

January 26, 2021

For Immediate Release

**REIT Issuer**

Premier Investment Corporation  
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Executive Director

Takeshi Oodera  
(Securities Code 8956)

**Asset Management Company**

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## Notice Concerning Debt Finance

Premier Investment Corporation ("PIC") announces the decision made at its board of directors' meeting held today to borrow funds (hereinafter, the "Debt Finance") as described below.

### 1. Reason for the Debt Finance

To fund repayment of loan of 2,000 million yen in a long-term loan maturing on January 29, 2021

### 2. Details of the Debt Finance

The Debt Finance involves the borrowing of one term loan (short-term loan with a total borrowing amount of 2,000 million yen). The details are provided in the following tables.

Contract Number	Term loan 100
Expected Drawdown Date and Expected Disbursement Date	January 29, 2021
Lenders and Amount of Debt Finance	Sumitomo Mitsui Trust Bank, Limited: 2,000 million yen
Borrowing Method	The loan agreement dated January 27, 2021 with the lender indicated above
Repayment Date	May 31, 2021
Repayment Method	Lump-sum repayment upon maturity
Interest Rate (p.a.), etc.	Floating rate: 1-month TIBOR + 0.14000% (Note)
Collateral / Guarantee	Unsecured and non-guaranteed

(Note) The first interest payment date shall be February 26, 2021, and subsequent interest payment dates shall be the final day of each month and on the principal repayment date (or the preceding business day if the said date is not a business day).  
The base rate applicable to the respective interest calculation periods shall be, for the first interest payment, the JBA (Japanese Bankers Association) 1-month Japanese Yen TIBOR on January 27, 2021 and, for the subsequent interest payments, the 1-month Japanese Yen TIBOR on the day two business days before the immediately preceding interest payment date.  
Details of the JBA Japanese Yen TIBOR can be checked on the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/>).

### 3. Outstanding Interest-Bearing Liabilities after the Debt Finance

(million yen)

		Prior to the Debt Finance	After the Debt Finance	Variation
	Short-term loans	5,200	7,200	+ 2,000
	Long-term loans	108,100	106,100	△ 2,000
	Total loans	113,300	113,300	-
	Corporate bonds	8,500	8,500	-
	Total interest-bearing liabilities	121,800	121,800	-

### 4. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There will be no change to the content of "Investment Risk / (2) Risk Related to Product Design and Related Parties / (iv) Risk Related to Loans and Investment Corporation Bonds" described in PIC's Securities Report filed on July 30, 2020, due to the Debt Finance.

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

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