

For Immediate Release

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 (Securities Code 8956)

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Notice Concerning Debt Finance

Premier Investment Corporation (“Premier”) announces the decision made at the meeting of its board of directors on May 16, 2007 to borrow funds as described below (hereinafter, the “Debt Finance”).

1. Reason for the Debt Finance

To fund part of the purchase of real estate beneficiary interests in a certain trust (refer to 2. “A. Use of Funds” below).

2. Details of the Debt Finance

The Debt Finance is the borrowing of funds under the terms outlined in A. to I. below as a revolving line of credit with 14 billion yen as the maximum line of credit under a basic agreement^(Note) entered into on September 7, 2005.

(Note) Please refer to the “Notification on Conclusion of Basic Loan Agreement and Loan” dated September 7, 2005 for an overview of the basic agreement.

A. Use of Funds	To partially fund the purchase of real estate beneficiary interests in the trust and various costs required for the acquisition relating to Premier Toyocho Building.
B. Lender	The Sumitomo Trust and Banking Co., Ltd. The Chuo Mitsui Trust and Banking Co., Ltd. Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation
C. Amount of Debt Finance	4,400 million yen ^(Note 1)
D. Expected Drawdown Date	May 18, 2007
E. Repayment Date	May 16, 2008
F. Repayment Period	1 year
G. Repayment Method	Lump-sum repayment upon maturity
H. Interest Rate (p.a.), etc.	Variable interest rate: TIBOR + 0.45% corresponding to the respective interest periods ^(Note 2)
I. Collateral/Guarantee	Unsecured and non-guaranteed

(Note 1) The breakdown is as follows.

The Sumitomo Trust and Banking Co., Ltd.: 1,100 million yen, The Chuo Mitsui Trust and Banking Co., Ltd.: 1,100 million yen; Mizuho Bank, Ltd.: 1,100 million yen; and Sumitomo Mitsui Banking Corporation: 1,100 million yen

(Note 2) The initial interest calculation period shall be from May 18, 2007 to May 31, 2007. The interest for the periods thereafter will be calculated for periods selected by Premier at its own judgment from the following lengths: 1 week, 1 month, 2 months, 3 months or 6 months. In addition, the final interest calculation period shall be from the day after the immediately preceding interest payment date to the principal repayment date. The interest rate applicable to the initial interest calculation period is 1.06583%.

[Attachment]

Reference: Outstanding Interest-Bearing Liability 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] Outstanding Interest-Bearing Liability after Debt Finance

(Unit: million yen)

		Prior to Debt Finance Execution	After Debt Finance Execution	Variation
Short-term loans	Revolving line of credit	1,800	6,200	4,400
	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	28,100	4,400
1 st Unsecured Investment Corporation Bonds		15,000	15,000	-
2 nd Unsecured Investment Corporation Bonds		10,000	10,000	-
Total investment corporation bonds		25,000	25,000	-
Total interest-bearing liabilities		48,700	53,100	4,400
Interest-bearing liability ratio (%) ^(Note)		48.6	50.8	2.2

(Note) Interest-bearing liability ratio = interest-bearing liabilities ÷ (interest-bearing liabilities + unitholders' capital) x 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 liability ratio has been rounded to the nearest first decimal place.