

June 30, 2008

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 of Business Affairs

Fumio Suzuki
 TEL: +81-3-5772-8551

Notice Concerning Amendments to Commitment Line Agreement

Premier Investment Corporation (“Premier”) announces that it has decided at its board of directors’ meeting held today to conclude an “Amended Commitment Line Agreement” (the “Amended Agreement”) as described below and amend the details of the “Commitment Line Agreement” that was announced in the “Notice Concerning Debt Finance” dated June 30, 2004 (The Commitment Line Agreement including amendments thereto is hereinafter referred to as the “Original Agreement.” The term “This Commitment Line Agreement” will be used hereinafter to collectively refer to the Original Agreement and the Amended Agreement.). As of today, there is no debt finance based on This Commitment Line Agreement.

Details of Amended Agreement

- (1) Agreement Execution Date
June 30, 2008
- (2) Commitment Period
July 1, 2008 to June 30, 2009 (Former Commitment Period: July 1, 2007 to June 30, 2008)
- (3) Commitment Amount
2 billion yen (Former Commitment Amount: 1 billion yen)
- (4) Interest Rate
TIBOR corresponding to the loan period + 0.55% (Former Interest Rate: TIBOR corresponding to the loan period + 0.45%)

Reference

The details of This Commitment Line Agreement are as follows.

(1) Lender	Aozora Bank, Ltd.
(2) Commitment Amount	2 billion yen
(3) Interest Rate	TIBOR corresponding to the loan period ^(Note) + 0.55%
(4) Commitment Period	July 1, 2008 to June 30, 2009
(5) Repayment Method	Lump-sum repayment on maturity
(6) Collateral	None

(Note) Any one of the periods, 1 month, 2 months, 3 months or 6 months, can be selected as the loan period.

*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.