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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). And the debt finance scheduled to be borrowed on March 31, 2010 (announced in the “Notice Concerning Debt Finance” dated March 25, 2010).

Interest Rate

Lender	Amount of Debt Finance (million yen)	Interest Rate (p.a.),	Drawdown Date Repayment Date
The Chuo Mitsui Trust and Banking Company Limited Sumitomo Mitsui Banking Corporation	3,120	floating rate: 1.49000 % (From June 1, 2010 to August 31, 2010)	May 22, 2009 May 20, 2011
Development Bank of Japan Inc.	2,850	floating rate: 1.99000 % (From June 1, 2010 to August 31, 2010)	May 22, 2009 May 22, 2014
ORIX Trust and Banking Corporation	1,000	floating rate: 1.39000 % (From June 1, 2010 to August 31, 2010)	March 31, 2010 March 30, 2012

(Note) The interest rate applicable from September 1, 2010 is yet to be determined (scheduled to be determined on August 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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