

February 8, 2007

For Immediate Release

REIT Issuer
 Premier Investment Corporation
 1-2-7 Nishi Azabu, Minato Ward, Tokyo
 Executive Director Hiroshi Matsuzawa
 (Securities Code 8956)

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Notice Concerning Property Acquisition
<Premier Toyochō Building>

Premier Investment Corporation (“Premier”) announces that a real estate trust beneficiary interests transfer agreement as outlined below was executed.

1. Overview of Acquisition

(1) Property Name	Premier Toyochō Building (hereinafter, the “Property”)
(2) Type of Acquisition	Beneficiary interests in a trust (real estate)
(3) Acquisition Price	4,310 million yen (excluding acquisition costs, fixed asset tax, city planning tax, consumption tax and local consumption tax) <Payment Schedule> Pay 100 million yen (down payment) upon execution of real estate trust beneficiary interests transfer agreement. Pay 4,210 million yen (remaining amount) upon transfer.
(4) Scheduled Date of Acquisition	February 8, 2007 Execution of real estate trust beneficiary interests transfer agreement. May 31, 2007 (scheduled) Execution of transfer in accordance with the above-mentioned real estate trust beneficiary interests transfer agreement.
(5) Seller	ORIX Real Estate Corporation (Share: 70%) and KEN Plus Three Company (Share: 30%) (refer to “4. Seller Profile” below)
(6) Financing	Cash on hand and debt financing

2. Reason for Acquisition

The Property will be acquired for the following reason in accordance with the “Property Management Targets and Policies” stipulated in the Articles of Incorporation of Premier.

(1) Reason	To enhance the management balance of the overall portfolio by increasing the portfolio’s share of office buildings in the 23 Wards of Tokyo. ^(Note)
(2) Property Characteristics	(i) Location and Convenience The Property is about a 3-minutes walk from Toyochō Station on the Tokyo Metro Tozai Line and it takes about 9 minutes to get to Otemachi Station by train. Facing the major road known as Eitai Dori, etc., the Property boasts convenience in terms of location, which is a demand for offices. (ii) Conditions of the building, etc. Adopting raised access flooring with a height of 100mm and also securing a lead-in route for optical fibers and such, the Property is

	designed to accommodate office automation. The ceiling height is 3.20m on the first floor and 2.75m on the second through seventh floors, ensuring sufficient work space. Entry and exit are controlled by a mechanical security system, enabling 24-hour access.
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(Note) The 23 Wards of Tokyo are the special wards of Tokyo excluding the 5 Central Wards of Tokyo (Chiyoda, Chuo, Minato, Shinjuku and Shibuya Wards).

3. Details of the Acquired Property

(1) Details of beneficiary interests in a real estate trust

Property Name	Premier Toyocho Building
Name of Trustee	The Chuo Mitsui Trust and Banking Co., Ltd.
Agreement Term	From the date the trust is set up(a date during the period between February 8, 2007 and May 31, 2007 separately agreed to by the initial entrusting party and trustee) to April 30, 2017 (however, if such date is not a business day, the immediately preceding business day) (scheduled)
Acquisition Price	4,310 million yen (excluding acquisition costs, fixed asset tax, city planning tax, consumption tax and local consumption tax)
Scheduled Date of Acquisition	February 8, 2007 Execution of real estate trust beneficiary interests transfer agreement. May 31, 2007 (scheduled) Execution of transfer in accordance with the above-mentioned real estate trust beneficiary interests transfer agreement.

(2) Details of the real estate comprising the trust property

Property Name	Premier Toyocho Building	
Location ^(Note 1)	Land	3-15-20 Toyo, Koto Ward, Tokyo
	Building	3-15-20 Toyo, Koto Ward, Tokyo <Residential Indication> 3-23-21 Toyo, Koto Ward, Tokyo
Access	About a 3-minute walk from Toyocho Station on the Tokyo Metro Tozai Line	
Use of Building ^(Note 1)	Office Building, Garage	
Floor Area ^(Note 1)	Land	1,080.98m ²
	Building (Total Floor Space)	5,054.32m ²
Structure of Building ^(Note 1)	Steel-framed, reinforced concrete structure with a flat-topped roof; 7 stories and 1 basement story	
Type of Ownership	Fee simple ownership for both land and building	
Former Owner	<Co-Owner> ORIX Real Estate Corporation (Share: 70%) KEN Plus Three Company (Share: 30%)	
Construction Completion ^(Note 1)	October 2006	
Matters Concerning Design, etc.	Developers	ORIX Real Estate Corporation and KEN Plus Three Company
	Building Contractor	Takenaka Corporation
	Architectural Design Company	Raymond Architectural Design Office, Inc.
	Structural Design Company	Raymond Architectural Design Office, Inc.
	Building Inspection Agency	Koto Ward
Acquisition Price	4,310 million yen (excluding acquisition costs, fixed asset tax, city planning tax, consumption tax and local consumption tax)	
Appraisal Method	Method	Appraisal by Aoyama Realty Advisors Inc.
	Estimated Value	4,340 million yen
	Overall Cap Rate Based on Direct Capitalization Method	4.8%
	Survey Date	December 1, 2006

Other Special Notes		Premier, the trustee, Premier REIT Advisors Co., Ltd. and R.A. Asset Management Inc. will execute a property management consignment agreement that will make R.A. Asset Management Inc. the property manager of the Property. R.A. Asset Management Inc. is a subsidiary of Ken Corporation Ltd., which is a shareholder of Premier's asset manager Premier REIT Advisors Co., Ltd., and is classified as an Interested Party, Etc. of Premier REIT Advisors Co., Ltd. as defined in the Law Concerning Investment Trusts and Investment Corporations.	
Tenant Details	Total Number of Tenants	1 (as of February 8, 2007)	
	Total Leasable Space	3,857.04m ²	
	Total Leased Space	1,220.83m ²	
	Occupancy Rate	31.65% (as of February 8, 2007)	
Building Condition Evaluation Report	Investigator	Nikken Sekkei Construction Management, Inc.	
	Earthquake PML ^(Note 2)	13.6%	
		The PML, or probable maximum loss, refers to the probability of the maximum loss expected to result from an earthquake. Although there is no single precise definition of PML, PML herein is based on the event of the maximum earthquake that can be expected to occur in the region where the subject building is located (probable maximum earthquake = PME: an earthquake of a size that has 10% or greater probability of occurring within 50 years = occurs once every 475 years) occurring and is represented by expressing the construction costs required to restore the post-PME building to its pre-PME state as a percentage of the total construction costs required to reconstruct the building (= replacement cost). The concerned measurement does not take into account the impact of the collapse of neighboring buildings or fire, water and other damages.	
		In addition, the PML is derived based on the building's earthquake resistance and the results of a hazard analysis of the building's site and its surrounding area (analysis based on data related to past earthquakes and active faults that impact the site of the subject real estate).	
		Priority (to be urgently conducted) Repairs	–
		Near-Future (in about 2 or 3 years) Repairs	–
Medium-Future (in about 4 or 5 years) Repairs	1,160 thousand yen		
Far-Future (in about 6 to 12 years) Repairs	43,700 thousand yen		

(Note 1) Information that appears on the registry was used for the items of "Location (excluding residential indication)," "Use of Building," "Floor Area," "Structure of Building" and "Construction Completion,".

(Note 2) Premier entrusts the calculation of the PML of the portfolio at the end of the fiscal term to Takenaka Corporation and releases an overview of such calculation, but the PML of the properties that comprise the portfolio that serve as the basis of such calculation are separately calculated independently by the firm and thus may not necessarily match the above numerical figures. As the Property was built with construction conducted by Takenaka Corporation, a building condition evaluation report was obtained from Nikken Sekkei Construction Management, Inc.

4. Seller Profile

Company Name	ORIX Real Estate Corporation	KEN Plus Three Company
Head Office Address	2-4-1 Hamamatsucho, Minato Ward, Tokyo	1-2-7 Nishi-Azabu, Minato Ward, Tokyo

Representative	Hiroaki Nishina, President and CEO	Shigeru Sato, President and CEO
Paid-in Capital	200 million yen	20 million yen
Major Shareholders	ORIX Corporation (100%)	Ken Corporation Ltd. (100%)
Principal Business	1. Leasing, selling, buying and managing real estate and forming housing lots 2. Managing sports facilities like golf courses and tennis courts, recreation hall facilities, and accommodation, medical, educational training and other various facilities; managing restaurants; and travel agency work 3. Contracting, designing and managing building construction and civil engineering, etc.	1. Owning, leasing and managing real estate 2. Selling, buying, brokering and appraising real estate 3. Work based on the Real Estate Syndication Law, etc.
Relationship with Premier or Investment Trust Management Company	None	An Interested Party, Etc. of Premier's asset manager, Premier REIT Advisors Co., Ltd., as defined in the Law Concerning Investment Trusts and Investment Corporations.

5. Overview of Property Holders, Etc.

Property Name (Location)	Premier Toyocho Building (3-23-21 Toyo, Koto Ward, Tokyo)	
Status of Property Titleholder, Etc.	Former Titleholder / Trust Beneficiary Interest Holder	Titleholder / Trust Beneficiary Interest Holder Preceding the Former
Company Name	KEN Plus Three Company (Share: 30%)	A party other than a party having particular vested interest
Relationship with Party having Particular Vested Interest	An Interested Party, Etc. of Premier's asset manager, Premier REIT Advisors Co., Ltd., as defined in the Law Concerning Investment Trusts and Investment Corporations	–
Acquisition Background, Reason, Etc.	Acquired primarily for the purpose of managing investments	–
Acquisition Price (including other expenses)	–(Note)	–
Date of Acquisition	February 28, 2005	–

(Note) Acquisition price is omitted due to ownership under the former titleholder exceeding one year.

6. Overview of Intermediary

Company Name	Ken Corporation Ltd.
Head Office Address	1-2-7 Nishi-Azabu, Minato Ward, Tokyo
Representative	Kensuke Tanaka, President and CEO
Amount of Reward	90,510,000 yen Sale price of 4,310,000,000 yen × 70% (ORIX Real Estate Corporation's share) × 3% (excluding consumption tax and local consumption tax)
Relationship with Premier	Ken Corporation Ltd. is classified as an Interested Party, Etc. of

or Investment Trust Management Company	Premier's asset manager, Premier REIT Advisors Co., Ltd., as defined in the Law Concerning Investment Trusts and Investment Corporations.
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7. Settlement Method

Refer to "1. Overview of Acquisition (3)" above

8. Acquisition Schedule

Refer to "1. Overview of Acquisition (4)" above

9. Outlook

As the transfer is scheduled to take place on May 31, 2007, the Property will not impact Premier's operating conditions for the fiscal term ending in April 2007 (November 1, 2006 – April 30, 2007). In addition, there are no changes to the outlook on Premier's operating conditions for the fiscal term ending in October 2007 (May 31, 2007 – October 31, 2007).

[Attachments]

- Reference 1 Overview of Appraisal Report
- Reference 2 Table of Real Estate Portfolio Following Acquisition of the Property
- Reference 3 Outside View of the Property
- Reference 4 Map

*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.

*Premier Investment Corporation'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.

(Unit: yen)

Overview of Appraisal Report		
Real-estate appraiser	Aoyama Realty Advisors Inc.	
Estimated value	4,340,000,000	
Survey date	December 1, 2006	
The value estimated by income approach		
The value estimated by direct capitalization method (= (6) ÷ (7))		4,360,000,000
Rental income, common expenses – area charge, etc.		261,007,900
Parking lot		6,720,000
Profit from managing deposits		6,570,100
Potential gross revenue (1)		274,298,000
Estimated loss due to vacancy, etc. (Note 1) (2)		14,722,900
Gross income from effective lease ((1) – (2)) (3)		259,575,100
Maintenance costs, administrative management costs, utilities		24,688,500
Taxes and other public charges (Note 2)		18,055,700
Liability insurance premium		847,000
Other expenses (tenant solicitation costs, etc.)		2,881,600
Necessary expenses, etc. (4)		46,472,800
Capital expenditure reserve (5)		3,738,000
Net revenue ((3) – (4) – (5)) (6)		209,364,300
Capitalization rate (7)		4.8%
The value estimated by Discounted Cash Flow (DCF) method		4,310,000,000
Discount rate		4.6%
Terminal capitalization rate		5.1%
The value estimated by cost approach		
Land ratio		56.3%
Building ratio		43.7%

(Note 1) The vacancy rate is assumed to be 5.0% for office area and 20.0% for the parking lot.

(Note 2) Taxes and other public charges for the land are estimated with reference to the fixed asset valuation certificate for fiscal year 2006 and with consideration given to special tax reduction for small building lots. The taxes and other public charges for the building are estimated with reference to the amount of taxation standard of similar office buildings, in light of originality of the subject building.

[Reference 2] Table of Real Estate Portfolio Following Acquisition of the Property

Use	Area	Property No.	Property Name	Acquisition Date	Acquisition Price (yen) (Note 1)	Portfolio Share (%) (Note 2)
Office	5 Central Wards of Tokyo	A-1	Landic Shimbashi Building 1	Sep 11, 2002	6,341,000,000	6.1%
		A-2	Landic Shimbashi 2 Building	Sep 11, 2002	7,045,000,000	6.8%
		A-3	Fuji Building No.37	Sep 10, 2002	1,727,000,000	1.7%
		A-4	KN Shibuya No.3	Sep 11, 2002	5,348,000,000	5.1%
		A-5	Takadanobaba Center Building	Sep 11, 2002	5,118,000,000	4.9%
		A-6	Rokubancho Building	Mar 26, 2004	7,860,000,000	7.6%
		A-7	Ougaku Building	Jun 1, 2005	1,796,000,000	1.7%
	23 Wards of Tokyo	B-1	IPB Ochanomizu Building	Sep 11, 2002	1,456,000,000	1.4%
		B-2	Premier Toyoko Building	May 31, 2007 (scheduled)	4,310,000,000	4.1%
	Surrounding Regions	C-1	Nisso No.3 Building	Sep 11, 2002	3,558,000,000	3.4%
		C-2	The Kanagawa Science Park R&D Building	Sep 11, 2002	6,556,000,000	6.3%
		C-3	NARA BUILDING 2	Feb 26, 2003	1,580,000,000	1.5%
	Office Sub-Total					52,695,000,000
Residential	5 Central Wards of Tokyo	D-1	Park Axis Yotsuya Stage	Sep 11, 2002	5,208,000,000	5.0%
		D-2	Park Axis Meiji-Jingumae	Sep 11, 2002	2,604,000,000	2.5%
		D-3	Sun Palace Minami-Azabu	Sep 10, 2002	1,150,000,000	1.1%
		D-4	Cabin Arena Akasaka	Apr 4, 2003	1,330,000,000	1.3%
		D-5	Cabin Arena Minami-Aoyama	Sep 1, 2003	1,070,000,000	1.0%
		D-6	Bureau Kioicho	Jul 1, 2003	1,840,000,000	1.8%
		D-7	Homat Woodville	Nov 18, 2003	5,090,000,000	4.9%
		D-8	Roppongi Green Terrace	Nov 18, 2003	4,678,000,000	4.5%
		D-9	B-Site Shibakoen	Nov 18, 2003	2,181,000,000	2.1%
		D-10	Premier Stage Nihonbashi Kayabacho	Mar 26, 2004	2,430,000,000	2.3%
		D-11	Langue Tower Kyobashi	Dec 22, 2003	927,606,900	0.9%
		D-12	Premier Stage MitaKeidaimae	Nov 30, 2004	1,580,000,000	1.5%
		D-13	Premier Rosso	Jan 14, 2005	1,662,469,729	1.6%
		D-14	Premier Blanc Yoyogikouen	Jul 15, 2005	2,330,000,000	2.2%
		D-15	Premier Stage Uchikanda	Sep 20, 2005	1,723,750,000	1.7%
		D-16	Premier Stage Ichigayakawadacho	Jul 21, 2005	1,460,000,000	1.4%
		D-17	Walk Akasaka	Jun 1, 2005	2,043,000,000	2.0%
		D-18	Premier Stage Shibakoen	Oct 13, 2006	1,585,000,000	1.5%
		D-19	MEW	Jul 31, 2006	1,556,000,000	1.5%
	23 Wards of Tokyo	E-1	B-Site Osaki	Nov 18, 2003	1,072,000,000	1.0%
E-2		Premier Garden Hongo	Apr 1, 2004	975,000,000	0.9%	
E-3		Premier Grande Magome	Jun 1, 2005	1,560,000,000	1.5%	
E-4		Premier Nozze Yutenji	Mar 28, 2006	1,525,000,000	1.5%	
E-5		Across Yushima	Sep 1, 2006	1,803,000,000	1.7%	
E-6		Premier Stage Komagome	Feb 9, 2007 (scheduled)	1,830,000,000	1.8%	
Residence Sub-Total					51,213,826,629	49.3%
Total					103,908,826,629	100.0%

(Note 1) Under "Acquisition Price," an amount excluding various costs required for the acquisition of the relevant real estate (real estate sale intermediary fees, etc.) and taxes and other public charges has been given (based on the sale and purchase price provided in the Sale and Purchase Agreement, etc.).

(Note 2) "Portfolio Share" has been rounded to the nearest one decimal place.

[Reference 3] Outside View of the Property



[Reference 4] Map

For a map of the area surrounding the acquired property, please refer to:

<http://www.pic-reit.co.jp/cms/kaiji/2007-0208-01.pdf>