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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 has been determined for the debt finance scheduled to be borrowed on February 6, 2009 (announced in the "Notice Concerning Debt Finance" dated January 23, 2009).

Interest Rate

Lender	Amount of Debt Finance	Interest Rate (p.a.),	Drawdown Date Repayment Date
Aozora Bank, Ltd.	100 million yen	0.97000 %	February 6, 2009 February 27, 2009

*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.