

February 22, 2021

For Immediate Release

**REIT Issuer**

Premier Investment Corporation  
1-5-1 Otemachi, Chiyoda Ward, Tokyo  
Executive Director

Takeshi Oodera  
(Securities Code 8956)

**Asset Management Company**

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

Tomoyoshi Kosugi

Takeshi Iwata  
TEL: +81-3-6630-4611

## 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 of the redemption of corporate bond of 2,500 million yen maturing on March 5, 2021.

### 2. Details of the Debt Finance

The Debt Finance involves the borrowing of one term loan (long-term loan with a total borrowing amount of 2,500 million yen). The details are provided in the following tables.

Contract Number	Term loan 101
Expected Drawdown Date and Expected Disbursement Date	March 4, 2021
Lenders and Amount of Debt Finance	NTT Finance Corporation: 2,500 million yen
Borrowing Method	The loan agreement dated March 2, 2021 with the lender indicated above
Repayment Date	August 31, 2029
Repayment Method	Lump-sum repayment upon maturity
Interest Rate (p.a.), etc. (Note1)	Floating rate: 3-month TIBOR + 0.37000% (Note2)
Collateral / Guarantee	Unsecured and non-guaranteed
Special Notes	NTT Finance Corporation falls under the category of an interested party, etc. of Premier REIT Advisors Co., Ltd. (“PRA”), the asset management company for PIC, as defined in the Act on Investment Trusts and Investment Corporations. As such, Debt Finance from NTT Finance Corporation has been deliberated and approved by PRA's board of directors in compliance with the PRA's “Regulations on transactions with interested parties.”

(Note1) Loan fees and other charges to be paid to the lenders are not included in the “Interest Rate”.

(Note2) The first interest payment date shall be May 31, 2021, and subsequent interest payment dates shall be the end of February, May, August and November each year and on the principal repayment date (or the preceding business day if the said date is not a business day).

The base rate applicable to the respective interest calculation periods shall be, for the first interest payment, the JBA (Japanese Bankers Association) 3-month Japanese Yen TIBOR on March 2, 2021 and, for the subsequent interest payments, the 3-month Japanese Yen TIBOR on the day two business days before the immediately preceding interest payment date.

Details of the JBA Japanese Yen TIBOR can be checked on the JBA TIBOR Administration website (<http://www.jbatibor.or.jp/english/>).

And there will be an announcement regarding the interest rate fixed on the basis of the interest rate swap agreements to be arranged, once such details have been determined (to be determined on March 2, 2021).

### 3. Outstanding Interest-Bearing Liabilities after the Debt Finance

(million yen)

	Prior to the Debt Finance	After the Debt Finance	Variation
Short-term loans	7,200	7,200	-
Long-term loans	106,100	108,600	+ 2,500
Total loans	113,300	115,800	+ 2,500
Corporate bonds	8,500	6,000	- 2,500
Total interest-bearing liabilities	121,800	121,800	-

**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 January 28, 2021, due to the Debt Finance.

\* PIC's website is <https://www.pic-reit.co.jp/en/>

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