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For Immediate Release

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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 February 9, 2007 and announced in the “Notice Concerning Debt Finance” dated February 7, 2007. And the debt finance borrowed on May 18, 2007 and announced in the “Notice Concerning Debt Finance” dated May 16, 2007.

1. Period

- (1) The debt finance borrowed on November 18, 2003
June 1, 2007 to August 31, 2007
- (2) The debt finance borrowed on February 9, 2007
June 1, 2007 to July 31, 2007
- (3) The debt finance borrowed on May 18, 2007
June 1, 2007 to July 31, 2007

2. Interest Rate

- (1) Floating rate of 1.61250% 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
The interest rate applicable from September 1, 2007 is yet to be determined (scheduled to be determined on August 29, 2007).
- (2) Floating rate of 1.08833% per annum on the amount borrowed of 1,800 million yen, with The Bank of Tokyo-Mitsubishi UFJ, Ltd.
The interest rate applicable from August 1, 2007 is yet to be determined (scheduled to be determined on July 27, 2007).
- (3) Floating rate of 1.08833% per annum on the amount borrowed of 4,400 million yen, with The Sumitomo Trust and Banking Co., Ltd., The Chuo Mitsui Trust and Banking Co., Ltd., Mizuho Bank, Ltd. and Sumitomo Mitsui Banking Corporation
The interest rate applicable from August 1, 2007 is yet to be determined (scheduled to be determined on July 27, 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.