

July 1, 2009

For Immediate Release

REIT Issuer
Premier Investment Corporation
8-4-14 Akasaka 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 Debt Finance Interest Rate

Premier Investment Corporation (“PIC”) announces that the interest rate has been determined for the debt finance scheduled to be borrowed on July 3, 2009 (announced in the “Notice Concerning Amendments to Commitment Line Agreement and Debt Finance” dated June 25, 2009).

Interest Rate

Lender	Amount of Debt Finance	Interest Rate (p.a.),	Drawdown Date Repayment Date
Aozora Bank, Ltd.	200 million yen	1.64182 %	July 3, 2009 August 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.

*PIC'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.