

Financial Report

for the Fiscal Period Ended April 30, 2020 (November 1, 2019 – April 30, 2020)

REIT Issuer: Premier Investment Corporation

Stock Exchange: Tokyo Stock Exchange

Security Code: 8956

URL: <https://www.pic-reit.co.jp/en/>

Representative: Takeshi Oodera, Executive Director

Asset Management Company: Premier REIT Advisors Co., Ltd.

Representative: Tomoyoshi Kosugi, President & CEO

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Scheduled date for filing of Japanese "Securities Report": July 30, 2020

Scheduled start date for dividend distribution: July 9, 2020

Earnings supplementary explanatory materials to be prepared: Yes

Analyst meetings to be convened: Yes (Financial result presentation is scheduled to be webcasted to prevent COVID-19 infection from spreading.)

1. Performance for the 35th Fiscal Period (November 1, 2019 – April 30, 2020)

(1) Business Results

(Percentage figures show increase (decrease) from the preceding fiscal period)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
35th Fiscal Period	9,249	(0.3)	4,175	2.2	3,783	2.8	3,782	2.9
34th Fiscal Period	9,278	(6.7)	4,084	(12.9)	3,679	(14.1)	3,676	(14.1)

	Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
	yen	%	%	%
35th Fiscal Period	2,872	3.0	1.5	40.9
34th Fiscal Period	2,791	2.9	1.5	39.7

(2) Distribution

	Distribution per Unit (Excluding excess of earnings)	Total Distribution	Distribution in Excess of Earnings per Unit
	Yen	Millions of yen	Yen
35th Fiscal Period	2,872	3,782	0
34th Fiscal Period	2,792	3,677	0

	Total Distribution in Excess of Earnings	Distribution Payout Ratio	Distribution to Net Assets
	Millions of yen	%	%
35th Fiscal Period	0	100.0	3.0
34th Fiscal Period	0	100.0	2.9

(Note 1) The distribution payout ratio has been rounded down to the tenth place.

(3) Financial Position

	Total Assets	Net Assets	Unitholders' Equity to Total Assets	Net Assets per Unit
	Millions of yen	Millions of yen	%	yen
35th Fiscal Period	245,487	124,895	50.9	94,833
34th Fiscal Period	246,128	124,789	50.7	94,753

(Reference) Unitholders' equity: 35th fiscal period: 124,895 million yen, 34th fiscal period: 124,789 million yen.

(4) Cash Flow

	Cash Flow from Operating Activities	Cash Flow from Investment Activities	Cash Flow from Financial Activities	Cash and Cash Equivalents at End of Period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
35th Fiscal Period	5,203	(1,166)	(4,323)	16,723
34th Fiscal Period	5,179	(730)	(3,973)	17,010

2. Forecast of the 36th Fiscal Period (May 1, 2020 – October 31, 2020) and 37th Fiscal Period (November 1, 2020 – April 30, 2021)

(Percentage figures show increase (decrease) from the preceding fiscal period.)

	Operating Revenues		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
36th Fiscal Period	9,511	2.8	4,184	0.2	3,789	0.1	3,786	0.1
37th Fiscal Period	9,247	(2.8)	4,094	(2.2)	3,702	(2.3)	3,701	(2.3)

	Distribution per unit (Excluding excess of earnings)		Distribution in Excess of Earnings per Unit	
	Yen		Yen	
36th Fiscal Period	2,875		0	
37th Fiscal Period	2,810		0	

(Reference) Estimate net income per unit: 36th fiscal period 2,875 yen, 37th fiscal period 2,810 yen

(1) Changes in Accounting Policies

(i) Changes accompanying amendments to accounting standards, etc.:	No
(ii) Changes other than (i):	No
(iii) Changes in accounting estimates:	No
(iv) Restatements of revisions:	No

(2) Number of Units Outstanding

	35th Fiscal Period	34th Fiscal Period
(i) Number of units outstanding at the end of the fiscal period (including treasury units)	1,316,995 units	1,316,995 units
(ii) Number of treasury units at the end of the fiscal period	0 units	0 units

(Note) Please refer to “Notes on Per Unit Information” on page 26 of the Japanese “Kessan Tanshin” report for the number of units used as the basis for calculating the net income per unit.

(3) Rounding of Monetary Amounts and Percentage Figures

In this report, unless otherwise indicated, monetary amounts have been rounded down to eliminate amounts of less than the specified unit and percentage figures have been rounded to the nearest one decimal place.

* Statement on Implementation Status of Audit Procedures

As of the publication of this Financial Report, no auditing procedure under the Financial Instruments and Exchange Law has been completed for the financial statements.

* Explanation on the Appropriate Use of the Forecast of Results, and Other Matters of Special Note;

1. The forecast of results and other forward-looking statements presented in this document are based on information currently available to and certain assumptions deemed reasonable by PIC. Accordingly, actual results, etc. may differ materially from these forward-looking statements due to a variety of factors. Moreover, the forecast should not be construed as guarantees of the distribution amounts.

2. For the assumptions underlying the forecast of results, please refer to “Assumptions for the Forecast of Results for the 36th Fiscal Period (May 1, 2020 – October 31, 2020) and 37th Fiscal Period (November 1, 2020 – April 30, 2021)” set forth on page 7 of the Japanese “Kessan Tanshin” report.

* The information above was translated from the first and second pages of the Japanese “Kessan Tanshin” report, dated June 18, 2020. 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 report in Japanese.