.

#### [Attachment]

Reference: Interest-Bearing Liabilities Outstanding after Debt Finance

\*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] Interest-Bearing Liabilities Outstanding after Debt Finance

(Unit: million yen)

		Prior to Debt Finance Execution	After Debt Finance Execution	Variation
Short-term loans	Revolving line of credit	8,300	1,800	(6,500)
	Debt finance based on commitment line agreement	—	—	—
Long-term loans	Series 2 term loan	9,400	9,400	—
	Term loan 001	6,000	6,000	—
	Term loan 002		3,650	3,650
	Term loan 003		2,850	2,850
Total loans		23,700	23,700	—
1 <sup>st</sup> Unsecured Investment Corporation Bonds		15,000	15,000	—
2 <sup>nd</sup> Unsecured Investment Corporation Bonds		10,000	10,000	—
Total investment corporation bonds		25,000	25,000	—
Total interest-bearing liabilities		48,700	48,700	—
Interest-bearing liabilities ratio (%) <sup>(Note)</sup>		48.6	48.6	—

(Note) Interest-bearing liabilities ratio = Interest-bearing liabilities ÷ (Interest-bearing liabilities + Unitholders' capital) × 100. The value used for the unitholders' capital is 51,434,852,000 yen, which is the value of the unitholders' capital as of the date of this notice. In addition, the interest-bearing liabilities ratio has been rounded to the nearest one decimal place.