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For Immediate Release

REIT Issuer
Premier Investment Corporation
1-2-7 Nishi Azabu, Minato Ward, Tokyo
Executive Director Hiroshi Matsuzawa
(Securities Code 8956)

Asset Management Company
Premier REIT Advisors Co., Ltd.
President & CEO Fumihito Yasutake
[Contact]
Director & Head of REIT Management Division
Fumio Suzuki
TEL: +81-3-5772-8551

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 (announced in the "Notice Concerning Debt Finance" dated November 17, 2003 and "Notice Concerning Repayment of Loans before Maturity Date." is also announced today with respect there to.)

Interest Rate

Borrowings with floating interest rates from Aozora Bank, Ltd. and The Bank of Tokyo-Mitsubishi UFJ, Ltd. (initial borrowings of 4.7 billion yen and balance of 1.5 billion yen after the repayment of loans before maturity date on November 30, 2007):

- (1) Period
December 1, 2007 to February 29, 2008
- (2) Floating rate
1.80917% per annum

The interest rate applicable from March 1, 2008 is yet to be determined (scheduled to be determined on February 27, 2008).

*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.