

June 30, 2008

For Immediate Release

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Notice Concerning Completion of Property Acquisition <Premier Stage Ryogoku >

Premier Investment Corporation (“Premier”) announces the completion today of its acquisition of the following property as announced in the “Notice Concerning Property Acquisition <Premier Stage Ryogoku >” issued on May 30, 2008.

Outline of Acquisition

(1) Property Name	Premier Stage Ryogoku
(2) Type of Acquisition	Beneficiary interests in a trust (real estate)
(3) Acquisition Price	1,496 million yen (excluding acquisition costs, fixed asset tax, city planning tax, consumption tax and local consumption tax)
(4) Total Leasable Space	2,215.68m ² (The total leasable space, 2,187.05m ² , that was announced in the "Notice Concerning Property Acquisition <Premier Stage Ryogoku>" dated May 30, 2008, has been changed.)

Please refer to the “Notice Concerning Property Acquisition<Premier Stage Ryogoku>” dated May 30, 2008 for further details, etc. regarding the acquisition of the above-mentioned property.

*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.