

May 20, 2008

For Immediate Release

REIT Issuer
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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 held today, 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 trust beneficiary interests (refer to 2. “A. Use of Funds” below).

2. Details of the Debt Finance

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

	Term loan 007	Term loan 008
A. Use of Funds	To partially fund the purchase of real estate trust beneficiary interests and various costs required for the acquisition relating to Storia Akasaka and Renai Shinjuku-Gyoen Tower.	
B. Lenders	The Chuo Mitsui Trust and Banking Co., Ltd. The Sumitomo Trust and Banking Co., Ltd. Resona Bank, Ltd. Bank of Tokyo-Mitsubishi UFJ, Ltd.	Development Bank of Japan
C. Amount of Debt Finance	8,0500 million yen (Note 1)	3,000 million yen
D. Expected Drawdown Date	May 22, 2008	May 22, 2008
E. Repayment Date	May 22, 2009	May 22, 2013
F. Repayment Period	1 year	5 years
G. Repayment Method	Lump-sum repayment upon maturity	Lump-sum repayment upon maturity
H. Interest Rate (p.a.), Etc.	Variable interest rate: TIBOR + 0.60% corresponding to the respective interest periods (Note 2)	Fixed interest rate: 2.08125%
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.: 2,200 million yen; The Sumitomo Trust and Banking Co., Ltd.: 2,000 million yen; Resona Bank Ltd.: 2,000 million yen and Bank of Tokyo-Mitsubishi UFJ, Ltd.: 1,850 million yen

(Note 2) The initial interest calculation period shall be from May 22, 2008 to August 29, 2008. 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 1.45917%.

[Attachment]

Reference: Outstanding Interest-Bearing Liabilities 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 Liabilities after Debt Finance

(Unit: million yen)

		Prior to Debt Finance Execution	After Debt Finance Execution	Variation
Short-term loans	Revolving line of credit	1,000	1,000	-
	Term loan 007	-	8,050	8,050
Long-term loans	Series 2 term loan	1,000	1,000	-
	Term loan 001	6,000	6,000	-
	Term loan 002	3,650	3,650	-
	Term loan 003	2,850	2,850	-
	Term loan 004	10,500	10,500	-
	Term loan 005	1,000	1,000	-
	Term loan 006	7,900	7,900	-
	Term loan 008	-	3,000	3,000
Total loans		33,900	44,950	11,050
1st Unsecured Investment Corporation Bonds		15,000	15,000	-
2nd Unsecured Investment Corporation Bonds		10,000	10,000	-
Total investment corporation bonds		25,000	25,000	-
Total interest-bearing liabilities		58,900	69,950	11,050
Interest-bearing liabilities ratio (%) ^(Note)		46.1	50.4	4.3

(Note) Interest-bearing liability ratio = interest-bearing liabilities ÷ (interest-bearing liabilities + unitholders' capital) x 100. The value used for the unitholders' capital is 68,945,312,000 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 one decimal place.