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For Immediate Release

**REIT Issuer**

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**Notice Concerning Property Acquisition**  
**<Shinagawa Season Terrace : Additional Acquisition>**

Premier Investment Corporation ("PIC") announces that Premier REIT Advisors Co., Ltd. ("PRA"), the asset management company for PIC, today decided on the acquisition of an office building (the "Acquisition"), as described below.

**1. Overview of the Acquisition**

Property Name	Shinagawa Season Terrace
Type of Asset for Acquisition	Quasi co-ownership interest of beneficiary interest in a real estate trust (Note 1)
Acquisition Price	6,520 million yen (Note 2)
Seller	A domestic corporation (Note 3)
Intermediary	None
Acquisition Decision Date	March 25, 2021
Conclusion Date	March 25, 2021
Planned Delivery Date	March 30, 2021
Payment Method	Lump-sum payment upon delivery
Financing for Acquisition	PIC plans to acquire the property by using cash on hand and borrowing funds (Note 4).

(Note 1) For details of the trust property, please refer to "3. Details of the Property for Acquisition" below.

Through the Acquisition, PIC plans to additionally acquire 26.0% to add to the 49.0% that it already owns to own 75.0% quasi co-ownership interest of beneficiary interest in trust of which the main trust properties are co-ownership interest (18.0%) of compartmentalized ownership in stores, halls and clinics on the 1st to 3rd floors, and offices on the 6th to 10th floors and 18th to 26th floors; co-ownership interest (approx. 3.4%) of compartmentalized ownership in offices on the 5th floor; quasi co-ownership interest (approx. 9.5%) of leasehold for the building site based on a land lease agreement; and quasi co-ownership interest (18.0%) of right to use the land surrounding the building site that is leased for a fee based on a land lease agreement.

\* PIC's substantial ownership ratio in the entire portion of a building at Shinagawa Season Terrace (however, excluding the portion corresponding to a storage facility for rainwater solely owned by the Tokyo Metropolitan Government) is approximately 2.5% in the Acquisition, which combined with the ownership ratio of approximately 4.7% that it already owns will result in the ownership ratio becoming approximately 7.1%.

(Note 2) The acquisition price represents the transaction price before taxes, not including various expenses required for the acquisition of the property.

(Note 3) The names of the domestic corporations are not disclosed as consent for disclosure of their names, etc. have not been obtained from the said corporations.

(Note 4) Reference: "Notice Concerning Debt Finance" dated March 25, 2021.

**2. Reason for the Acquisition**

As was the case in the initial acquisition of the property that was conducted on December 21, 2020, the Acquisition was realized through PIC's negotiation with the counterparty of the Acquisition, after the information was provided as part of the pipeline support from NTT Urban Development Corporation, the sponsor.

Shinagawa Season Terrace, the property to be acquired, is a large-scale public-private partnership development project utilizing three-dimensional urban planning by the Tokyo Metropolitan Government and four private businesses including NTT Urban Development Corporation.

Since the property is a newly built high-grade property that is rare even in Tokyo and has excellent access to Shinagawa Station on the JR Yamanote Line and Japan's highest-level environmental performance, PIC decided to acquire the property as securement of stable earnings can be expected.

With the Acquisition, PIC intends to improve profitability by expanding its asset size, rejuvenating the properties it owns in central Tokyo and improving portfolio quality through acquisition of a large-scale, high-grade building in the Shinagawa-Konan area, agglomerations of buildings NTT Group own, as well as promote the enhancement of cooperation with NTT Urban Development Corporation, the sponsor.

### 3. Details of the Property for Acquisition

Property Name		Shinagawa Season Terrace
Type of Specified Asset		Quasi co-ownership interest of beneficiary interest in a real estate trust
Name of Trustee		Mizuho Trust & Banking Co., Ltd.
Trust Agreement Term		From September 10, 2018, to September 30, 2028
Location (Note 1)	Land	1-2-6 Konan, Minato Ward, Tokyo
	Building	1-2-6 Konan, Minato Ward, Tokyo <Residential indication> 1-2-70 Konan, Minato Ward, Tokyo
Property Characteristics	Location, Etc.	The closest station to the property, Shinagawa Station, is a terminal station where JR lines, Tokaido Shinkansen bullet trains, and the Keikyu Main Line are available. It is directly connected to Haneda Airport by the Keikyu Airport Line, offering good access to outside and inside Japan, including the Tokyo metropolitan area. In addition, Takanawa Gateway Station is scheduled to open on the JR Yamanote and other lines in 2020, and there are plans to secure connectivity between the property and the east-side passage of the station. As such, further improvement in convenience in the future is expected. High-rise buildings including office buildings related to NTT Group companies can be seen in the surrounding area of the property, which is an office area with the potential to continue to develop as one of the leading business districts in central Tokyo.
	Access	About a 6-minute walk from JR Shinagawa Station
	Property Characteristics, Etc.	The office floor is one of the largest in Japan with a exclusive area of about 1,500 tsubos on a standard floor, a ceiling height of 2,900 mm, a free access floor of 130 mm, and a floor load of 500 kg/m <sup>2</sup> , which is a specification that enables free layout and thereby enhances office productivity. In addition, it is achieving both comfort and energy-saving by effectively utilizing natural energy in the form of an external atrium space that takes in natural light and wind and ventilation equipment that uses cool outside air in summer, as well as introduction of LED lighting, high-performance low-emissivity multi-layered glass, motion detection sensors, etc. Furthermore, it is one of the largest seismic isolated buildings in Japan, ensuring high safety by even preparing for long-duration earthquake tremors. In this way, the property is equipped with specifications and equipment standards that can sufficiently meet recent tenant needs for Class S buildings, and is considered to have high competitiveness in the medium to long term.
Area (Note 1)	Land	49,547.86 m <sup>2</sup>
	Building	202,666.94 m <sup>2</sup>
Type of Ownership	Land	Quasi co-ownership interest of leasehold and right to use the land leased for a fee (1)
	Building	Co-ownership interest of compartmentalized ownership (2)
		(1) Land subject to acquisition 26.0% quasi co-ownership interest of beneficiary interest in trust of which the main trust properties are quasi co-ownership interest (approx. 9.5%) of leasehold for the building site based on a land lease agreement and quasi co-ownership interest (18.0%) of right to use the land surrounding the building site which is leased for a fee based on a land lease agreement, with the intention to use the site for passages, greenery, establishment and management of warehouses, etc., and for events, etc.
		(2) Building subject to acquisition 26.0% quasi co-ownership interest of beneficiary interest in trust of which main trust properties are stores, halls and clinics on the 1st to 3rd floors and offices on the 6th to 10th and 18th to 26th floors, as well as co-ownership interest (approx. 3.4%) of compartmentalized ownership in offices on the 5th floor  * PIC's substantial ownership ratio in the entire portion of a building at Shinagawa Season Terrace (however, excluding the portion corresponding to a storage facility for rainwater solely owned by the Tokyo Metropolitan Government) is approximately 2.5% in the Acquisition, which combined with the ownership ratio of approximately 4.7% that it already owns will result in the ownership ratio becoming approximately 7.1%.
Use of Building (Note 1)		Office, store, warehouse, parking lot, clinic, hall, etc.

Structure of Building (Note 1)	Steel and reinforced concrete structure with a flat-topped roof, 32 stories and 1 basement floor				
Construction Completion (Note 1)	January 2015				
Acquisition Price	6,520million yen				
Appraisal					
Appraiser	Aoyama Realty Advisors Inc.				
Appraisal Value (Note 2)	6,630,million yen				
Survey Date	March 1, 2021				
Property Manager	NTT Urban Development Corporation				
Master Lease Company (Note 3)	NTT Urban Development Corporation, etc.				
Collateral	None				
Tenant Details (Note 4)					
Total Number of Tenants	Not disclosed				
Monthly Rent	Not disclosed				
Tenant Security Deposits	Not disclosed				
Total Leasable Space (Note 5)	3,324.39 m <sup>2</sup>				
Total Leased Space (Note 5)	3,321.36 m <sup>2</sup>				
Change in Occupancy Rate (Note 6)	September 2017	September 2018	September 2019	September 2020	January 2021
	97.8%	100.0%	100.0%	100.0%	99.9%
PML (Note 7)	4.7% <Preparer of evaluation report> Takenaka Corporation				
Other Special Notes	<ul style="list-style-type: none"><li>• An agreement is to be made between quasi co-owners that certain procedures, such as preferential negotiation with other quasi co-owners, must be taken for the transfer of quasi co-ownership interest, etc.</li><li>• It has been agreed that certain procedures, such as obtaining the consent from the landowner and other co-owners, must be taken for the transfer of co-ownership interest, etc.</li></ul>				

- (Note1) Each piece of information in "Location"(excluding residential indication), "Area," "Use of Building," "Structure of Building" and "Construction Completion" is described based on the information indicated in the certificate of registered matters. As for the area of the building, the gross floor area of the entire building including the portion corresponding to a storage facility for rain water solely owned by the Tokyo Metropolitan Government is indicated. The gross floor area does not include a reinforced-concrete-structure warehouse with a concrete roof and 1 basement floor (49.70 m<sup>2</sup>) that is part of the trust properties. Furthermore, the land area is the area of the entire land of a parcel owned by the Tokyo Metropolitan Government and indicates a total of 11,130.61 m<sup>2</sup>, which is the area of the building site (land of the leasehold) and 38,417.25 m<sup>2</sup>, which is the area usable in terms of floor-area ratio.
- (Note2) The price equivalent to the quasi co-ownership interest (26.0%) of beneficiary interest in trust that PIC plans to acquire is indicated.
- (Note3) Of the exclusive area of the entire building of Shinagawa Season Terrace, the office portion on the 5th floor, which Tokyo Metropolitan Government co-owns with co-owners of the entire building other than the Tokyo Metropolitan Government (total of four companies including NTT Urban Development Corporation), and the office portion on the 11th to 17th floors and 27th to 31st floors, which Tokyo Metropolitan Government solely owns, are leased entirely by the four companies based on a master lease agreement or the usage right is granted to them. These portions are leased or subleased to end tenants along with other floors co-owned by the four companies. However, the entire building is managed and operated by NTT Urban Development Corporation.
- (Note4) "Tenant Details" indicate the figure as of January 31, 2021. As for "Total Number of Tenants," "Monthly Rent" and "Tenant Security Deposits," the figures are not disclosed as no consent for disclosure has been obtained from the quasi co-owners.
- (Note5) NTT Urban Development Corporation collects rents from end tenants for the entire building and distributes revenue to the Tokyo Metropolitan Government and co-owners of the entire building other than the Tokyo Metropolitan Government (total of four companies including NTT Urban Development Corporation) in accordance with certain shares they own. Therefore, for the total leased space and total leasable space, the area concerning end tenants corresponding to the quasi co-ownership interest (26.0%) of the beneficiary interest in trust to be acquired by PIC is indicated.
- (Note6) For "Change in Occupancy Rate," the occupancy rate calculated based on the number of end tenants in the entire building based on PIC's most recent performance and the information on performance prior to the acquisition by PIC provided by the seller is indicated.
- (Note7) 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 a 10% 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 figure does not take into account the impact of the collapse of neighboring buildings or fire, water, and other damages.

**4. Seller Profile**

The profile of the seller of the property is not disclosed as no consent to disclosure of its name and other information has been obtained from a domestic corporation which is the seller. As of March 25, 2021, there is no capital, personal or business relationship to note between the seller and PIC or PRA. The seller does not fall under the category of related parties of PIC or PRA, either.

**5. Status of Previous Owner**

There are no special interests shared between PIC/PRA and the previous owner of the property.

**6. Transactions with Interested Party, Etc.**

Not applicable (Note)

(Note) Resolution by the Compliance Committee including external experts, resolution by the Investment Committee and resolution by the board of directors have been made in accordance with the "Regulations on Transactions with Interested Party, Etc.," an internal rule of PRA, for the following transactions with interested party, etc. upon the initial acquisition of the property that was conducted on December 21, 2020.

- Acquisition with interested party, etc., as stipulated in the Investment Trusts Act

- Transactions with interested party, etc., as stipulated in the Investment Trusts Act

- 1) Consignment of property management services to NTT Urban Development Corporation at the property to be acquired
- 2) Leasing (sublease) with NTT Finance Corporation as the lessee (sublessee) of the property to be acquired

**7. Outlook**

The impacts of the Acquisition on the forecast of results for the fiscal period ending April 2021 (the 37th fiscal period) and the fiscal period ending October 2021 (the 38th fiscal period) is minimal. Accordingly, PIC makes no change to the performance forecast.

## 8. Overview of Appraisal Report

Property Name	Shinagawa Season Terrace (Property to Be Acquired)
Appraisal Value	6,630 million yen (Note 1)
Appraiser	Aoyama Realty Advisors Inc.
Survey Date	March 1, 2021

Appraisal Item	Appraisal Value (million yen)	Remarks, Etc.
The value estimated by income approach	6,630	Estimated by associating the value estimated by direct capitalization method and value estimated by DCF method
Value estimated by direct capitalization method [[5]÷[6]]	6,720	
Operating Revenues	Not disclosed (Note 2)	
(a) Rental revenue		
(b) Common service charges		
(c) Rental revenue including common service charges [(a) + (b)]		
(d) Utilities		
(e) Parking and bicycle parking fees		
(f) Other income		
[1] Latent Gross Revenues [(c) + (d) + (e) + (f)]		
(g) Losses due to vacancies, etc.		
(h) Bad debt loss		
[2] Operating Revenues [(1)-(g)-(h)]		
Operating Expenses		
(i) Maintenance		
(j) Utilities		
(k) Repair costs		
(l) Property management fee		
(m) Advertisement for leasing, etc.		
(n) Tax and public dues		
(o) Insurance		
(p) Other expenses		
[3] Operating Expenses [(i)+(j)+(k)+(l)+(m)+(n)+(o)+(p)]		
[4] Net Operating Income [(2)-[3]]	224	
(q) Profit through management of temporary deposits, etc.	3	Estimated by multiplying the temporary deposits by the yield that takes into account the capital management characteristics
(r) Capital expenditures	6	Estimated based on adopted materials (engineering report)
[5] Net Cash Flow [(4)+(q)-(r)]	221	
[6] Capitalization rate	3.3%	Estimated based on the yield at low investment risks and taking into account the spread attributable to the location conditions, building conditions, etc. of the property
Value estimated by discounted cash flow (DCF) method	6,540	
Discount rate	3.0%	
Terminal capitalization rate	3.5%	
Value estimated by cost approach	4,770	
Land ratio	70.4%	
Building ratio	29.6%	

Other matters noted by the appraiser in conducting appraisal	None
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(Note 1) The price equivalent to the quasi co-ownership interest (26.0%) of beneficiary interest in trust that PIC plans to acquire is indicated.

(Note 2) Not disclosed as consent from the quasi co-owners, etc. for disclosure of operating revenues, etc. has not been obtained and because PRA has judged that there would be a negative impact on PIC in terms of competition, which may harm the interests of unitholders, if the figures based on actual results that are referred to in this appraisal evaluation are disclosed.

[Attachment]

Reference Material 1 Outside View of the Property to Be Acquired and Location Map

Reference Material 2 Table of Portfolio Following the Acquisition

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

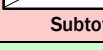
\*\* Neither PIC nor Premier REIT Advisors Co., Ltd. makes any assurance or warranty with respect to the completeness or accuracy of this English translation. For more complete and accurate information, please refer to the original announcement in Japanese.



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[Reference Material 2] Table of Portfolio Following the Acquisition

Use	Area	No.	Property Name	Acquisition Date	Acquisition Price (million yen) (Note)	Share
Office Buildings	5 Central Wards of Tokyo	A01	Landic Shimbashi Building 1	Sep 11, 2002	6,341	2.4%
		A02	Landic Shimbashi 2 Building	Sep 11, 2002	7,045	2.7%
		A03	Premier Dogenzaka Building	Sep 10, 2002	1,727	0.7%
		A04	KN Shibuya No.3	Sep 11, 2002	5,348	2.0%
		A05	Takadanobaba Center Building	Sep 11, 2002	5,118	2.0%
		A06	Rokubancho Building	Mar 26, 2004	7,860	3.0%
		A10	Urbannet Mita Building	Nov 18, 2011	10,300	3.9%
		A11	Urbannet Azabu Building	Nov 18, 2011	5,000	1.9%
		A15	Granpark	Nov 8, 2013	11,490	4.4%
		A17	Otemachi Financial City Grand Cube	Jun 12, 2020	4,680	1.8%
		A18	Shinagawa Season Terrace	Dec 21, 2020 2021/3/30 (scheduled)	18,720	7.1%
	Other 18 Wards of Tokyo	B02	Premier Toyochi Building	May 18, 2007	4,310	1.6%
		B03	Ueno TH Building	Mar 27, 2008	4,380	1.7%
		B04	Gotanda NT Building	Mar 27, 2008	4,100	1.6%
		B05	Ueno Tosei Building	Nov 18, 2011	5,900	2.3%
		B06	Urbannet Ikebukuro Building	Jan 22, 2015	13,600	5.2%
		B07	Urbannet Omori Building	Jan 22, 2015	4,800	1.8%
		B08	Sphere Tower Tennozu	Jun 21, 2017	15,000	5.7%
		B09	Uebannet Gotanda NN Building	Apr 5, 2019	5,250	2.0%
		C01	Premier Yokohama Nishiguchi Building	Sep 11, 2002	3,558	1.4%
	Urban Areas Surrounding Tokyo	C02	The Kanagawa Science Park R&D Building	Sep 11, 2002	6,556	2.5%
	Major Regional Cities	G02	NTT CRED Okayama Building	May 15, 2015	3,600	1.4%
		G03	Urbannet Shizuoka Ote-machi Building	Feb 19, 2016	1,628	0.6%
		G04	Urbannet Shizuoka Building	Feb 19, 2016	1,119	0.4%
		G05	Urban Ace Higobashi Building	Dec 20, 2016	4,600	1.8%
	Subtotal		25 properties		162,030	61.9%
Residential Properties	5 Central Wards of Tokyo	D01	Park Axis Yotsuya Stage	Sep 11, 2002	5,208	2.0%
		D02	Park Axis Meiji-Jingumae	Sep 11, 2002	2,604	1.0%
		D04	Cabin Arena Akasaka	Apr 4, 2003	1,330	0.5%
		D05	Cabin Arena Minami-Aoyama	Sep 1, 2003	1,070	0.4%
		D06	Bureau Kioicho	Jul 1, 2003	1,840	0.7%
		D08	Roppongi Green Terrace	Nov 18, 2003	4,678	1.8%
		D09	Premier Stage Shibakoen II	Nov 18, 2003	2,181	0.8%
		D11	Langue Tower Kyobashi	Dec 22, 2003	927	0.4%
		D12	Premier Stage MitaKeidaimae	Nov 30, 2004	1,580	0.6%
		D13	Premier Rosso	Jan 14, 2005	1,662	0.6%
		D14	Premier Blanc Yoyogikouen	Jul 15, 2005	2,330	0.9%
		D15	Premier Stage Uchikanda	Sep 20, 2005	1,723	0.7%
		D16	Premier Stage Ichigayakawadacho	Jul 21, 2005	1,460	0.6%
		D17	Walk Akasaka	Jun 1, 2005	2,043	0.8%
		D18	Premier Stage Shibakoen	Oct 13, 2006	1,585	0.6%
		D19	MEW	Jul 31, 2006	1,556	0.6%
		D20	Shibaura Island Air Tower	Dec 3, 2007	7,590	2.9%
		D21	Storia Akasaka	May 22, 2008	3,930	1.5%
		D22	Renai Shinjuku-Gyoen Tower	May 22, 2008	6,500	2.5%
		D23	Shibaura Island Bloom Tower	Dec 9, 2010	5,500	2.1%
		D24	Questcourt Harajuku	Nov 18, 2011	4,500	1.7%
		D25	Urban Court Ichigaya	Nov 8, 2013	1,385	0.5%
		D26	Premier Stage Azabu-Juban	Mar 1, 2018	1,420	0.5%
		D27	Premier Stage Sasazuka	Mar 1, 2018	1,080	0.4%

Use	Area	No.	Property Name	Acquisition Date	Acquisition Price (million yen) (Note)	Share
Residential Properties	Other 18 Wards of Tokyo	E01	B-Site Osaki	Nov 18, 2003	1,072	0.4%
		E02	Premier Garden Hongo	Apr 1, 2004	975	0.4%
		E03	Premier Grande Magome	Jun 1, 2005	1,560	0.6%
		E04	Premier Nozze Yutenji	Mar 28, 2006	1,525	0.6%
		E05	Premier Stage Yushima	Sep 1, 2006	1,803	0.7%
		E06	Premier Stage Komagome	Feb 9, 2007	1,830	0.7%
		E07	Premier Stage Otsuka	Jun 18, 2007	1,310	0.5%
		E08	Premier Stage Honjo-Azumabashi	Nov 30, 2007	2,640	1.0%
		E09	Premier Stage Ryogoku	Jun 30, 2008	1,496	0.6%
	Subtotal		33 properties		79,894	30.5%
Others		Z01	UDX Special Purpose Company Preferred Securities (Akihabara UDX)	Dec 8, 2010	19,940	7.6%
				Nov 8, 2013		
	Subtotal		1 properties		19,940	7.6%
Total			59 properties		261,864	100.0%

(Note) "Acquisition Price" represents the transaction price before taxes, not including various expenses required for the acquisition of the relevant properties.