

August 24, 2018

For Immediate Release

**REIT Issuer**

Premier Investment Corporation  
1-2-70 Konan, Minato Ward, Tokyo  
Executive Director

Tatsuya Takahashi  
(Securities Code 8956)

**Asset Management Company**

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## 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 the repayment of loan of 5,000 million yen in a long-term loan maturing on September 5, 2018 (Note).

(Note) Reference: “Notice Concerning Debt Finance” dated September 3, 2012

### 2. Details of the Debt Finance

The Debt Finance involves the borrowing of three term loans (long-term loans with a total borrowing amount of 5,000 million yen). The details are provided in the following tables.

Contract Number	Term loan 082
Expected Drawdown Date and Expected Disbursement Date	September 5, 2018
Lenders and Amount of Debt Finance	Aozora Bank, Ltd. : 750 million yen
Borrowing Method	The loan agreement dated September 3, 2018 with the lender indicated above
Repayment Date	February 29, 2024
Repayment Period	5 years and 6 months
Repayment Method	Lump-sum repayment upon maturity
Interest Rate (p.a.), etc.	Fixed rate: to be determined on September 3, 2018
Collateral / Guarantee	Unsecured and non-guaranteed

Contract Number	Term loan 083
Expected Drawdown Date and Expected Disbursement Date	September 5, 2018
Lenders and Amount of Debt Finance	MUFG Bank, Ltd.: 1,250 million yen
Borrowing Method	The loan agreement dated September 3, 2018 with the lender indicated above
Repayment Date	August 31, 2027
Repayment Period	9 years
Repayment Method	Lump-sum repayment upon maturity
Interest Rate (p.a.), etc.	Fixed rate: to be determined on September 3, 2018
Collateral / Guarantee	Unsecured and non-guaranteed

Contract Number	Term loan 084
Expected Drawdown Date and Expected Disbursement Date	September 5, 2018
Lenders and Amount of Debt Finance	Mizuho Bank, Ltd. : 1,500 million yen Resona Bank, Ltd. : 1,500 million yen total : 3,000 million yen
Borrowing Method	The loan agreement dated September 3, 2018 with the lender indicated above
Repayment Date	August 31, 2027
Repayment Period	9 years
Repayment Method	Lump-sum repayment upon maturity
Interest Rate (p.a.), etc.	Floating rate: 3-month TIBOR + 0.35% (Note)
Collateral / Guarantee	Unsecured and non-guaranteed

(Note) The first interest payment date shall be November 30, 2018, with the subsequent interest payment date at the end of February, May, August and November each year (or the preceding business day if the said date is not a business day).  
The base interest 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 September 3, 2018 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 September 3, 2018).

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

(million yen)

	Prior to the Debt Finance	After the Debt Finance	Variation
Short-term loans	3,055	3,055	-
Long-term loans	98,600	98,600	-
Total loans	101,655	101,655	-
Corporate bonds	11,000	11,000	-
Total interest-bearing liabilities	112,655	112,655	-
Interest-bearing liabilities ratio (%) (Note)	48.3	48.3	-

(Note) Interest-bearing liabilities ratio = interest-bearing liabilities ÷ (interest-bearing liabilities + unitholders' capital) x 100.

The value used for the unitholders' capital is 120,350,148,784 yen, which is the value of the unitholders' capital as of today.

### 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 July 30, 2018, due to the Debt Finance.

- \* 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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