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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**

Premier REIT Advisors Co., Ltd.  
President & CEO  
[Contact]  
Director & CFO, Finance Department

Takahiro Okuda  
Tatsuya Takahashi  
TEL: +81-3-6630-4611

## Notice Concerning Interest Rate on Loan and Execution of Interest Rate Swap Agreement

Premier Investment Corporation ("PIC") announces that the applicable interest rate for the term loan to be conducted on September 5, 2017 (one agreement with a total borrowing amount of 5,000 million yen; hereinafter, "the Debt Finance") has been determined as follows. And with regard to the Debt Finance, PIC has executed interest rate swap agreements (one agreement, hereinafter, "the Swap Agreement") as described below.

### 1. Interest Rate

Contract Number	Term Loan 073	
Lenders and Amount of Debt Finance	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
Interest rate (p.a.)	Floating rate: 0.18227% (Note)	
Applicable Period	From September 5, 2017 to November 30, 2017	
Drawdown Date	September 5, 2017	
Repayment Date	August 31, 2023	
Reference	"Notice Concerning Debt Finance" dated August 25, 2017	

(Note) The Swap Agreement effectively fixes the interest rate (p.a.) of the Debt Finance at 0.28875% (refer to "2. The Swap Agreement" below).

### 2. The Swap Agreement

#### (1) Reason for Execution of the Swap Agreement

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 Agreement

Contract Number	Swap Agreement 024
Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	5,000 million yen
Interest Rate (p.a.), etc. (Note)	Fixed interest rate payable: 0.28875 % Floating interest rate receivable: TIBOR + 0.125% corresponding to the respective interest calculation periods
Commencement Date	September 5, 2017 (same date as the drawdown date for the Debt Finance)
Termination Date	August 31, 2023 (same date as the repayment date for the Debt Finance)
Interest Payment Dates	Both fixed interest payment and floating interest receipt shall be made on November 30, 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.) of the Debt Finance at 0.28875% until the principal repayment date, 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 + 0.125%).

**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, 2017, 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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