

Financial Report

for the Fiscal Period Ended October 31, 2015 (May 1, 2015 – October 31, 2015)

REIT Issuer: Premier Investment Corporation

Security Code: 8956

Representative: Shuro Hoshizawa, Executive Director

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

Representative: Takahiro Okuda, President & CEO

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Scheduled date for filing of Japanese "Securities Report": January 28, 2016

Scheduled start date for dividend distribution: January 15, 2016

Earnings supplementary explanatory materials to be prepared: Yes

Analyst meetings to be convened: Yes

Stock Exchange: Tokyo Stock Exchange

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

1. Performance for the 26th Fiscal Period (May 1, 2015 – October 31, 2015)

(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	%
26th Fiscal Period	8,076	8.3	3,685	6.7	3,122	10.4	3,120	10.4
25th Fiscal Period	7,460	9.4	3,454	15.1	2,828	20.7	2,826	20.8

	Net Income per Unit	Return on Unitholders' Equity (ROE)	Ordinary Income to Total Assets	Ordinary Income to Operating Revenues
	yen	%	%	%
26th Fiscal Period	2,369	2.5	1.3	38.7
25th Fiscal Period	2,325	2.6	1.2	37.9

(Note) Premier Investment Corporation (PIC) implemented a 5-for-1 split of its investment units with October 31, 2015 and November 1, 2015 as the record date and the effective date respectively. Accordingly, net income per unit has been calculated on the assumption that the split of investment units was conducted at the beginning of the 25th fiscal period ended April 2015.

(2) Distribution

	Distribution per Unit (Excluding excess of earnings)	Total Distribution	Distribution in Excess of Earnings per Unit
	Yen	Millions of yen	Yen
26th Fiscal Period	11,564	3,045	0
25th Fiscal Period	10,731	2,826	0

	Total Distribution in Excess of Earnings	Distribution Payout Ratio	Distribution to Net Assets
	Millions of yen	%	%
26th Fiscal Period	0	97.6	2.5
25th Fiscal Period	0	100.0	2.4

(Note 1) The difference between distribution per unit for the 26th fiscal period described in the above table (2) and net income per unit for the 26th fiscal period described in the above table (1) is primarily due to the fact that net income per unit for the 26th fiscal period was calculated on the assumption that the above-mentioned 5-for-1 split of investment units was conducted at the beginning of the 25th fiscal period and that the amount obtained by subtracting the provision of reserve for reduction entry (74 million yen) from the unappropriated retained earnings for the fiscal period was distributed.

(Note 2) The difference between distribution per unit for the 25th fiscal period described in the above table (2) and net income per unit for the 25th fiscal period described in the above table (1) is primarily due to the fact that net income per unit for the 25th fiscal period was calculated on the assumption that the above-mentioned 5-for-1 split of investment units was conducted at the beginning of the 25th fiscal period and that net income per unit was calculated based on the average number of units outstanding for the period.

(Note 3) The distribution payout ratio has been rounded down to the tenth place. Furthermore, the distribution payout ratio for the 25th fiscal period was calculated using the following formula, as PIC issued new investment units in the 25th fiscal period:
 Distribution payout ratio = Total distributions / Net income x 100

(3) Financial Position

	Total Assets	Net Assets	Unitholders' Equity to Total Assets	Net Assets per Unit
	Millions of yen	Millions of yen	%	yen
26th Fiscal Period	237,733	123,656	52.0	93,892
25th Fiscal Period	239,861	123,362	51.4	93,669

(Reference) Unitholders' equity: 26th fiscal period: 123,656 million yen, 25th fiscal period: 123,362 million yen.

(Note) PIC implemented a 5-for-1 split of its investment units with October 31, 2015 and November 1, 2015 as the record date and the effective date respectively. Accordingly, net assets per unit have been calculated on the assumption that the split of investment units was conducted at the beginning of the 25th fiscal period.

(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
26th Fiscal Period	10,797	(3,654)	(5,824)	14,813
25th Fiscal Period	5,865	(20,955)	16,913	13,496

2. Forecast of the 27th Fiscal Period (November 1, 2015 – April 30, 2016) and 28th Fiscal Period (May 1, 2016 – October 31, 2016)
 (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	%
27th Fiscal Period	7,910	(2.1)	3,577	(2.9)	3,070	(1.7)	3,068	(1.7)
28th Fiscal Period	7,990	1.0	3,497	(2.2)	2,991	(2.6)	2,989	(2.6)

	Distribution per unit (Excluding excess of earnings)		Distribution in Excess of Earnings per Unit	
	Yen		Yen	
27th Fiscal Period	2,330		0	
28th Fiscal Period	2,270		0	

(Reference) Estimate net income per unit: 27th Fiscal Period: 2,330 yen, 28th Fiscal Period 2,270 yen

Other**(1) Changes in Accounting Policies**

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| (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

	26th Fiscal Period	25th Fiscal Period
(i) Number of units outstanding at the end of the fiscal period (including treasury units)	263,399 units	263,399 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 27 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 27th Fiscal Period (November 1, 2015 – April 30, 2016) and 28th Fiscal Period (May 1, 2016 – October 31, 2016)” set forth on page 9 of the Japanese “Kessan Tanshin” report.

Furthermore, PIC implemented a 5-for-1 split of its investment units with October 31, 2015 and November 1, 2015 as the record date and the effective date respectively. Accordingly, operational status forecasts are based on the assumption that the number of units outstanding is 1,316,995, the number after said split of investment units.

- * The information above was translated from the first and second pages of the Japanese “Kessan Tanshin” report, dated December 18, 2015. PIC makes no assurance or warranty with respect to the completeness or accuracy of this English translation. To guarantee complete and accurate information, please refer to the original report in Japanese.