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For Immediate Release

REIT Issuer

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## Notice Concerning Revision to Performance Forecast and Distribution Forecast for the Fiscal Period Ending April 30, 2021 (the 37th Fiscal Period)

Premier Investment Corporation ("PIC") announces that it has decided to revise its performance forecast, etc. for the fiscal period ending April 30, 2021 (the 37th fiscal period: November 1, 2020 – April 30, 2021) disclosed in the "Financial Report for the Fiscal Period Ended April 30, 2020" dated June 18, 2020 (the "Financial Report"), as described below.

### 1. Revision to Performance Forecast and Distribution Forecast for the Fiscal Period Ending April 30, 2021 (the 37th Fiscal Period)

	Operating revenues (million yen)	Operating income (million yen)	Ordinary income (million yen)	Net income (million yen)
Previous Forecast (A)	9,247	4,094	3,702	3,701
Revised Forecast (B)	11,327	5,532	5,125	5,123
Amount of Variation (B-A)	2,079	1,438	1,423	1,422
Rate of Variation	22.5%	35.1%	38.4%	38.4%
(Reference) Actual for the Previous Fiscal Period (the 36th Fiscal Period)	9,470	4,248	3,852	3,850

	Distribution per unit (excluding excess of earnings) (yen)	Distribution in excess of earnings per unit (yen)
Previous Forecast (A)	2,810	—
Revised Forecast (B)	3,890	—
Amount of Variation (B-A)	1,080	—
Rate of Variation	38.4%	—
(Reference) Actual for the Previous Fiscal Period (the 36th Fiscal Period)	2,923	—

### 2. Reason for Revision

Due to the property acquisition and transfer announced today in "Notice Concerning Property Acquisition and Transfer", PIC expects increase of +10% or more in Operating revenues, +30% or more in Ordinary income and Net income, +5% or more in Distribution per unit of the performance forecast for the fiscal period ending April 30, 2021 (the 37th fiscal period) announced in the Financial Report.

The main factor is the recording of gain on sale of real estate, etc. pertaining to Urbannet Kojimachi Building (estimated at 1,920 million yen)

### 3. Assumption for the Forecast, etc.

The revision to performance forecast above is calculated based on "Assumptions for the Forecast of Results for the 37th Fiscal Period (November 1, 2020 – April 30, 2021) and 38th Fiscal Period (May 1, 2021 – October 31, 2021)" described in the "Financial Report for the Fiscal Period Ended October 31, 2020" separately announced today.

\* The Japanese original document was distributed to press clubs within the Tokyo Stock Exchange, Ministry of Land, Infrastructure, Transport and Tourism, and the construction trade newspaper of the Ministry of Land, Infrastructure, Transport and Tourism.

\* PIC's website is <http://www.pic-reit.co.jp>

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