

December 5, 2016

For Immediate Release

**REIT Issuer**

Premier Investment Corporation  
1-2-70 Konan, Minato Ward, Tokyo  
Executive Director

Shuro Hoshizawa  
(Securities Code 8956)

**Asset Management Company**

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President & CEO  
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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 the repayment of loan (refer to "Use of Funds" in "2. Details of the Debt Finance" below).

### 2. Details of the Debt Finance

The Debt Finance involves the borrowing of one term loan (long-term loan). The details are provided in the following table.

Term loan 067									
Use of Funds	To fund the repayment of a loan of 9,000 million yen in a long-term loan maturing on December 8, 2016 (Note 1).								
Expected Disbursement Date	December 8, 2016								
Lenders and Amount of Debt Finance	<table> <tr> <td>Sumitomo Mitsui Trust Bank, Limited</td><td>4,000 million yen</td></tr> <tr> <td>Sumitomo Mitsui Banking Corporation</td><td>3,000 million yen</td></tr> <tr> <td>Mizuho Bank, Ltd.</td><td>2,000 million yen</td></tr> <tr> <td>Total</td><td>9,000 million yen</td></tr> </table>	Sumitomo Mitsui Trust Bank, Limited	4,000 million yen	Sumitomo Mitsui Banking Corporation	3,000 million yen	Mizuho Bank, Ltd.	2,000 million yen	Total	9,000 million yen
Sumitomo Mitsui Trust Bank, Limited	4,000 million yen								
Sumitomo Mitsui Banking Corporation	3,000 million yen								
Mizuho Bank, Ltd.	2,000 million yen								
Total	9,000 million yen								
Borrowing Method	Borrowing based on the loan agreements dated December 6, 2016 with the lenders indicated above.								
Expected Drawdown Date	December 8, 2016								
Repayment Date	November 30, 2026								
Repayment Period	10 years								
Repayment Method	Lump-sum repayment upon maturity								
Interest Rate (p.a.), etc.	Floating rate: TIBOR + 0.45% corresponding to the respective interest periods (Note 2) (Note 3)								
Collateral / Guarantee	Unsecured and non-guaranteed								
Special Notes	Sumitomo Mitsui Trust Bank, Limited falls under the category of an interested party, etc. as defined in the "Regulations on transactions with interested parties," which is an internal rule of Premier REIT Advisors Co., Ltd. ("PRA"), the asset management company for PIC. As such, Debt Finance from Sumitomo Mitsui Trust Bank, Limited has been deliberated and approved by PRA's board of directors in compliance with such regulations.								

(Note 1) Reference:

"Notice Concerning Debt Finance" dated December 6, 2011.

(Note 2) The floating interest rate applicable for the initial interest calculation period of term loan 067 has not yet been determined (to be determined on December 6, 2016).

(Note 3) The initial interest calculation period shall be from December 8, 2016 to February 28, 2017, with the subsequent interest periods ending at the end of February, May, August and November each year (or the preceding business day if the said date is not a business day). The final interest calculation period shall be from the day following the immediately preceding interest payment date through the principal repayment date (or the preceding business day if the said date is not a business day). In addition, interest rate swap agreements will be executed in order to effectively fix the interest rate for the borrowing. There will be an announcement regarding the interest rate fixed on the basis of the interest rate swap agreements to be arranged, once such details have been determined (to be determined on December 6, 2016).

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

(million yen)

			Prior to Debt Finance	After Debt Finance	Variation
		Short-term loans payable	7,900	7,900	0
		Long-term loans payable	85,100	85,100	0
	Total loans		93,000	93,000	0
	Corporate bonds		12,500	12,500	0
	Total interest-bearing liabilities		105,500	105,500	0
Interest-bearing liabilities ratio (%) (Note)			46.7	46.7	0.0

(Note) Interest-bearing liability ratio = interest-bearing liabilities ÷ (interest-bearing liabilities + unitholders' capital) x 100.  
The value used for the unitholders' capital is 120,350,148,784 yen, which is the value of the unitholders' capital as of today. In addition, the interest-bearing liability ratio has been rounded to the nearest first decimal place.

### 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 28, 2016, due to the Debt Finance.

\* 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>

\*\* 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.