



NEWS RELEASE

Apr 27, 2010

R&I View: NTT Urban Development To Become Premier's Main Sponsor Positive impact on funding but no change in the rating

Premier Investment Corp. (PIC, Sec. Code: 8956, Issuer Rating: A+) announced on April 26 that NTT Urban Development Corp. (Sec. Code: 8933, Issuer Rating: AA-) will acquire a 53.1% stake in Premier REIT Advisors Co., Ltd., the asset manager of PIC, and that PIC will sell approximately 3 billion yen of new investment units to NTT Urban Development through a private placement.

The strong creditworthiness of NTT Urban Development is expected to have a positive impact on PIC in both debt and equity financing. Since NTT Urban Development has proven track records in the operations of office buildings and other real estate, PIC can expect the company's support for its business operations as well.

The current rating for PIC already incorporates R&I's favorable view on the strong competitiveness of PIC's properties, its prudent investment stance and conservative financial policy, as well as on its stable funding base. R&I therefore does not believe that the aforementioned move necessitates a change in the rating. R&I will keep an eye on the recovery of PIC's present weak rental income, the resumption of external growth and the impact of the new sponsor on PIC's financing.

The primary rating methodologies applied to this rating are provided at "R&I J-REIT Rating Methodology" and "Basic Methodologies for R&I's Credit Rating". The methodologies are available at the web site listed below, together with other rating methodologies that are taken into consideration when assigning the rating.

<http://www.r-i.co.jp/eng/sf/about/methodology/index.html>

<http://www.r-i.co.jp/eng/cfp/about/methodology/index.html>

Rating and Investment Information, Inc. Nihonbashi 1-chome Bldg., 1-4-1, Nihonbashi, Chuo-ku, Tokyo 103-0027, Japan
Investors Service Division TEL.03-3276-3511 FAX.03-3276-3413 <http://www.r-i.co.jp>

Credit ratings are statements of R&I's opinions regarding an issuer's general capacity to fulfill its financial obligations and the certainty of the fulfillment of its individual obligations as promised (creditworthiness) and are not statements of fact. Further, R&I does not state its opinions about any risks other than credit risk, give advice regarding investment decisions or financial matters, or endorse the merits of any investment. R&I does not undertake any independent verification of the accuracy or other aspects of the related information when issuing a credit rating and makes no related representations or warranties. R&I is not liable in any way for any damage arising in relation to credit ratings (including amendment or withdrawal thereof). As a general rule, R&I issues a credit rating for a fee paid by the issuer. For details, please refer to <http://www.r-i.co.jp/eng/policy/policy.html>.

©Rating and Investment Information, Inc.