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For Immediate Release

REIT Issuer
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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, 2008 (announced in the "Notice Concerning Debt Finance" dated may 20, 2008). And the debt finance borrowed on June 30, 2008 (announced in the "Notice Concerning Debt Finance" dated June 25, 2008.

Interest Rate

Lenders	Amount of Debt Finance (million yen)	Interest Rate (p.a.), Period	Drawdown Date Repayment Date
The Chuo Mitsui Trust and Banking Co., Ltd. The Sumitomo Trust and Banking Co., Ltd. Resona Bank, Ltd. The Bank of Tokyo-Mitsubishi UFJ, Ltd.	8,050	Floating rate : 0.97182% From May 1, 2009 to May 22, 2009	May 22, 2008 May 22, 2009
Sumitomo Mitsui Banking Corporation	1,550	Floating rate : 0.97182% From May 1, 2009 to May 22, 2009 (Note)	June 30, 2008 June 30, 2009

(Note) The interest rate applicable from May 23, 2009 is yet determined (scheduled to be determined on May 20, 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.