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For Immediate Release

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Notice Concerning Debt Finance Interest Rate

Premier Investment Corporation (“PIC”) announces that the interest rate has been determined for the debt finance borrowed on May 22, 2009 (announced in the “Notice Concerning Debt Finance” dated May 20, 2009).

Interest Rate

Lender	Amount of Debt Finance (million yen)	Interest Rate (p.a.),	Drawdown Date Repayment Date
The Sumitomo Trust and Banking Co., Ltd. Resona Bank, Limited. The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,480	floating rate: 1.25545 % (From February 27, 2010 to March 31, 2010) (Note 1)	May 22, 2009 May 21, 2010
The Chuo Mitsui Trust and Banking Company, Limited Sumitomo Mitsui Banking Corporation	3,120	floating rate: 1.54636 % (From February 27, 2010 to May 31, 2010) (Note 2)	May 22, 2009 May 20, 2011
Development Bank of Japan Inc.	2,887.5	floating rate: 2.04636 % (From February 27, 2010 to May 31, 2010) (Note 2)	May 22, 2009 May 22, 2014

(Note 1) The interest rate applicable from April 1, 2010 is yet to be determined (scheduled to be determined on March 29, 2010).

(Note 2) The interest rate applicable from June 1, 2010 is yet to be determined (scheduled to be determined on May 27, 2010).

*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>

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