

August 25, 2017

For Immediate Release

REIT Issuer

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1-2-70 Konan, Minato Ward, Tokyo
Executive Director

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(Securities Code 8956)

Asset Management Company

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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 "2. Details of the Debt Finance / Use of Fund" below).

2. Details of the Debt Finance

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

Contract Number	Term loan 073												
Use of Fund	To fund the repayment of a loan of 5,000 million yen in a long-term loan maturing on September 5, 2017 (Note 1).												
Expected Disbursement Date	September 5, 2017												
Lenders and Amount of Debt Finance	<table> <tr> <td>The Bank of Fukuoka</td><td>2,000 million yen</td></tr> <tr> <td>The 77 Bank, Ltd.</td><td>1,000 million yen</td></tr> <tr> <td>The Nomura Trust and Banking Co., Ltd.</td><td>1,000 million yen</td></tr> <tr> <td>HIGASHI-NIPPON BANK, Ltd.</td><td>500 million yen</td></tr> <tr> <td>Sumitomo Mitsui Trust Bank, Limited</td><td>500 million yen</td></tr> <tr> <td>Total</td><td>5,000 million yen</td></tr> </table>	The Bank of Fukuoka	2,000 million yen	The 77 Bank, Ltd.	1,000 million yen	The Nomura Trust and Banking Co., Ltd.	1,000 million yen	HIGASHI-NIPPON BANK, Ltd.	500 million yen	Sumitomo Mitsui Trust Bank, Limited	500 million yen	Total	5,000 million yen
The Bank of Fukuoka	2,000 million yen												
The 77 Bank, Ltd.	1,000 million yen												
The Nomura Trust and Banking Co., Ltd.	1,000 million yen												
HIGASHI-NIPPON BANK, Ltd.	500 million yen												
Sumitomo Mitsui Trust Bank, Limited	500 million yen												
Total	5,000 million yen												
Borrowing Method	Borrowing based on the loan agreements dated September 1, 2017 with the lenders indicated above.												
Drawdown Date	September 5, 2017												
Repayment Date	August 31, 2023												
Repayment Period	6 years												
Repayment Method	Lump-sum repayment upon maturity												
Interest Rate (p.a.), etc.	Floating rate: TIBOR + 0.125% corresponding to the respective interest periods (Note 2)												
Collateral / Guarantee	Unsecured and non-guaranteed												
Special Notes	<p>① The Debt Finance is a syndicated loan with Sumitomo Mitsui Trust Bank, Limited serving as the arranger and the agent.</p> <p>② 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, the Debt Finance from the bank and the appointment of the bank as the arranger and the agent for the Debt Finance have been deliberated and approved by PRA's board of directors in compliance with such regulations.</p>												

(Note 1) Reference:

"Notice Concerning Debt Finance" dated September 3, 2012.

(Note 2) The interest rate applicable for the initial interest calculation period has not yet been determined (to be determined on September 1, 2017).

The initial interest calculation period shall be from September 5, 2017 to November 30, 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 agreement will be executed in order to effectively fix the interest rate of the Debt Finance. There will be an announcement regarding the interest rate fixed on the basis of the interest rate swap agreement to be arranged, once such details have been determined (to be determined on September 1, 2017).

3. Outstanding Interest-Bearing Liabilities after the Debt Finance

(million yen)

		Prior to the Debt Finance	After the 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 July 28, 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.