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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 (announced in the "Notice Concerning Debt Finance" dated November 17, 2003, "Notice Concerning Repayment of Loans before Maturity Date" dated November 28, 2007 and February 27, 2008). The debt finance borrowed on March 27, 2008 (announced in the "Notice Concerning Debt Finance" dated on March 25, 2008). The debt finance borrowed on May 22, 2008 (announced in the "Notice Concerning Debt Finance" dated May 20, 2008). And the debt finance borrowed on June 30, 2008 (announced in the "Notice Concerning Debt Finance" dated June 25, 2008).

Interest Rate

- (1) Borrowings with floating rates from Aozora Bank, Ltd. and The Bank of Tokyo-Mitsubishi UFJ, Ltd. (initial borrowings of 4.7 billion yen and balance of 500 million yen after the repayment of loans before maturity date on February 29, 2008):
 - (i) Period : August 30, 2008 to November 18, 2008 (maturity date)
 - (ii) Floating rate : 1.80167% per annum
- (2) Borrowings with floating rates from Mizuho Bank Ltd. (the borrowings of 1 billion yen).
 - (i) Period : August 30, 2008 to November 28, 2008
 - (ii) Floating rate : 1.30167% per annum
The interest rate applicable from November 29, 2008 is yet to be determined (scheduled to be determined on November 26, 2008).
- (3) Borrowings with floating rates from The Chuo Mitsui Trust and Banking Co., Ltd., The Sumitomo Trust and Banking Co., Ltd., Resona Bank, Ltd. and The Bank of Tokyo-Mitsubishi UFJ, Ltd. (the borrowings of 8.05 billion yen).
 - (i) Period : August 30, 2008 to November 28, 2008
 - (ii) Floating rate : 1.45167% per annum
The interest rate applicable from November 29, 2008 is yet to be determined (scheduled to be determined on November 26, 2008).
- (4) Borrowings with floating rates from Sumitomo Mitsui Banking Corporation (the borrowings of 1.55 billion yen).
 - (i) Period : August 30, 2008 to November 28, 2008
 - (ii) Floating rate : 1.45167% per annum
The interest rate applicable from November 29, 2008 is yet to be determined (scheduled to be determined on November 26, 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.