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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 applicable to the period stated below 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.), (Note)  | Drawdown Date<br>Repayment Date |
|---|--------------------------------------|---|---------------------------------|
| The Sumitomo Trust and Banking Co., Ltd.<br>Resona Bank, Limited.<br>The Bank of Tokyo-Mitsubishi UFJ, Ltd. | 3,480                                | floating rate: 1.52364 %<br>(From December 1, 2009<br>to February 26, 2010) | May 22, 2009<br>May 21, 2010    |
| The Chuo Mitsui Trust and Banking Company, Limited<br>Sumitomo Mitsui Banking Corporation                   | 3,120                                | floating rate: 1.62364 %<br>(From December 1, 2009<br>to February 26, 2010) | May 22, 2009<br>May 20, 2011    |
| Development Bank of Japan Inc.  | 2,925                                | floating rate: 2.12364 %<br>(From December 1, 2009<br>to February 26, 2010) | May 22, 2009<br>May 22, 2014    |

(Note) The interest rate applicable from February 27, 2010 is yet determined (scheduled to be determined on February 24, 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>

\*\*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.