

July 25, 2017

For Immediate Release

**REIT Issuer**

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

Takahiro Okuda  
(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 a term loan (short-term loan). The details are provided in the following table.

Term loan 072											
Use of Funds	To fund the repayment of a loan of 3,080 million yen in a short-term loan maturing on July 31, 2017 (Note 1).										
Expected Disbursement Date	July 31, 2017										
Lenders and Amount of Debt Finance	<table> <tr> <td>Sumitomo Mitsui Trust Bank, Limited</td><td>1,540 million yen</td></tr> <tr> <td>Mizuho Bank, Ltd.</td><td>760 million yen</td></tr> <tr> <td>Mitsubishi UFJ Trust and Banking Corporation</td><td>545 million yen</td></tr> <tr> <td>Sumitomo Mitsui Banking Corporation</td><td>235 million yen</td></tr> <tr> <td>Total</td><td>3,080 million yen</td></tr> </table>	Sumitomo Mitsui Trust Bank, Limited	1,540 million yen	Mizuho Bank, Ltd.	760 million yen	Mitsubishi UFJ Trust and Banking Corporation	545 million yen	Sumitomo Mitsui Banking Corporation	235 million yen	Total	3,080 million yen
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Sumitomo Mitsui Banking Corporation	235 million yen										
Total	3,080 million yen										
Borrowing Method	Borrowing based on the loan agreements dated July 27, 2017 with the lenders indicated above.										
Expected Drawdown Date	July 31, 2017										
Repayment Date	July 31, 2018										
Repayment Period	1 year										
Repayment Method	Lump-sum repayment upon maturity										
Interest Rate (p.a.), etc.	Floating rate: TIBOR + 0.18 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 July 26, 2016

"Notice Concerning Partial Early Repayment of Loans" dated December 22, 2016

(Note 2) The first interest payment date shall be August 31, 2017, and subsequent interest payment dates shall be the final day of each month and on the principal repayment date (or the preceding business day if the said date is not a business day).

(Note 3) For the first interest payment date, the interest calculation period shall be from July 31, 2017 to August 31, 2017, and for each of the subsequent interest payment dates the calculation period shall be from the day following the immediately preceding interest payment date to the relevant interest payment date (for the final period, the principal repayment date).

The base rate applicable to the respective interest calculation periods shall be, for the first interest payment, the JBA (Japanese Bankers Association) 1-month Japanese Yen TIBOR on July 27, 2017 and, for the subsequent interest payments, the 1-month Japanese Yen TIBOR on the day two business days before the immediately preceding interest payment date.

Details of the JBA Japanese Yen TIBOR can be checked on the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/>).

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

(million yen)

		Prior to Debt Finance	After Debt Finance	Variation
	Short-term loans payable	5,400	5,400	-
	Long-term loans payable	100,100	100,100	-
	Total loans	105,500	105,500	-
	Corporate bonds	12,500	12,500	-
	Total interest-bearing liabilities	118,000	118,000	-
	Interest-bearing liabilities ratio (%) (Note)	49.5	49.5	-

(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 January 30, 2017, 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.