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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 October 31, 2021 (the 38th Fiscal Period)

Premier Investment Corporation ("PIC") announces that it has decided to revise its performance forecast, etc. for the fiscal period ending October 31, 2021 (the 38th fiscal period) as described below. In addition, the performance forecast for the fiscal period ending April 30, 2021 (the 37th fiscal period) remains unchanged.

### 1. Revision to Performance Forecast and Distribution Forecast for the Fiscal Period Ending October 31, 2021 (the 38th Fiscal Period)

	Operating revenues (million yen)	Operating income (million yen)	Ordinary income (million yen)	Net income (million yen)	Distribution per unit (excluding excess of earnings) (yen)	Distribution in excess of earnings per unit (yen)
Previous Forecast (A)	9,392	3,999	3,570	3,569	2,710	—
Revised Forecast (B)	10,816	5,169	4,727	4,726	3,230	—
Amount of Variation (B-A)	+ 1,423	+ 1,169	+ 1,157	+ 1,157	+ 520	—
Rate of Variation	+ 15.2%	+ 29.2%	+ 32.4%	+ 32.4%	+ 19.2%	—
(Reference) Performance Forecast for the Fiscal Period Ending April 30, 2021 (the 37th Fiscal Period)	11,327	5,532	5,125	5,123	3,890	—
(Reference) Actual for the Previous Fiscal Period (the 36th Fiscal Period)	9,470	4,248	3,852	3,850	2,923	—

### 2. Reason for Revision

Due to the property transfer announced today in "Notice Concerning Property Transfer <Bureau Kioicho>", 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 announced performance forecast for the fiscal period ending October 31, 2021 (the 38th fiscal period).

The main factor is the recording of gain on sale of real estate, etc. pertaining to the transfer of Bureau Kioicho (estimated at 1,163 million yen.)

Furthermore, of the gain on sale of real estate, etc., PIC plans to record 472 million yen (estimate) as reserve for reduction entry by applying "Special Provisions for Taxation in Cases of Repurchase of Specified Assets" (Article 65-7 of the Special Taxation Measures Law of Japan) and to allocate the remaining 691 million yen (estimate) to the cash distributions.

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

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