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For Immediate Release

REIT Issuer

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

Premier Investment Corporation ("PIC") announces that the applicable interest rates for the three agreement of floating interest rate borrowings (Term loans 069, 070 and 071 with a total borrowing amount of 10,000 million yen; herein after, "the Debt Finance" individually and collectively) of the term loans to be conducted on June 21, 2017 (four agreements with a total borrowing amount of 15,000 million yen) have been determined as follows. And with regard to "the Debt Finance", PIC has executed interest rate swap agreements (three agreements; hereinafter, "the Swap Agreement" individually and collectively) as described below.

1. Interest Rate

(1) Term loan 069

Lenders and Amount of Debt Finance	Mizuho Bank, Ltd. 2,700 million yen
Interest rate (p.a.)	Floating rate: 0.30727% (Note)
Applicable Period	From June 21, 2017 to August 31, 2017
Drawdown Date	June 21, 2017
Repayment Date	May 31, 2023
Reference	"Notice Concerning Debt Finance" dated June 16, 2017

(Note) The Swap Agreement effectively fixes the interest rate (p.a.) at 0.42875% (refer to "2. The Swap Agreement" below).

(2) Term loan 070

Lenders and Amount of Debt Finance	NTT Finance Corporation 4,000 million yen
Interest rate (p.a.)	Floating rate: 0.37727% (Note)
Applicable Period	From June 21, 2017 to August 31, 2017
Drawdown Date	June 21, 2017
Repayment Date	May 31, 2024
Reference	"Notice Concerning Debt Finance" dated June 16, 2017

(Note) The Swap Agreement effectively fixes the interest rate (p.a.) at 0.53250% (refer to "2. The Swap Agreement" below).

(3) Term loan 071

Lenders and Amount of Debt Finance	Sumitomo Mitsui Trust Bank, Limited 3,300 million yen
Interest rate (p.a.)	Floating rate: 0.40727% (Note)
Applicable Period	From June 21, 2017 to August 31, 2017
Drawdown Date	June 21, 2017
Repayment Date	May 30, 2025
Reference	"Notice Concerning Debt Finance" dated June 16, 2017

(Note) The Swap Agreement effectively fixes the interest rate (p.a.) at 0.59880% (refer to "2. The Swap Agreement" below).

2. The Swap Agreement

(1) Reason for Execution of the 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 term loans.

(2) Details of the Agreements

1) The details of the Swap Agreement concerning Term loan 069

Counterparty	Mizuho Bank, Ltd.
Notional Principal	2,700 million yen
Interest Rate (p.a.), etc.	Fixed interest rate payable: 0.42875% Floating interest rate receivable: TIBOR + 0.25% corresponding to the respective interest calculation periods (Note)

Commencement Date	June 21, 2017 (same date as the expected drawdown date for the Debt Finance)
Termination Date	May 31, 2023 (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 August 31, 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) The Swap Agreement effectively fixes the interest rate (p.a.) at 0.42875% 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 Agreement and the floating interest rate payable of the Debt Finance (TIBOR + 0.25%).

2) The details of the Swap Agreement concerning Term loan 070

Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	4,000 million yen
Interest Rate (p.a.), etc.	Fixed interest rate payable: 0.53250% Floating interest rate receivable: TIBOR + 0.32% corresponding to the respective interest calculation periods (Note)
Commencement Date	June 21, 2017 (same date as the expected drawdown date for the Debt Finance)
Termination Date	May 31, 2024 (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 August 31, 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) The Swap Agreement effectively fixes the interest rate (p.a.) at 0.53250% 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 Agreement and the floating interest rate payable of the Debt Finance (TIBOR + 0.32%).

3) The details of the Swap Agreement concerning Term loan 071

Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	3,300 million yen
Interest Rate (p.a.), etc.	Fixed interest rate payable: 0.59880% Floating interest rate receivable: TIBOR + 0.35% corresponding to the respective interest calculation periods (Note)
Commencement Date	June 21, 2017 (same date as the expected drawdown date for the Debt Finance)
Termination Date	May 30, 2025 (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 August 31, 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) The Swap Agreement effectively fixes the interest rate (p.a.) at 0.59880% 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 Agreement and the floating interest rate payable of the Debt Finance (TIBOR + 0.35%).

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 January 30, 2017, due to the Debt Finance and the Swap Agreement.

- * 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>

- ** Please note that this English translation of the Japanese original document is provided solely for information purposes. In the event of any discrepancy between the Japanese original and this English translation, the Japanese original shall prevail.