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For Immediate Release

REIT Issuer

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Notice Concerning Interest Rate on Loan and Execution of Interest Rate Swap Agreements

Premier Investment Corporation ("PIC") announces that the applicable interest rates for the term loan to be conducted on December 8, 2016 (one agreement with a total borrowing amount of 9,000 million yen; hereinafter, "the Debt Finance") has been determined as follows. And with regard to the term loan, PIC has executed interest rate swap agreements (hereinafter, "the Swap Agreements") for the Debt Finance as described below.

1. Interest Rate

	Term Loan 067	
Lenders and Amount of Debt Finance	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
Interest rate (p.a.)	Floating rate: 0.50727 % (Note)	
Applicable Period	From December 8, 2016 to February 28, 2017	
Drawdown Date	December 8, 2016	
Repayment Date	November 30, 2026	
Reference	"Notice Concerning Debt Finance" dated December 5, 2016	

(Note) The Swap Agreements effectively fix the interest rate (p.a.) at 0.73500% (refer to "2. The Swap Agreements" below).

2. The Swap Agreements

(1) Reason for Execution of the Swap Agreements

With regard to the Debt Finance, PIC seeks to hedge the risk of interest rate fluctuations by fixing, in effect, the interest rate applicable to the floating interest rate borrowings for the period through the repayment date of the Debt Finance.

(2) Details of the Swap Agreements

The details of the Swap Agreements are provided in the following table.

Counterparty	Sumitomo Mitsui Trust Bank, Limited	Mizuho Bank, Ltd.
Notional Principal (Note 1)	4,000 million yen	5,000 million yen
Interest Rate (p.a.), etc. (Note 2)	Fixed interest rate payable: 0.73500 % Floating interest rate receivable: TIBOR + 0.45% corresponding to the respective interest calculation periods	
Commencement Date	December 8, 2016 (same date as the expected drawdown date for the Debt Finance)	
Termination Date	November 30, 2026 (same date as the expected repayment date for the Debt Finance)	
Interest Payment Dates	Both fixed interest payment and floating interest receipt shall be made on February 28, 2017 initially and subsequently on the end of February, May, August and November each year and the transaction termination date (or the preceding business day if the said date is not a business day).	

(Note 1) Two agreements with notional principal of 4,000 million yen and 5,000 million yen are respectively executed.

(Note 2) The Swap Agreements effectively fix the interest rate (p.a.) at 0.73500 % until the principal repayment date of the Debt Finance, as the floating interest rate receivable matches the floating interest rate payable of the Debt Finance. In the future, therefore, PIC will omit disclosure as to the determination of the floating interest rate receivable of the Swap Agreements and the floating interest rate payable of the Debt Finance (TIBOR + 0.45%).

3. 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 and the Swap Agreements.

* 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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