

Financial Report

for the Fiscal Period Ended October 31, 2019 (May 1, 2019 – October 31, 2019)

REIT Issuer: Premier Investment Corporation

Security Code: 8956

Representative: Takeshi Oodera, Executive Director

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

Representative: Tomoyoshi Kosugi, President & CEO

Contact: Takeshi Iwata, Director & CFO, Finance Department (Tel: +81-3-6630-4611)

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

Scheduled start date for dividend distribution: January 15, 2020

Earnings supplementary explanatory materials to be prepared: Yes

Analyst meetings to be convened: Yes

Stock Exchange: Tokyo Stock Exchange

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

1. Performance for the 34th Fiscal Period (May 1, 2019 – October 31, 2019)

(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	%
34th Fiscal Period	9,278	(6.7)	4,084	(12.9)	3,679	(14.1)	3,676	(14.1)
33rd Fiscal Period	9,941	9.0	4,690	17.6	4,282	20.5	4,281	20.6

	Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
	yen	%	%	%
34th Fiscal Period	2,791	2.9	1.5	39.7
33rd Fiscal Period	3,250	3.4	1.7	43.1

(2) Distribution

	Distribution per Unit (Excluding excess of earnings)	Total Distribution	Distribution in Excess of Earnings per Unit
	Yen	Millions of yen	Yen
34th Fiscal Period	2,792	3,677	0
33rd Fiscal Period	2,976	3,919	0

	Total Distribution in Excess of Earnings	Distribution Payout Ratio	Distribution to Net Assets
	Millions of yen	%	%
34th Fiscal Period	0	100.0	2.9
33rd Fiscal Period	0	91.5	3.1

(Note 1) The difference between distribution per unit and net income per unit for the 33rd fiscal period is primarily due to distribution of the amount obtained by subtracting the provision of reserve for reduction entry (362 million yen) from the unappropriated retained earnings for the fiscal period.

(Note 2) 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
34th Fiscal Period	246,128	124,789	50.7	94,753
33rd Fiscal Period	245,996	125,032	50.8	94,937

(Reference) Unitholders' equity: 34th fiscal period: 124,789 million yen, 33rd fiscal period: 125,032 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
34th Fiscal Period	5,179	(730)	(3,973)	17,010
33rd Fiscal Period	13,508	(6,636)	(5,899)	16,534

2. Forecast of the 35th Fiscal Period (November 1, 2019 – April 30, 2020) and 36th Fiscal Period (May 1, 2020 – October 31, 2020)
(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	9,256	(0.2)	4,108	0.6	3,716	1.0	3,714	1.0
36th Fiscal Period	9,303	0.5	4,111	0.1	3,716	0.0	3,714	0.0

	Distribution per unit (Excluding excess of earnings)	Distribution in Excess of Earnings per Unit
	Yen	Yen
35th Fiscal Period	2,820	0
36th Fiscal Period	2,820	0

(Reference) Estimate net income per unit: 35th fiscal period: 2,820 yen, 36th fiscal period 2,820 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

	34th Fiscal Period	33rd 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 23 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;

- 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.
- For the assumptions underlying the forecast of results, please refer to “Assumptions for the Forecast of Results for the 35th Fiscal Period (November 1, 2019 – April 30, 2020) and 36th Fiscal Period (May 1, 2020 – October 31, 2020)” set forth on page 6 of the Japanese “Kessan Tanshin” report.

* The information above was translated from the first and second pages of the Japanese “Kessan Tanshin” report, dated December 17, 2019. 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.