



Premier Investment Corporation

Fiscal Period

35

(6-month Period Ended April 2020)

**Earnings
Presentation**



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Financial Summary

External Growth	Internal Growth	Financial Strategy
<ul style="list-style-type: none"> ■ FP 36: Asset replacement transaction with NTT Urban Development <ul style="list-style-type: none"> ● New acquisition Otemachi Financial City Grand Cube [Acquisition price: 4,680 million yen] ● Transferred property Urbannet Ichigaya Bldg. [Sale price: 1,778 million yen] ■ Asset size: 243.7 billion yen (end of FP 35) ⇒ 246.7 billion yen (after the replacement) 	<ul style="list-style-type: none"> ■ Occupancy rate during FP 35 (comparison with previous period): 97.8% (- 0.4%) <ul style="list-style-type: none"> ● Office 98.1% (- 0.6%) ● Residential 97.3% (- %) ■ Monthly rent increase compared with previous period end (increase rate) <ul style="list-style-type: none"> ● Office [At tenant turnover + 5.7 million yen (+ 27.6%)] [At contract renewal + 2.4 million yen (+ 6.8%)] ● Residential [At tenant turnover +2.7 million yen (+ 9.4%)] [At contract renewal +1.0 million yen (+ 4.2%)] 	<ul style="list-style-type: none"> ■ Average interest rate: 0.61% (change from previous period end: -%) ■ Remaining maturity: 4.2 years (change from previous period end - 0.5 years) ■ LTV (unitholders' capital basis): 47.7% (change from previous period end: - 0.1%) ■ Balance of reserve for reduction entry: 762 million yen / 578 yen per unit (change from previous period end: -yen)

Continuous Improvement of Unitholder Value

■ NAV per unit (FP 35)	145,610 yen (comparison with previous period + 4,679 yen)
■ Actual DPU (FP 35)	2,872 yen (comparison with previous period + 80 yen, comparison with forecast ^{*1} + 52 yen)
■ DPU Forecast (FP 36)	2,875 yen (comparison with previous period + 3 yen, comparison with forecast ^{*1} + 55 yen)

^{*1} Here, "comparison with forecast" refers to the forecast of the operating environment in FP 35 and FP 36 disclosed in the release published December 17, 2019, entitled "Financial Report for the 34th Fiscal Period Ended October 31, 2019."

Fiscal Period 35 Earnings Overview (Comparison with Results from Previous Period/Forecast)

Real Estate Rental Revenue (incl. dividend income)

(million yen)

9,278

- 28

Office -52	
Rents and common area charge	+ 22
Dividend income	+ 12
Utilities income	- 93
Other	+ 5
Residential +24	
Rents and common area charge	+ 21
Other	+ 2

9,249

- 7

Office -28	
Rents and common area charge	+ 7
Utilities income	- 33
Other	- 3
Residential +21	
Rents and common area charge	+ 13
Other	+ 8

9,256

Comparison with previous period - 28

Comparison with forecast - 7

Real Estate Rental Income (incl. dividend income)

(million yen)

4,674

+ 93

Office +15	
Utilities balance	+ 1
Decrease in maintenance and repairs	+ 23
Increase in depreciation	- 29
Other	+ 19
Residential +78	
Decrease in maintenance and repairs	+ 29
Decrease in depreciation	+ 16
Other	+ 32

4,767

+ 50

Office +14	
Utilities balance	+ 24
Increase in maintenance and repairs	- 12
Other	+ 1
Residential +36	
Decrease in maintenance and repairs	+ 12
Other	+ 24

4,716

Comparison with previous period + 93

Comparison with forecast + 50

Distribution per Unit

(yen)

2,792

EPS
2,792

Real estate
rental income
/Dividend income
+ 71

Decrease in
other costs
+ 9

Decrease in financing costs + 10

2,872

EPS
2,872

Decrease in
other costs
+ 13

Real estate
rental income
/Dividend income
+ 39

2,820

EPS
2,820

EPS Comparison with previous period + 80

EPS Comparison with forecast + 52

FP 34 Actual
(Oct. 2019)

FP 35 Actual
(Apr. 2020)

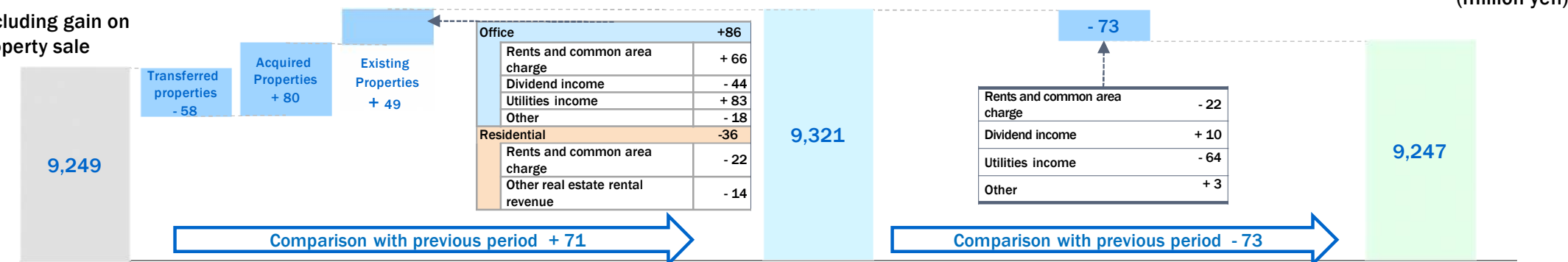
FP 35 Forecast
(Apr. 2020)

Performance Forecasts for Fiscal Periods 36 and 37

Real Estate Rental Revenue (incl. dividend income)

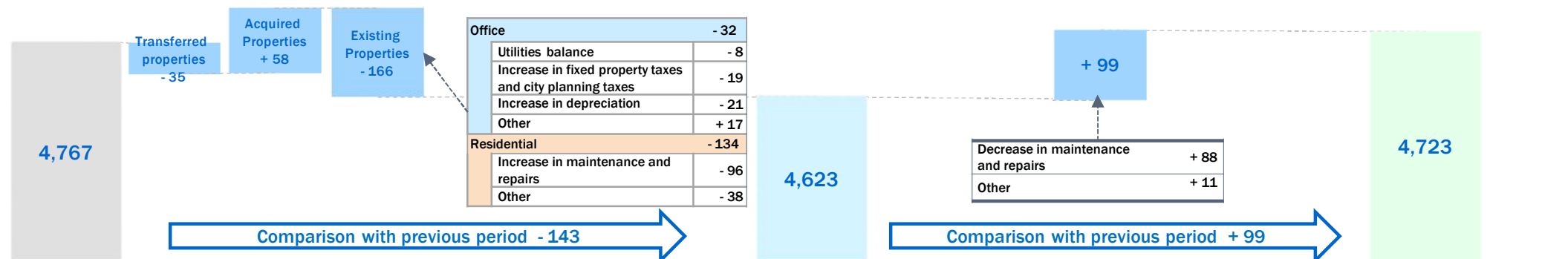
(million yen)

* excluding gain on property sale



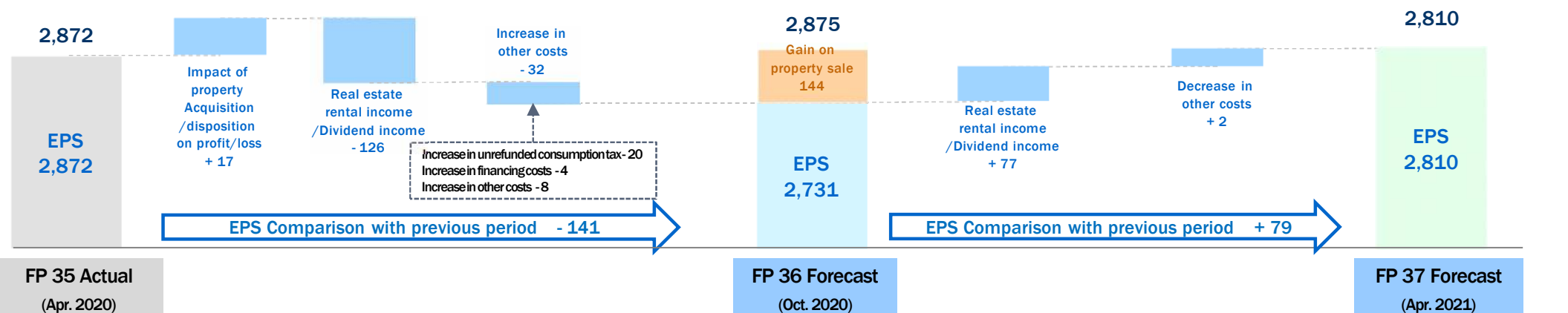
Real Estate Rental Income (incl. dividend income)

(million yen)



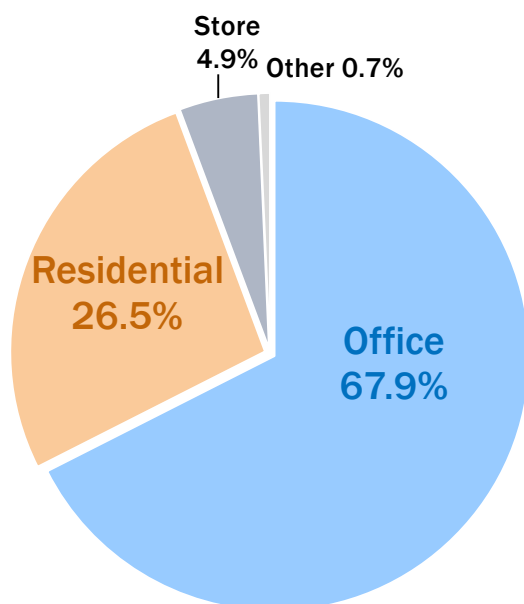
Distribution per Unit

(yen)



Impact of Spread of Novel Coronavirus

Asset Types in PIC's Portfolio *1
(after property replacement, based on rent)



- Rent from office and residential sections accounts for 94% of the entire rent revenue.
- Since the portion of rent revenue from store sections is very small, the impact of the novel coronavirus crisis on the operating results is limited.

*1 The figures are calculated by reflecting the property replacement during FP 36 (delivery on June 12, 2020) in the total monthly contract rent and common area charge for each property as of April 30, 2020.

	Environmental Recognition	Response Policy
External growth	<ul style="list-style-type: none"> ● The office/residential transaction market has not collapsed even after the spread of the novel coronavirus, and property acquisition remains difficult from the conservative perspective. ● However, the optimistic attitude factoring in rent increase may shift to a more cautious approach. 	<ul style="list-style-type: none"> ● External growth firmly remains based on transactions, capitalizing on the ties with the sponsor. ● However, transactions with third parties will be performed if favorable opportunities can be captured upon careful monitoring of market conditions.
Internal growth	<ul style="list-style-type: none"> ● As to store sections, some tenants have requested rent reduction/exemption or deferral of rent payment. ● Office sections have been largely unaffected. However, some IT-related tenants made cancellations due to a shift to teleworking. ● Residential sections have not seen a significant impact as a whole although some high-end residences have been receiving less inquiries. 	<ul style="list-style-type: none"> ● For store sections, will provide support combining rent reduction/exemption and payment deferral in FP 35 and FP 36, taking into account the earnings and expenses of the operators, social demand, etc. ● As for office sections, will continue rent negotiations based on the market rent, but there is a concern that negotiations may take time. ● As for residential sections, will carefully watch demand trends as there may be changes in the social structure due to teleworking taking root, etc.
Financial operations	<ul style="list-style-type: none"> ● Debt: No major changes in banks' lending attitude. ● The Equity: NAV multiple, which temporarily dropped to 0.5 due to the plunge in investment unit price affected by the novel coronavirus pandemic, recovered to 0.8 at the end of May 2020. 	<ul style="list-style-type: none"> ● LTV has remained at an appropriate level, and financial standing is sound. Will consider issuance of investment corporation bonds including green bonds. ● Will consider property acquisition through capital increase, eyeing terms of issuance that are acceptable for the capital market.

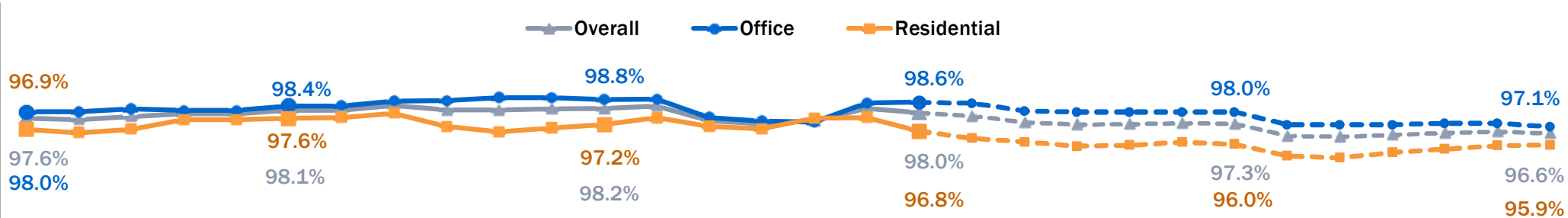
Reflection on the Forecast

- Store sections: Factor in all impacts from rent reduction/exemption implemented/to be implemented.
(FP 36: approximately -40 million yen)
- Office sections: Assume leasing up of the vacated sections conservatively as the economic trends are unforeseeable.
(FP 36: approximately -50 million yen, FP 37: approximately -110 million yen)
- Residential sections: Assume that there is no direct impact.
- Based on the above, we assume the impact of the novel coronavirus crisis on performance to be approximately 70 - 80 yen per unit for each of FP 36 and FP 37.

A decorative graphic consisting of several colored triangles (green, blue, yellow) arranged in a cluster.



- **Office:** Assuming that vacated sections after confirmed tenant move-outs are not leased in light of the impact of the spread of the novel coronavirus.
- **Residential:** Not particularly assuming the impact of the spread of the novel coronavirus.

[illegible]

Strengthening Ties with the Sponsor (FP 36)

- Conduct a replacement transaction with NTT Urban Development. Contribute to improving profitability (NOI) through expansion of the asset size and rejuvenation of properties held in central Tokyo.
- Strengthen group collaboration by acquiring a large complex building in the Otemachi area, which is one of the strategic areas of the real estate business promoted by the NTT Group.

Acquisition from NTT Urban Development

Otemachi Financial City Grand Cube ^{*1}



Acquired property

Location	Otemachi, Chiyoda Ward
Asset type	Office/Commercial/Hotel
Acquisition price	4,680 million yen
Appraisal value at time of acquisition	5,116 million yen
Gross floor area	206,107 m ²
Building age (at FP 35 period end)	4.1 years
Occupancy rate (at FP 35 period end)	100.0%
Appraisal NOI/year	139 million yen
Appraisal NOI yield	3.0%



Property Replacement (Delivery on June 12, 2020)



Transfer to NTT Urban Development

Urbannet Ichigaya Bldg.



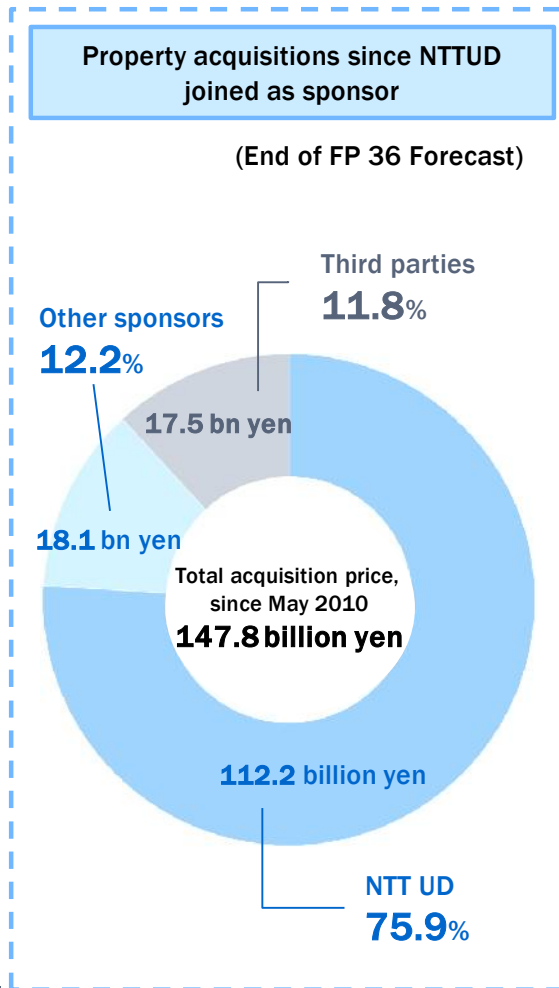
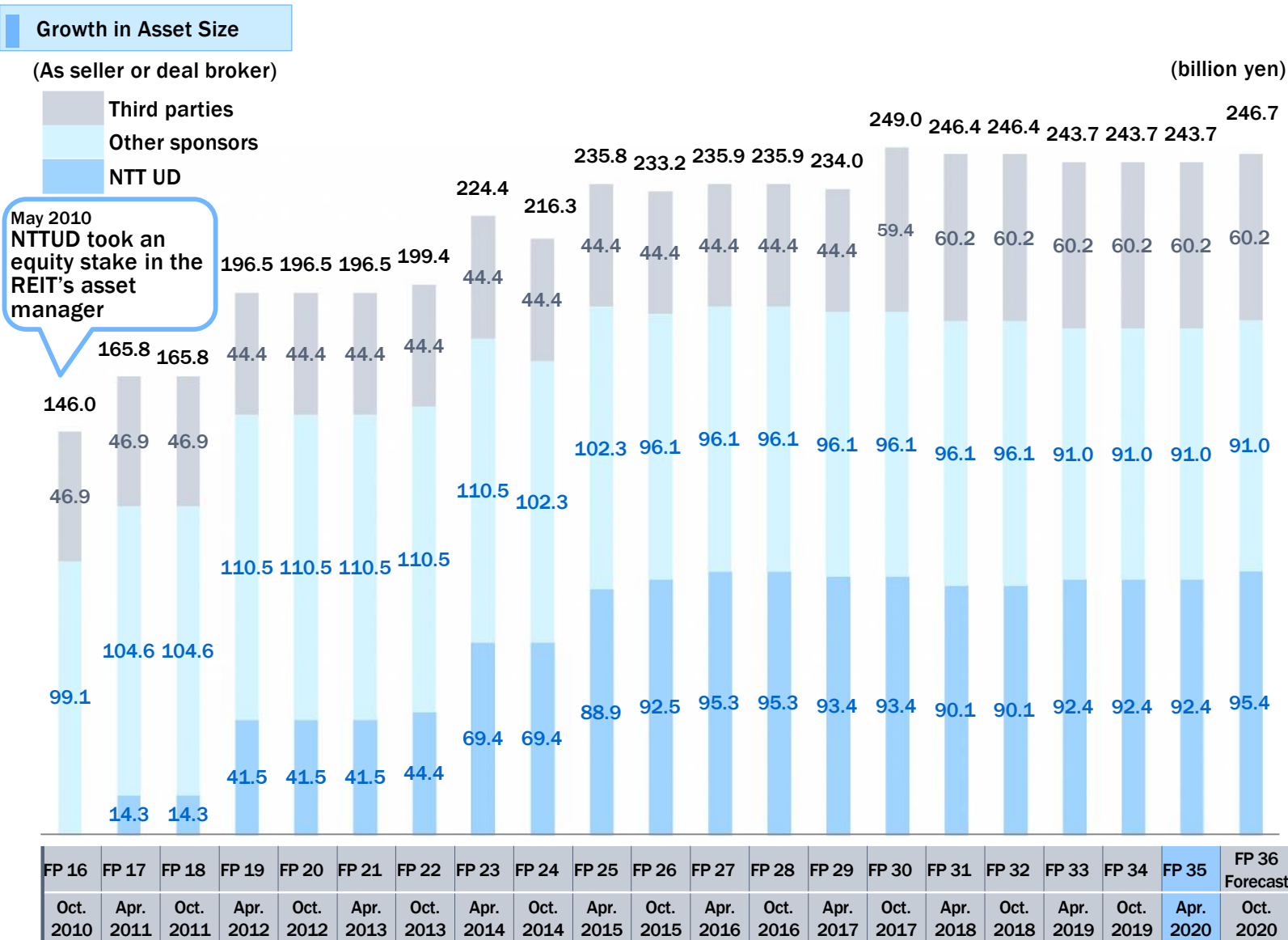
Transferred properties

Location	Haraikatamachi, Shinjuku Ward
Asset type	Office
Sale price	1,778 million yen
Appraisal value at time of sale	1,770 million yen
(Expected) gain on property sale	190 million yen
Gross floor area	4,217m ²
Building age (at FP 35 period end)	26.4 years
Occupancy rate (at FP 35 period end)	100.0%
Appraisal NOI/year	87 million yen
Appraisal NOI yield	4.9%

^{*1} PIC will acquire 52/1,000 quasi co-ownership interest of beneficiary interest in the co-ownership (ownership ratio: 22,993,550/100,000,000) of fee simple ownership in the land and building as the trust property (substantial ownership ratio in the entire land and building is 1.1956646%).

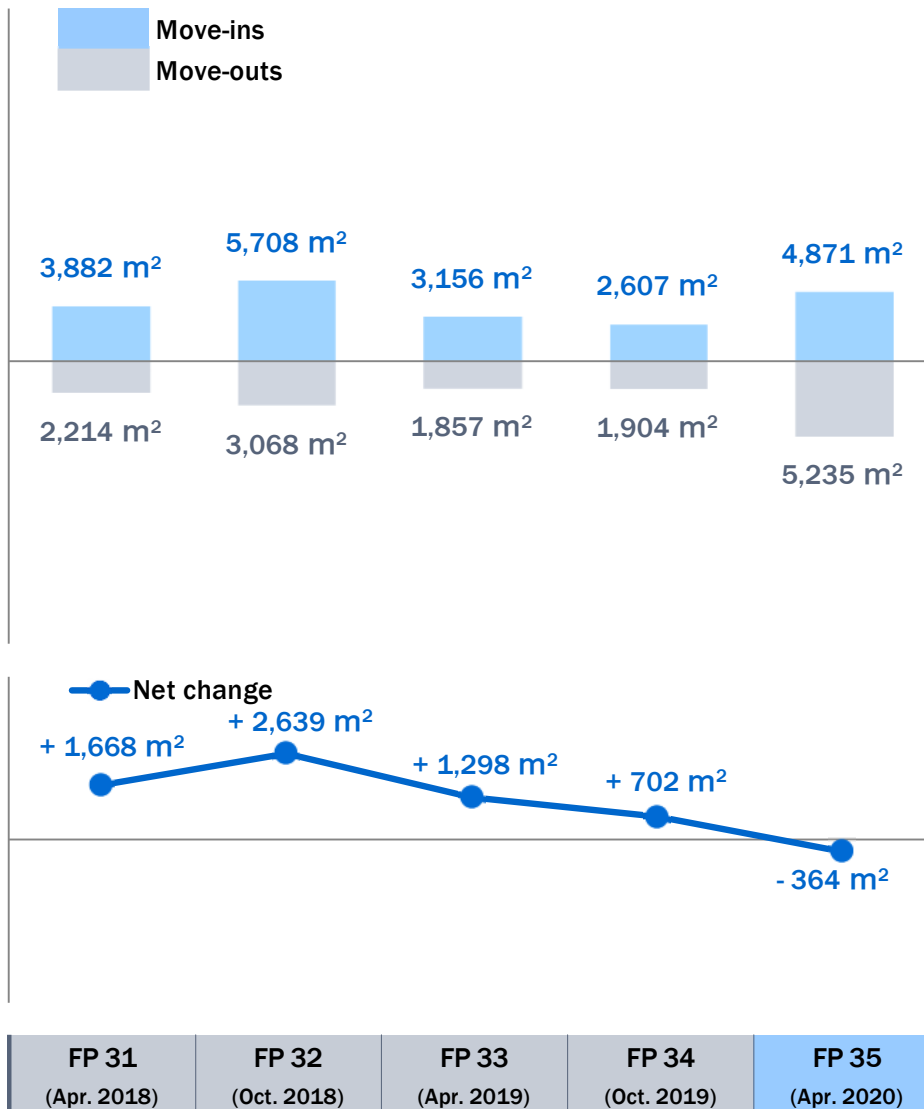
Asset size

- Since NTTUD became the main sponsor, we've steadily expanded the asset size and improved portfolio quality through collaborative transactions.
- We will draw out opportunities for further external growth capitalizing on the capital demands arising in urban development projects promoted by the NTT Group.

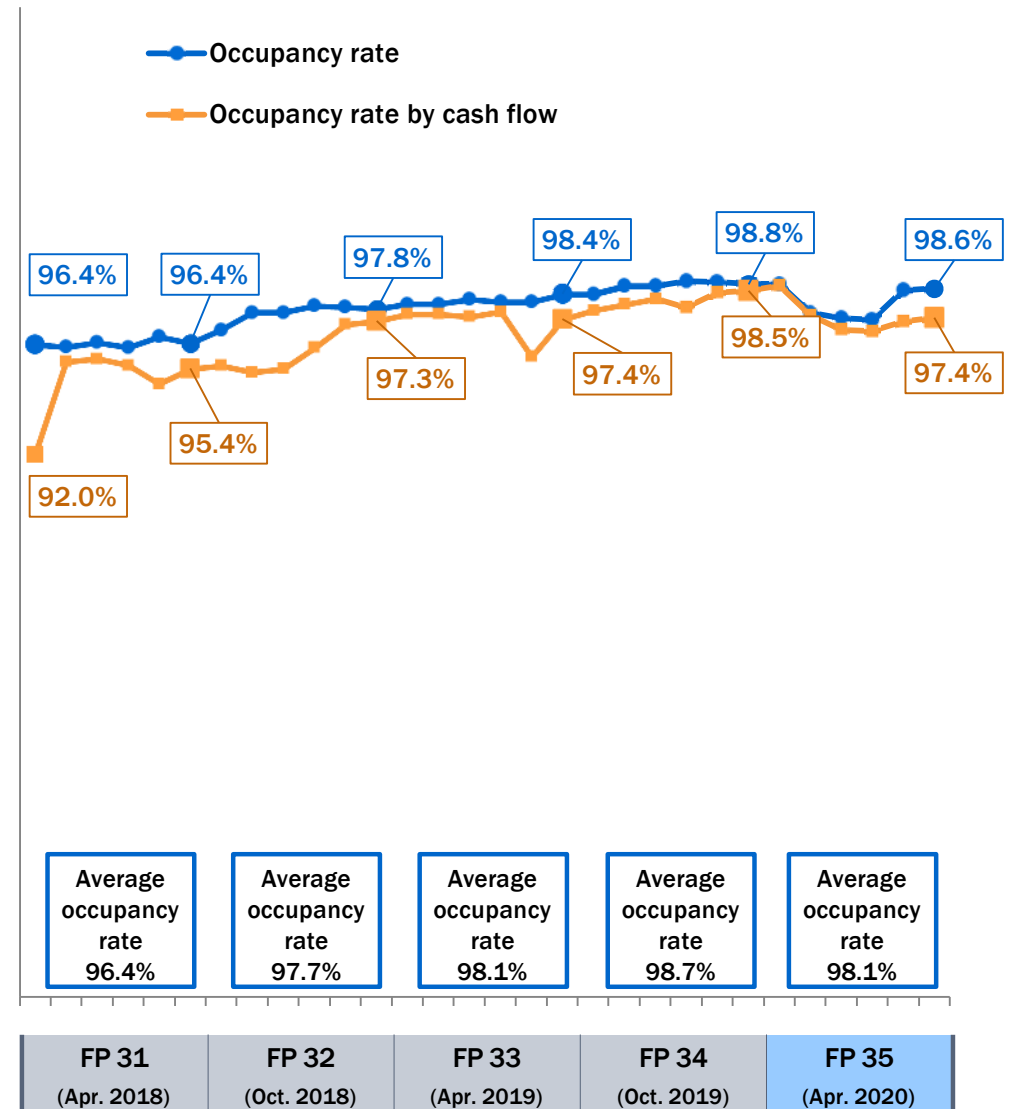


Office: Tenant Turnover and Occupancy Rates

Office Tenant Turnover (area)



Occupancy Rate and Occupancy Rate by Cash Flow

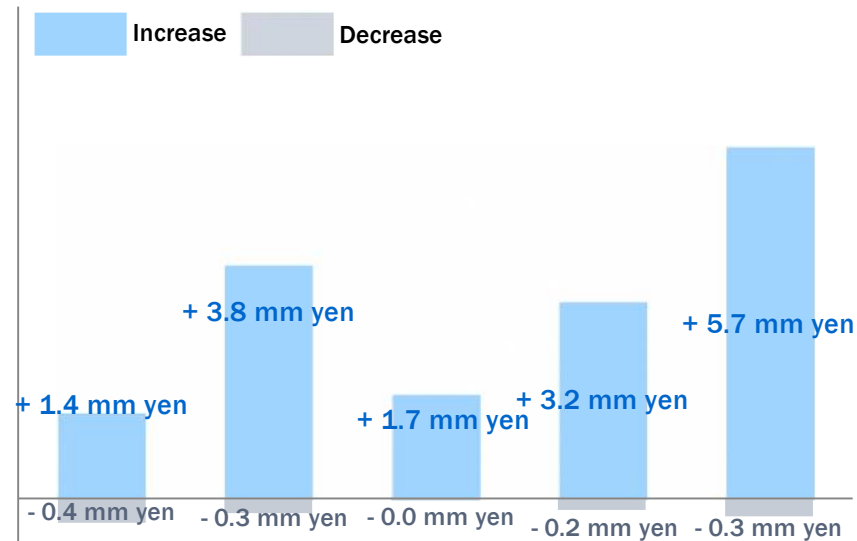




Office: Rent Revision Trends (at Tenant Turnover)

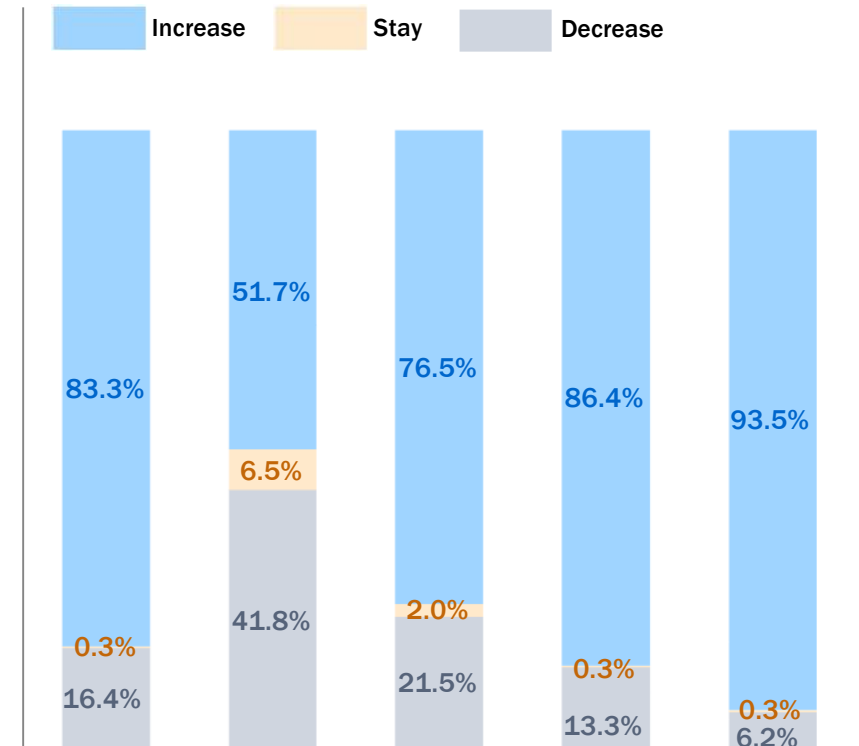


Change in Rents at Tenant Turnover (monthly)



Increase rate ^{*1}	+14.7%	+33.2%	+25.9%	+33.9%	+27.6%
Decrease rate ^{*2}	-27.0%	-2.1%	-1.4%	-13.5%	-25.0%
Net change rate ^{*3}	+9.1%	+14.0%	+17.2%	+27.4%	+24.7%
	FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

Analysis of Rents Subject to Tenant Turnover



3,882 m ²	5,708 m ²	3,156 m ²	2,607 m ²	4,871 m ²
FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

*1 "Increase rate" = Amount of increase in rent for sections with rent increase among sections subject to tenant turnover / Total rent for the sections in the previous period

*2 "Decrease rate" = Amount of decrease in rent for sections with rent decrease among sections subject to tenant turnover / Total rent for the sections in the previous period

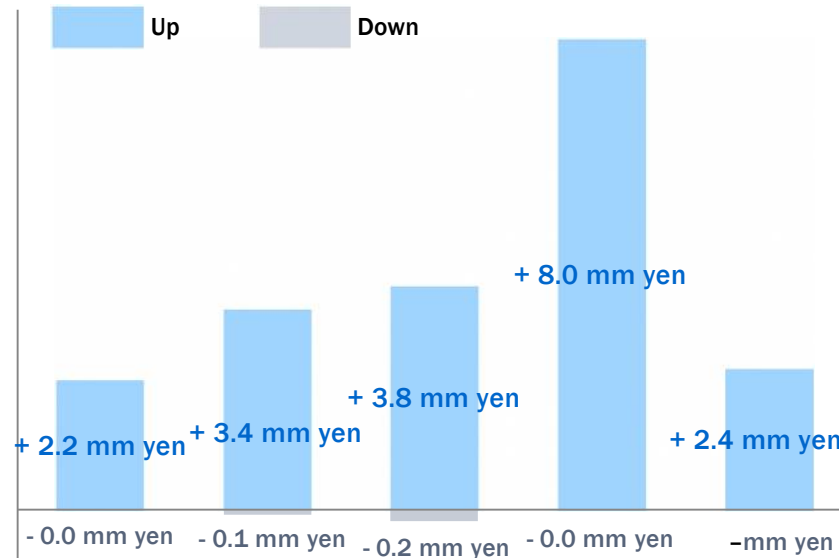
*3 "Net change rate" = Amount of change in rent for sections with rent increase/decrease among sections subject to tenant turnover / Total rent for sections subject to tenant turnover in the previous period (including sections with unchanged rent after tenant turnover)



Office: Rent Revision Trends (at Contract Renewal)

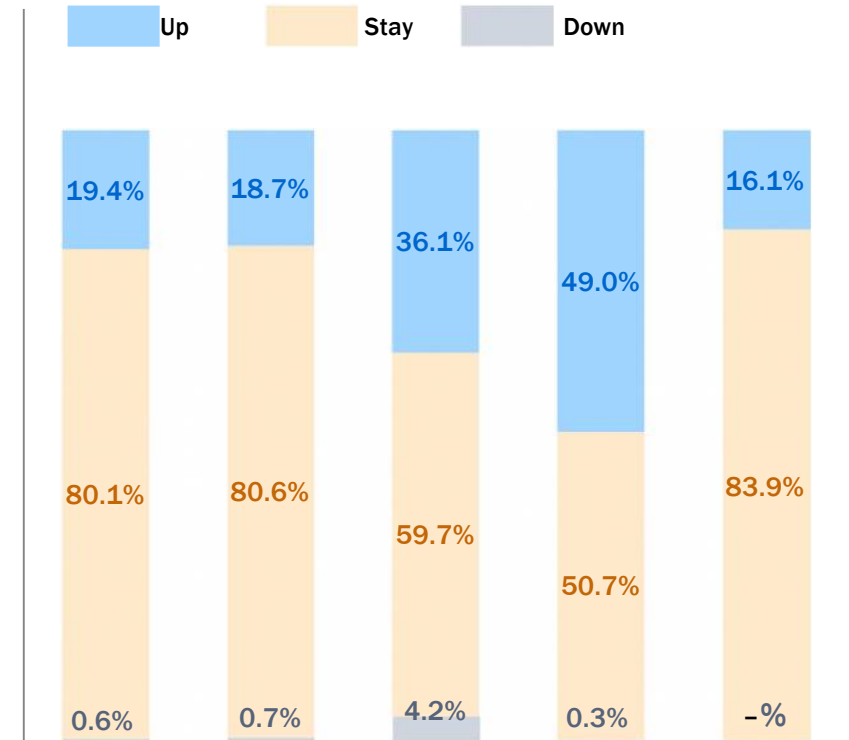


Change in Rents at Contract Renewal (monthly)



Increase rate ^{*1}	+9.3%	+10.7%	+5.8%	+8.6%	+6.8%
Decrease rate ^{*2}	-1.6%	-11.8%	-2.5%	-6.9%	-
Net change rate ^{*3}	+1.3%	+1.4%	+1.9%	+4.3%	+1.1%
	FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

Analysis of Rent Changes for Sections Subject to Contract Renewal



36,874 m ²	43,578 m ²	39,719 m ²	35,418 m ²	47,000 m ²
FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

(Reference)

Total rent change as of the end of FP 35 (renewal + turnover) / Total rent of all tenants as of the end of FP 34 = +0.9%

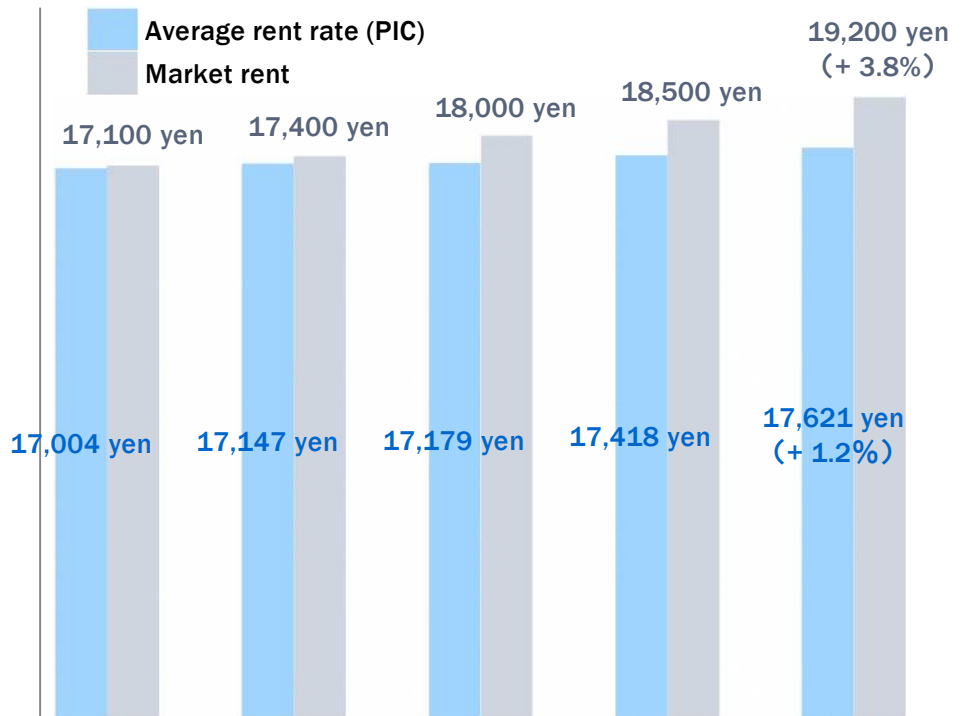
*1 "Increase rate" = Amount of increase in rent for sections with rent increase among sections subject to contract renewal / Total rent for the sections in the previous period

*2 "Decrease rate" = Amount of decrease in rent for sections with rent decrease among sections subject to contract renewal / Total rent for the sections in the previous period

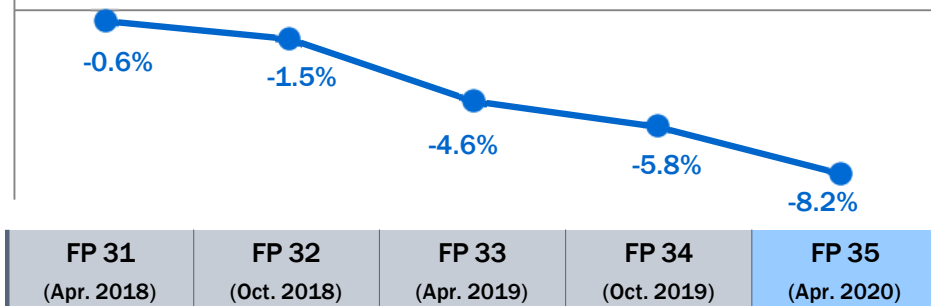
*3 "Net change rate" = Amount of change in rent for sections with rent increase/decrease among sections subject to contract renewal / Total rent for sections subject to contract renewal in the previous period (including sections with unchanged rent after contract renewal)

Office: Rent Analysis (Greater Tokyo)

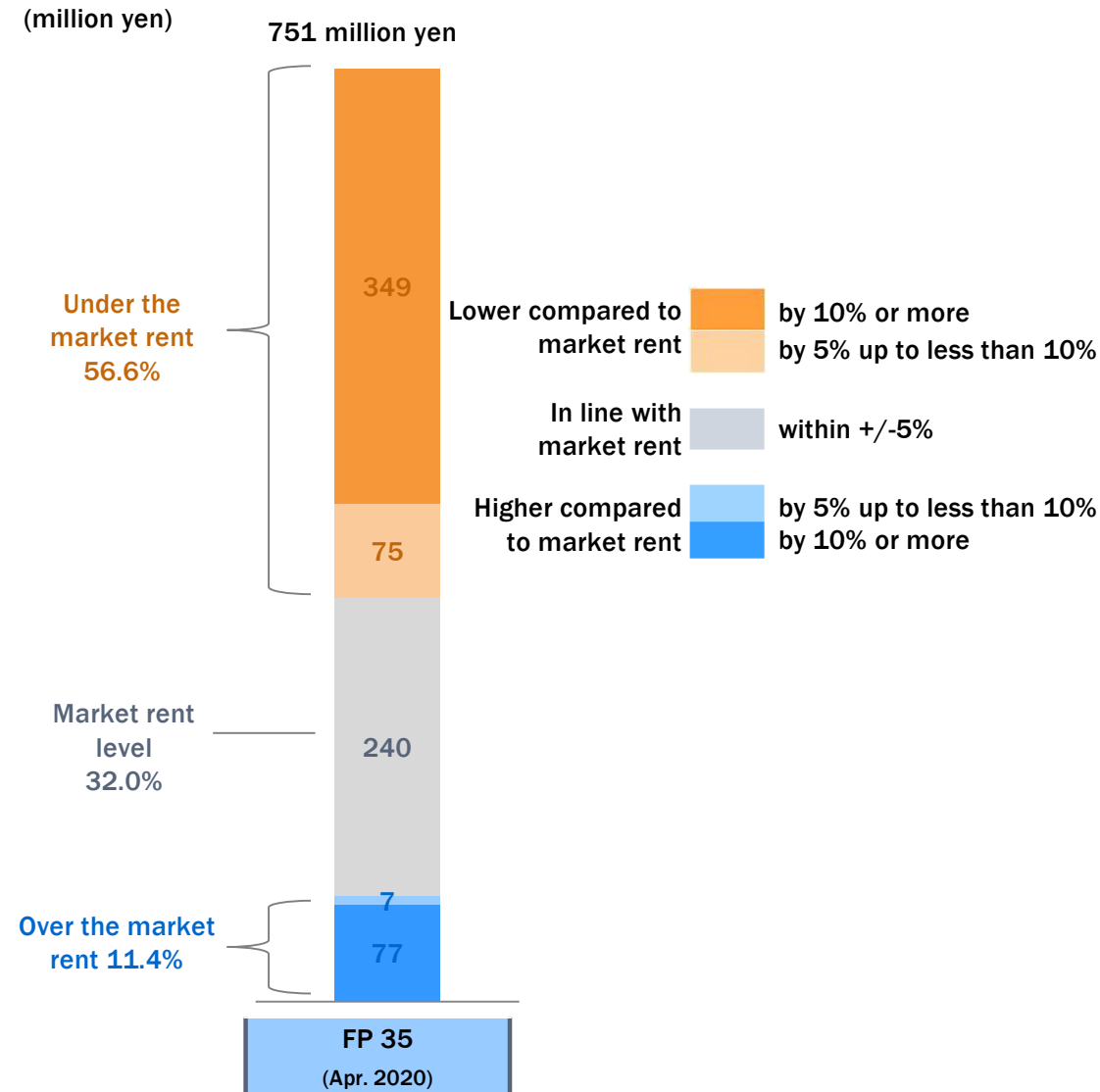
Comparison with Market Rents (per tsubo)



Rent gap *1

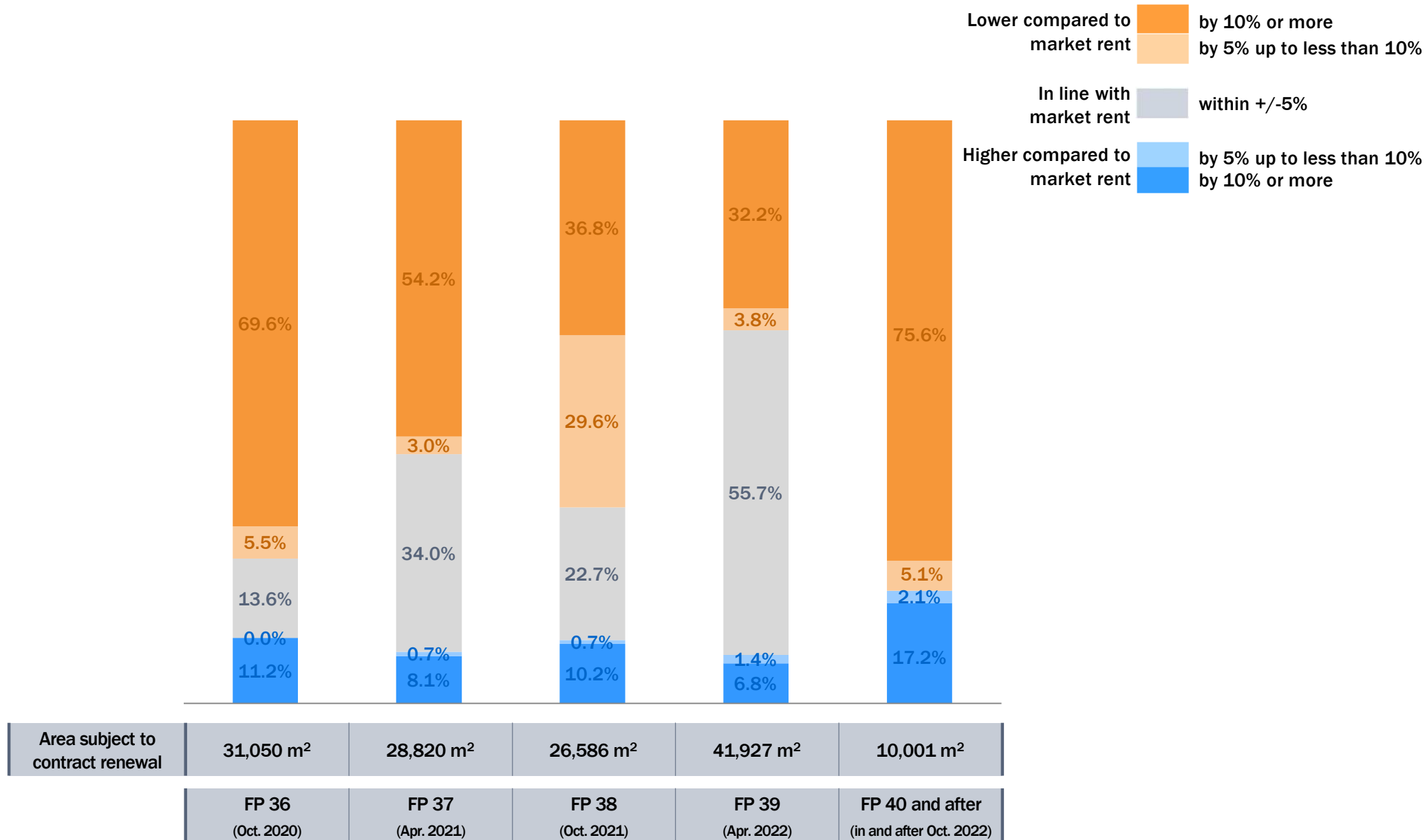


Breakdown of Rent Gap



*1 The rent gap is the calculated weighted average based on leased area for the gap between market rent (surveyed every March and September) and contract rent (as of the end of each fiscal period) for each office building in the portfolio. It does not include properties located in major regional cities.

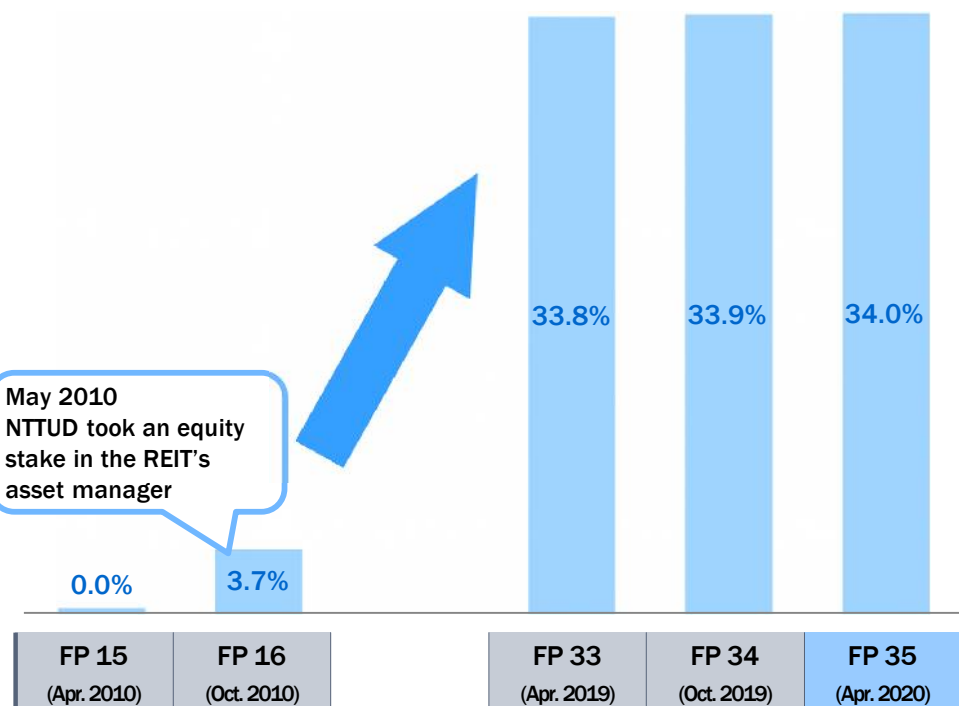
Office: Contract Renewal Schedule (Greater Tokyo)



Office: Status of Tenants

- NTT Group tenants often occupy a medium-sized building with a relatively large floor area at a rent level of about 15,000 to 20,000 yen per tsubo.
- Consistent with the characteristics of the offices owned by PIC, this contributes to benefitting both parties. The average contract rent is at the same level as the market rent.

Office Tenant Exposure to NTT Group



Top 10 Office Tenants

■ NTT Group Company

(As of April 30, 2020)

Ranking	Tenant	Leased area	% ^{*1}	Property name
1	NTT Facilities, Inc.	10,680 m ²	6.1%	UA Higobashi Bldg. and others
2	Docomo CS, Inc.	10,525 m ²	6.0%	UN Ikebukuro Bldg.
3	NTT Business Associate East Co., Ltd.	7,488 m ²	4.3%	UN Omori Bldg.
4	Sumitomo Osaka Cement Co., Ltd.	6,872 m ²	3.9%	Rokubancho Bldg.
5	SoftBank Corp.	6,293 m ²	3.6%	Sphere Tower Tennozu
6	NTT Data Corporation	5,871 m ²	3.3%	UN Mita Bldg.
7	NTT Finance Corporation	5,417 m ²	3.1%	UN Ikebukuro Bldg.
8	NTT Data Business Systems Corporation	5,182 m ²	2.9%	UN Gotanda NN Bldg.
9	NTT Learning Systems Corporation	4,801 m ²	2.7%	UN Azabu Bldg.
10	FIELDS CORPORATION	3,106 m ²	1.8%	KN Shibuya No.3

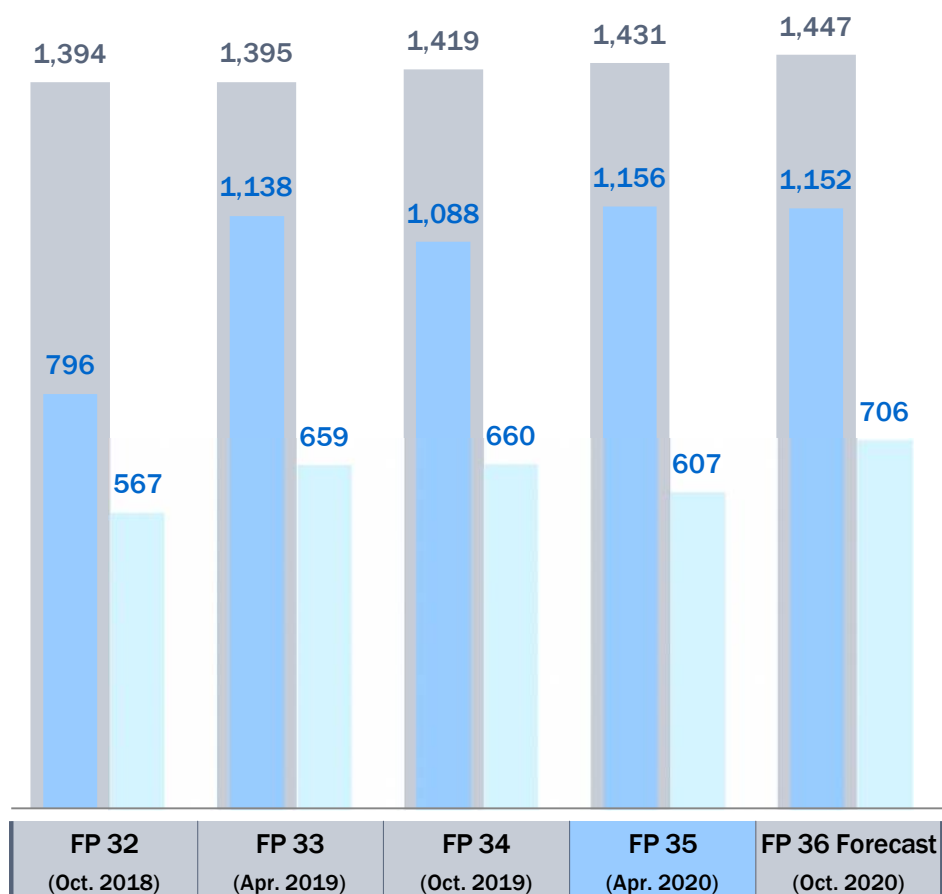
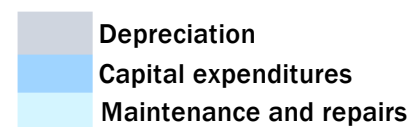
*1 The ratio pertaining to gross area under lease in office use sections of the entire PIC portfolio is shown.

Status of Construction Works

■ Carried out scheduled leveling of medium-term to long-term construction costs. Capital expenditures for each period is controlled within the scope of depreciation.

Change in Construction Costs and Depreciation

(million yen)



Maintenance and Repairs

(million yen)

	Property name	Expenditures	Main details of work
FP 35 Actual [607 million yen]	Urbannet Ikebukuro Bldg.	90	Renovation of sanitation facilities
	Walk Akasaka	60	Repairing of exterior wall
	Premier Yokohama Nishiguchi Bldg.	41	Repairing of exterior wall
FP 36 planned [706 million yen]	Premier Stage Honjo-Azumabashi	100	Repairing of exterior wall
	Urban Ace Higobashi Bldg.	72	Long-period ground motion countermeasure work
	Sphere Tower Tennozu	62	LED installation

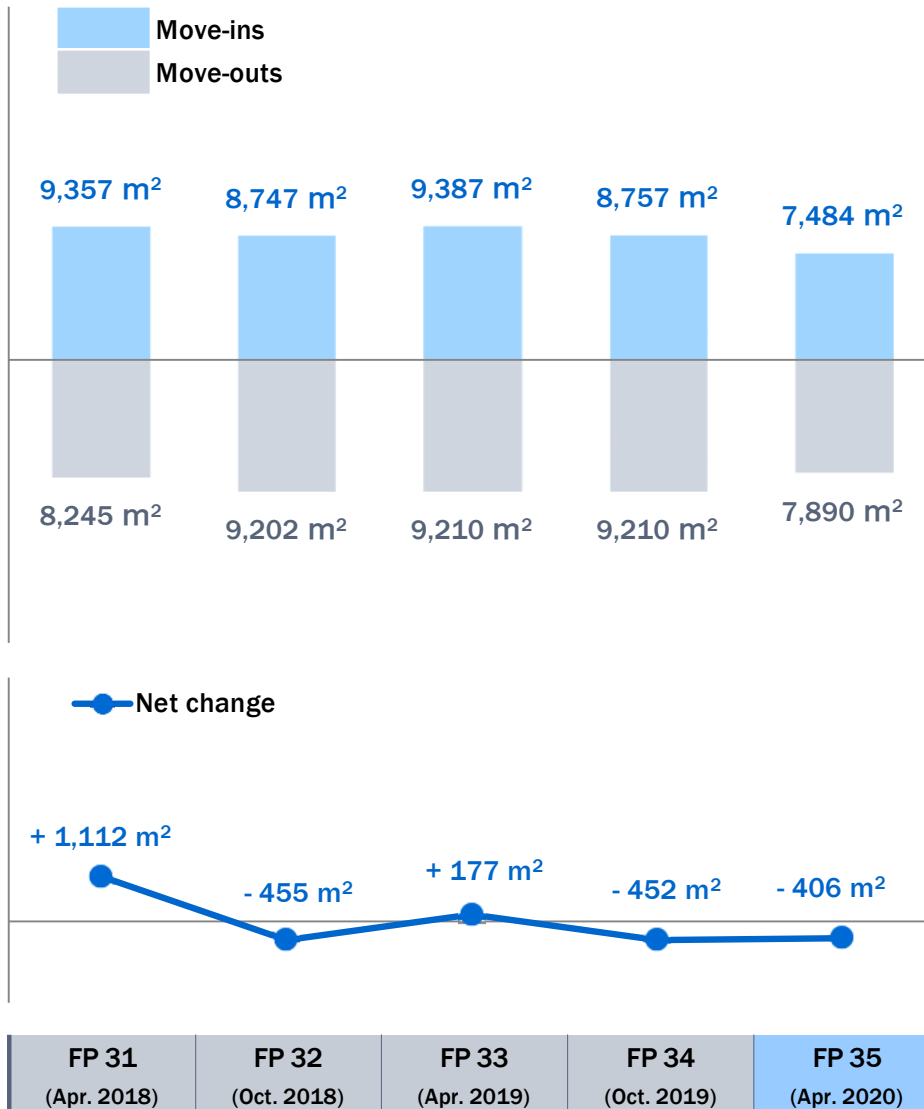
Capital Expenditures

(million yen)

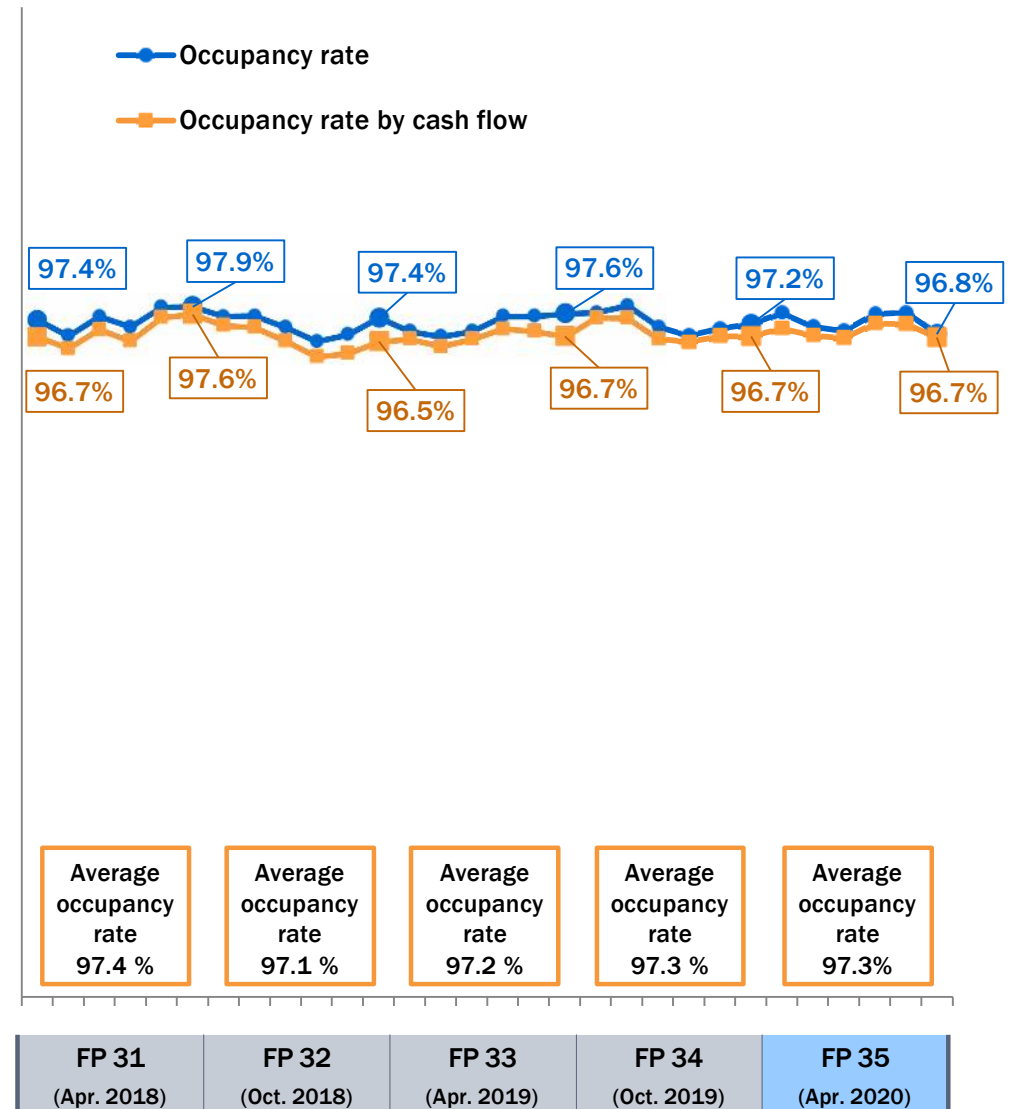
	Property name	Expenditures	Main details of work
FP 35 Actual [1,156 million yen]	Urbannet Ikebukuro Bldg.	443	Renovation of HVAC
	The Kanagawa Science Park R&D Bldg.	119	Emergency EV renewal work
	Urban Ace Higobashi Bldg.	116	Long-period ground motion countermeasure work, etc.
FP 36 planned [1,152 million yen]	Urbannet Ikebukuro Bldg.	247	Renovation of sanitation facilities
	Urban Ace Higobashi Bldg.	243	Long-period ground motion countermeasure work
	Sphere Tower Tennozu	110	Pipe renewal work

Residential: Tenant Turnover and Occupancy Rates

Residential: Tenant Turnover (area)



Occupancy Rate and Occupancy Rate by Cash Flow

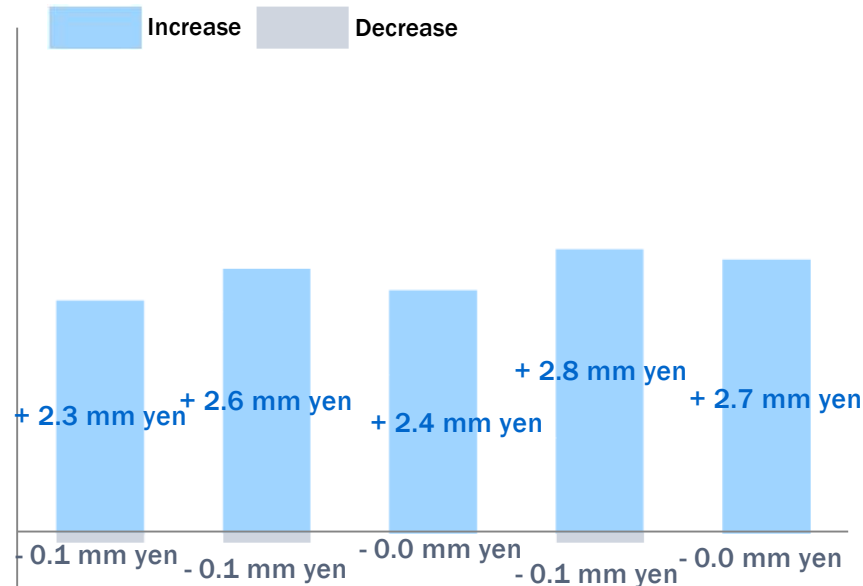




Residential: Rent Revision Trends (at Tenant Turnover)

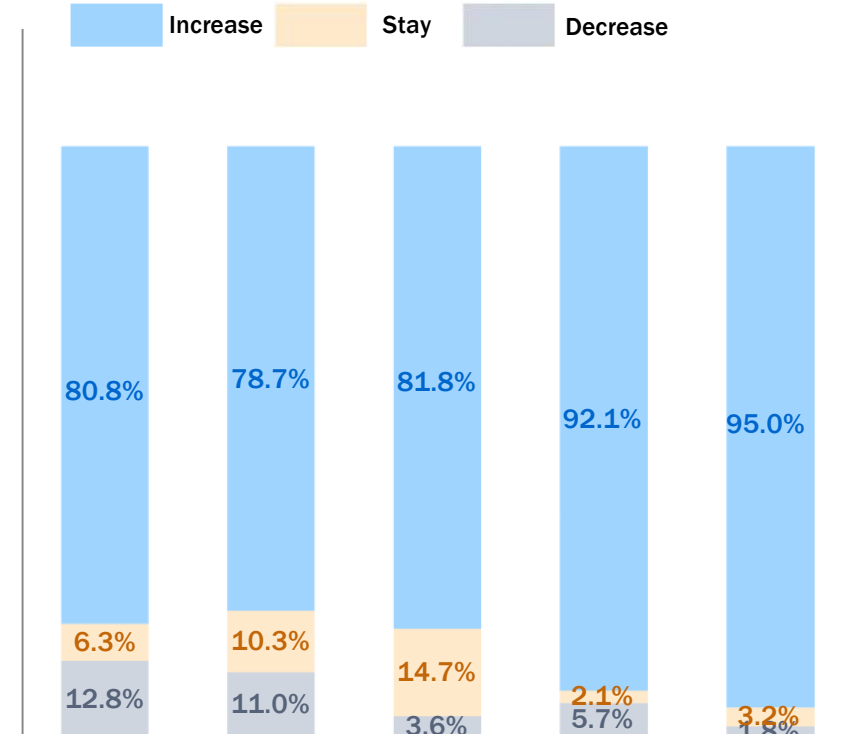


Change in Rents at Tenant Turnover (monthly)



Increase rate ^{*1}	+8.0%	+8.7%	+7.6%	+9.1%	+9.4%
Decrease rate ^{*2}	-3.8%	-4.7%	-5.7%	-7.7%	-13.0%
Net change rate ^{*3}	+5.9%	+6.2%	+5.9%	+7.8%	+8.5%
	FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

Analysis of Rents Subject to Tenant Turnover



9,357 m ²	8,747 m ²	9,387 m ²	8,757 m ²	7,484 m ²
FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

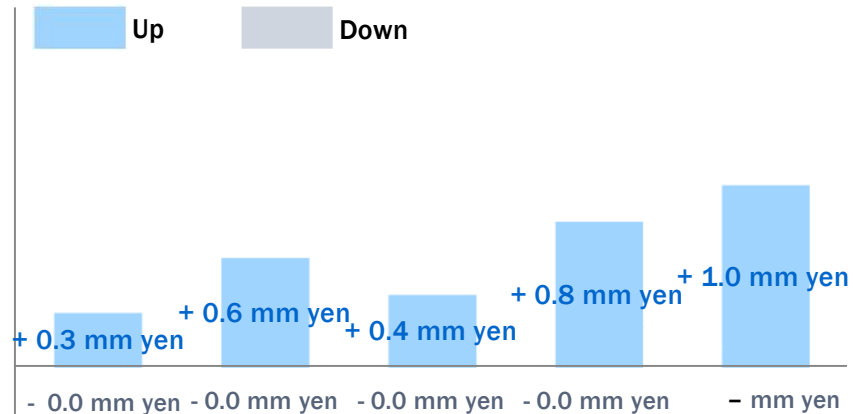
*1 "Increase rate" = Amount of increase in rent for sections with rent increase among sections subject to tenant turnover / Total rent for the sections in the previous period

*2 "Decrease rate" = Amount of decrease in rent for sections with rent decrease among sections subject to tenant turnover / Total rent for the sections in the previous period

*3 "Net change rate" = Amount of change in rent for sections with rent increase/decrease among sections subject to tenant turnover / Total rent for sections subject to tenant turnover in the previous period (including sections with unchanged rent after tenant turnover)

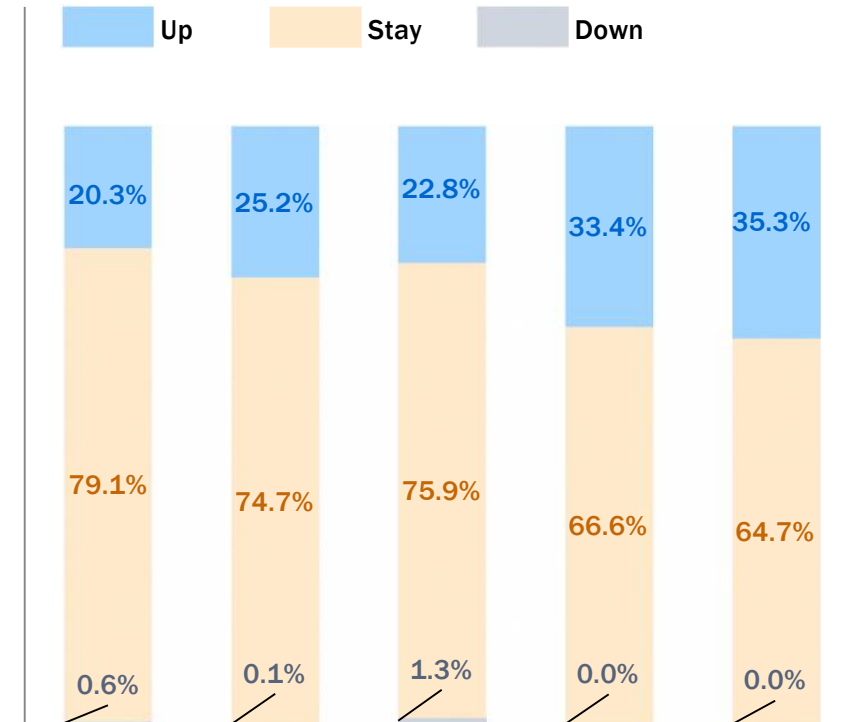
Residential: Rent Revision Trends (at Contract Renewal)

Change in Rents at Contract Renewal (monthly)



Increase rate*1	+2.8%	+3.9%	+3.3%	+3.4%	+4.2%
Decrease rate*2	-3.6%	-13.3%	-3.0%	-	-
Net change rate*3	+0.5%	+0.9%	+0.7%	+1.1%	+1.5%
	FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

Change in Rents Subject to Contract Renewal



15,797 m ²	18,080 m ²	16,540 m ²	19,276 m ²	17,253 m ²
FP 31 (Apr. 2018)	FP 32 (Oct. 2018)	FP 33 (Apr. 2019)	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)

(Reference)

Total rent change as of the end of FP 35 (renewal+turnover) / Total rent of all tenants as of the end of FP 34 = +0.9%

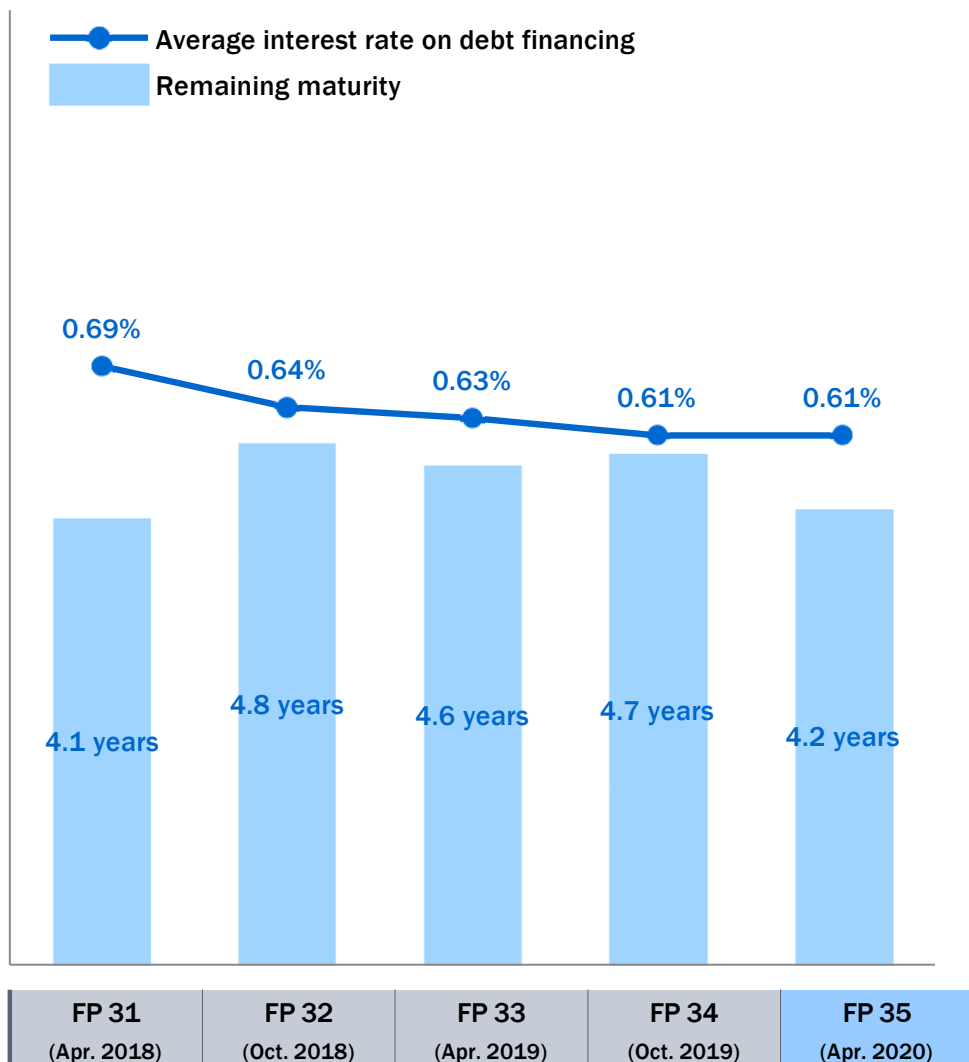
*1 "Increase rate" = Amount of increase in rent for sections with rent increase among sections subject to contract renewal / Total rent for the sections in the previous period

*2 "Decrease rate" = Amount of decrease in rent for sections with rent decrease among sections subject to contract renewal / Total rent for the sections in the previous period

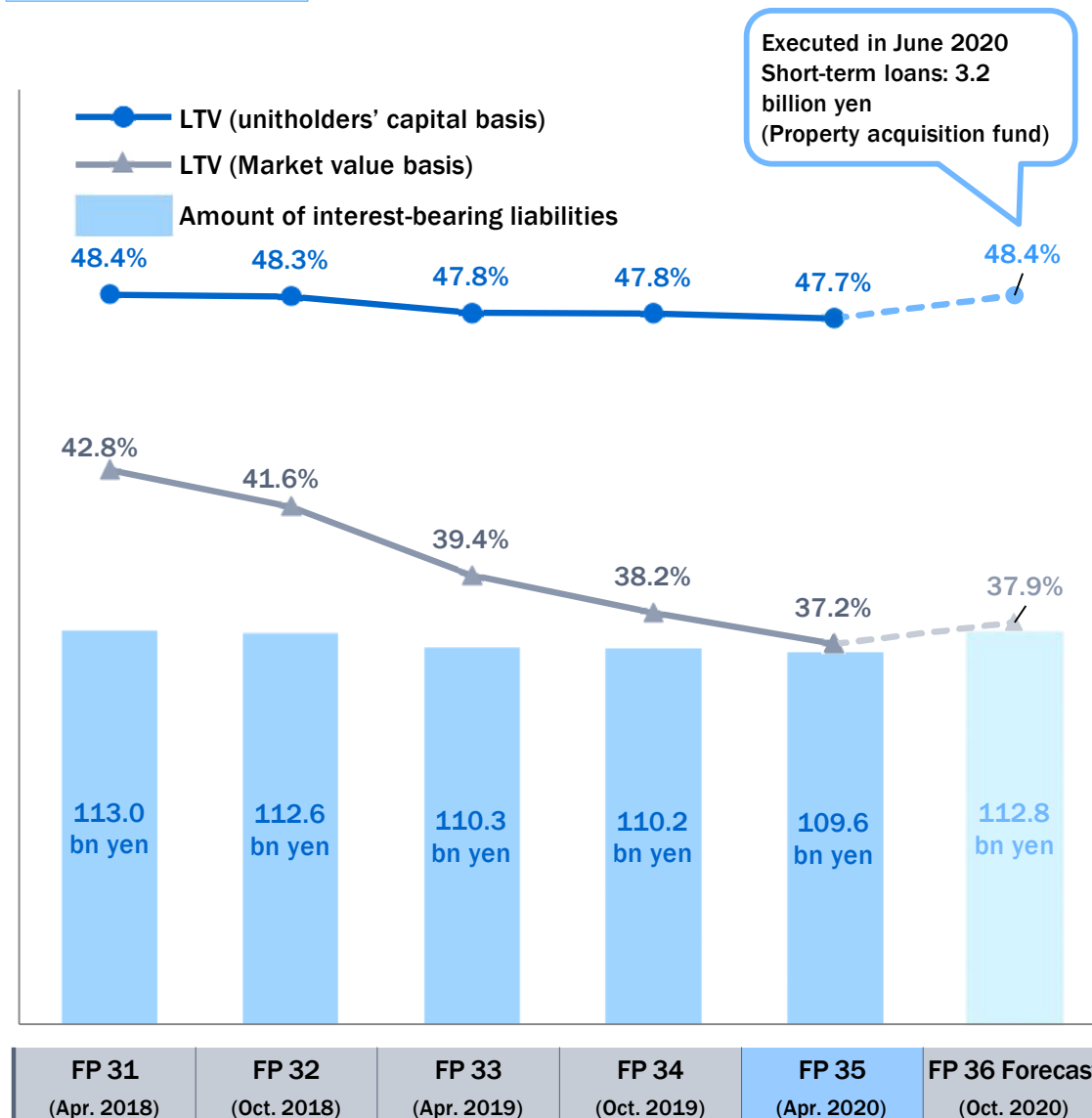
*3 "Net change rate" = Amount of change in rent for sections with rent increase/decrease among sections subject to contract renewal / Total rent for sections subject to contract renewal in the previous period (including sections with unchanged rent after contract renewal)

Financial Information

Average Interest Rate and Remaining Maturity *1



LTV (Loan to Value)



*1 Average interest rate is the calculated weighted average for the nominal interest rate as of the end of each period based on remaining balance.



Repayment Schedule

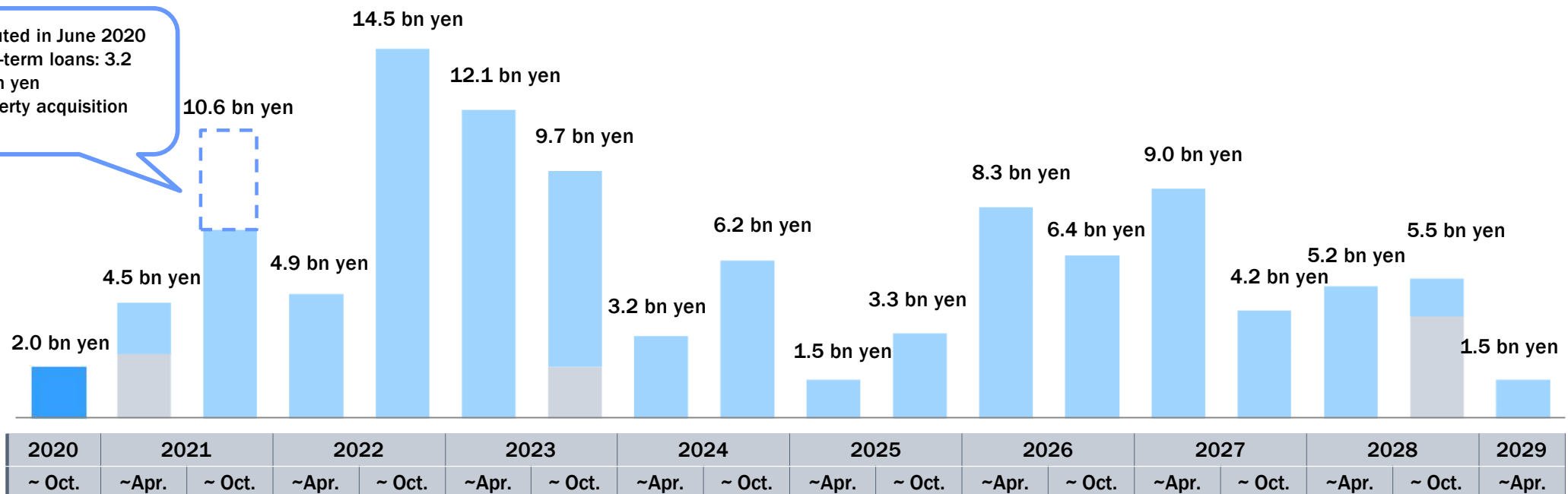
- In FP 35, conducted only scheduled repayment with cash on hand.
- Issuance of investment corporation bonds including green bonds will be considered upon future refinancing.

■ Repaid and Borrowed During the Fiscal Period

	Amount	Average loan duration	Average interest rate on debt financing
Repaid	0.6 billion yen Long-term loans: 0.6 billion yen Short-term loans: 0 billion yen	5.0 years Long-term loans: 5.0 years Short-term loans: 0 years	0.69% Long-term loans: 0.69% Short-term loans: 0%
Borrowed	-	-	-

Short-term loans Long-term loans Corporate bonds

Executed in June 2020
Short-term loans: 3.2 billion yen
(Property acquisition fund)

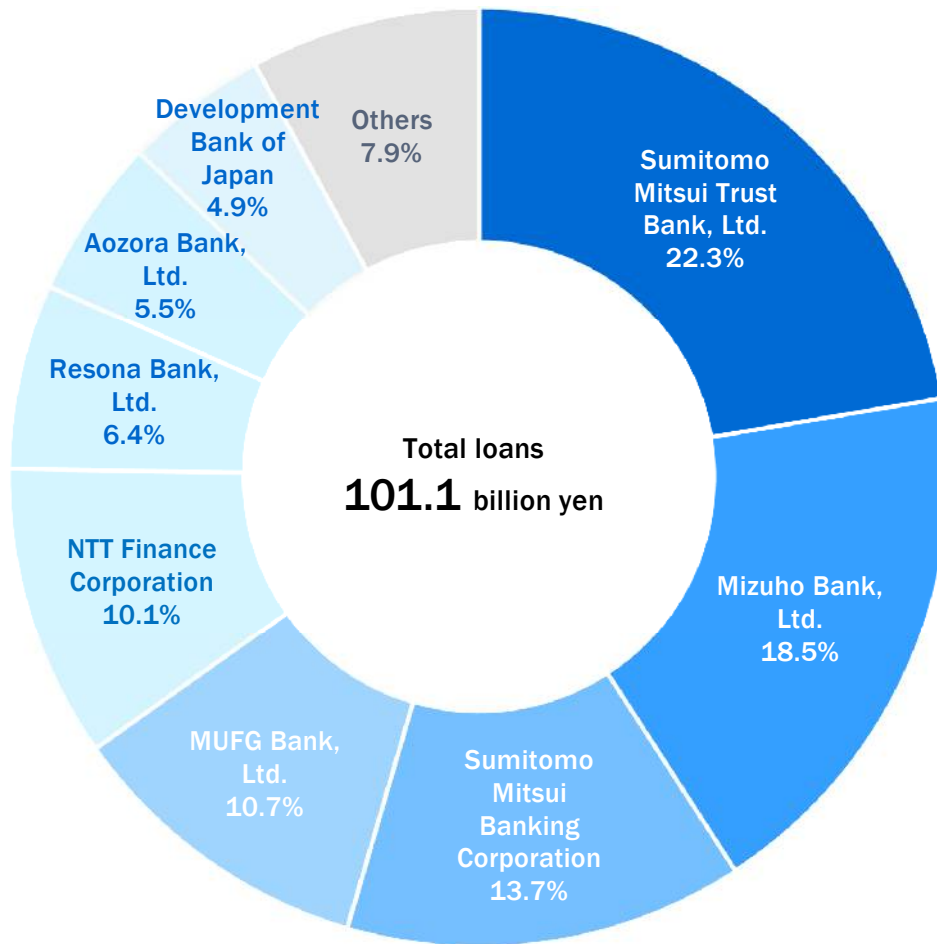




Interest-Bearing Liabilities and Rating

(As of April 30, 2020)

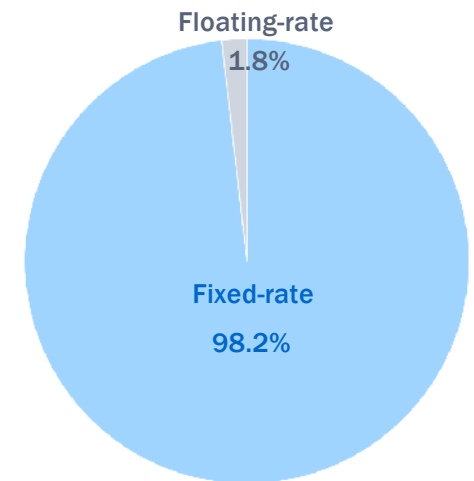
Lender Formation



Ratio of Long-term Debts



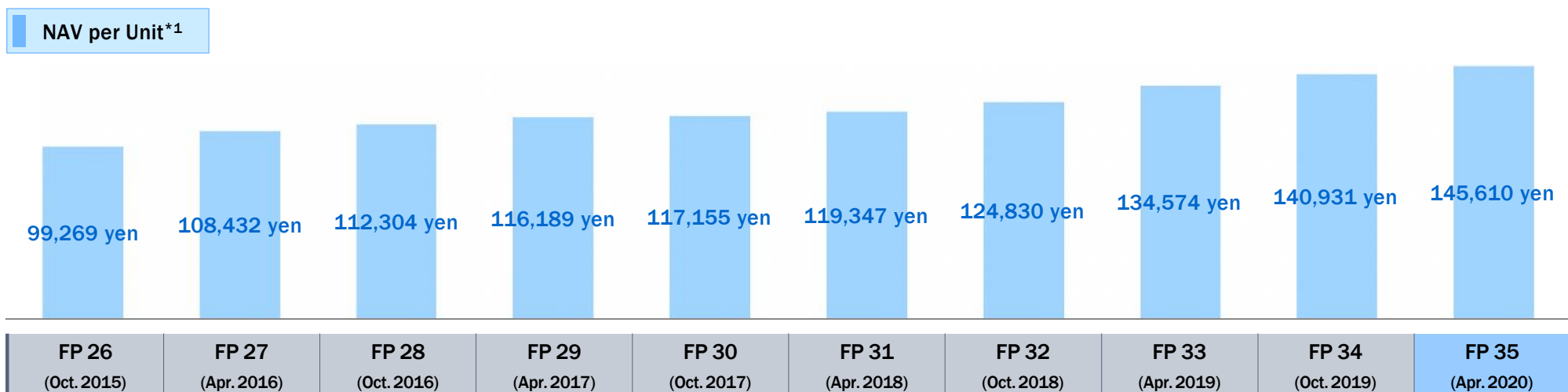
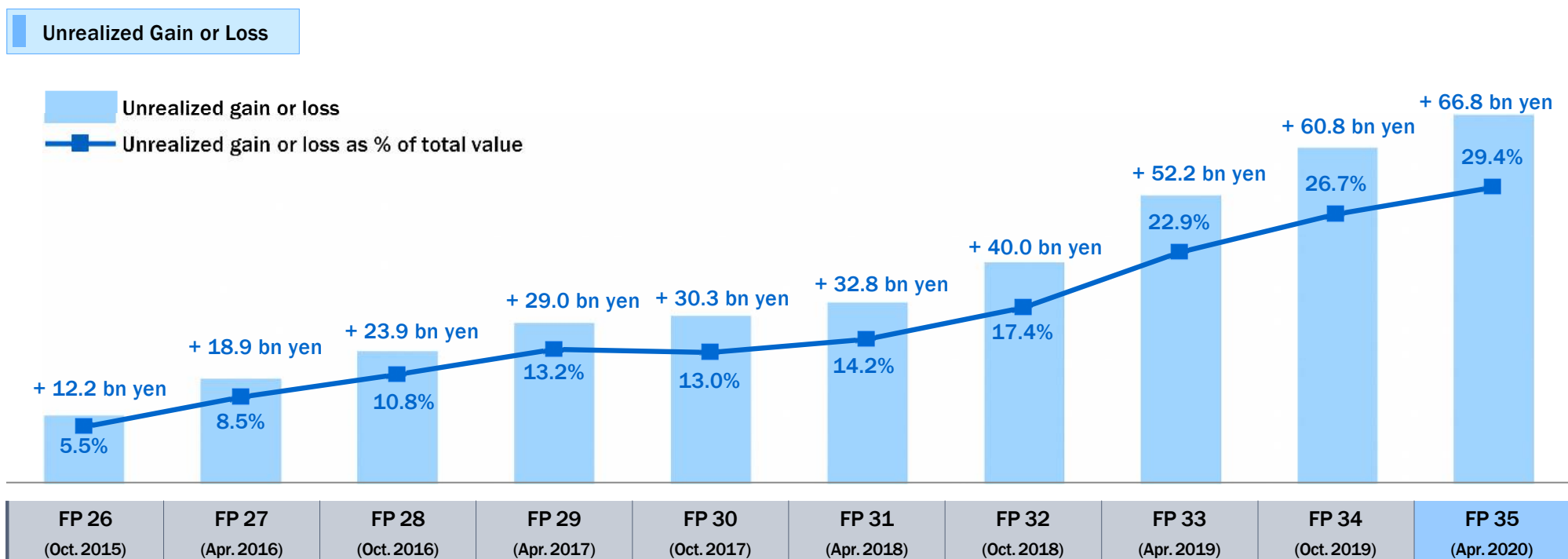
Ratio of Debts with Fixed Interest Rates



Credit Rating

Rating Agency	Rating	
Japan Credit Rating Agency Ltd. (JCR)	Issuer rating:	AA-
	Rating outlook:	Stable
Rating and Investment Information, Inc. (R&I)	Issuer rating:	A+
	Rating outlook:	Stable

Change in Unrealized Gain or Loss



*1 NAV per unit = (Unitholders' equity + unrealized P/L of assets held) ÷ number of investment units outstanding, for the period end (The amounts for FP 26 and before have been adjusted for the unit split.)



Analysis of Period-End Appraisal Values

Analysis of Unrealized Gain or Loss

(billion yen)

	FP 34 (Oct. 2019)	FP 35 (Apr. 2020)	Change
Number of assets	59	59	-
Period-end appraisal values	288.4	294.2	+5.7
Book value	227.6	227.3	-0.2
Unrealized gain or loss	60.8	66.8	+6.0
Unrealized gain or loss as % of total value	26.7%	29.4%	+2.7%

Analysis of Cap Rates and Appraisal Rents

(Number of properties)

		FP 34 (Oct. 2019)	FP 35 (Apr. 2020)	Change
Cap rate*1	Raised	-	-	-
	No change	3	55	+52
	Lowered	55	3	-52
Appraisal rent*2	Raised	30	27	-3
	No change	24	25	+1
	Lowered	-	2	+2

*1 (1) Capitalization yield based on direct capitalization method. (For those properties valued using DCF and not direct capitalization approach, the analysis is performed using a discount rate.)

(2) Excludes preferred equity securities in 1 issue from the number of properties held at the end of each period.

*2 (1) Appraisal rents arrived at using the direct capitalization method.

(2) Excludes from the number of properties held at the end of each period [1] properties acquired during the period in question (None in FP 34 and none in FP 35), [2] preferred equity shares in 1 name and [3] 4 residential properties valued using the DCF method instead of direct capitalization.

<Reference> ESG Initiatives (Acquisition of External Environmental Certification)

GRESB

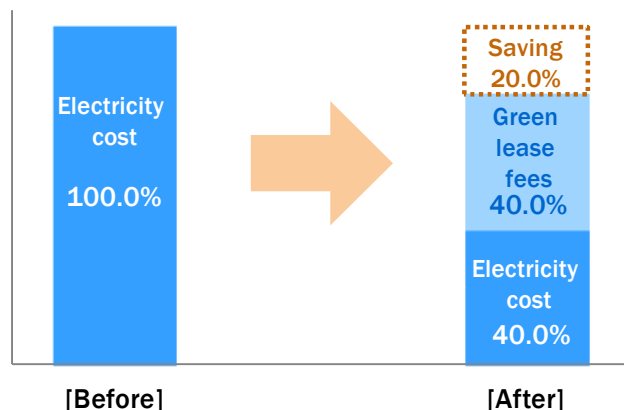
- Acquired Green Star in 2019 GRESB Real Estate Assessment.
- Acquired 3 Stars in GRESB Rating, which is a relative evaluation on total GRESB score



Execution of Green Lease Contract

- Executed green lease contracts with tenants in some office buildings and installed LED lighting in tenant-exclusive spaces.
- The building saw improved environmental performance due to energy efficiency. Tenants can expect to save on electricity costs while the owner can recover some of the construction costs through green lease fees.
- Properties that entered into green lease contracts: Urbannet Ichigaya Building, Gotanda NT Building, Landic Shimbashi Building, Landic Shimbashi 2 Bldg.

(Approximation of Tenant Cost Savings)



CASBEE for Real Estate

- Of 59 properties, 4 properties acquired Rank S and 12 properties acquired Rank A.



Rank S	Urbannet Omori Bldg.
	NTT CRED Okayama Bldg.
	Urbannet Shizuoka Ote-machi Bldg.
	Urban Ace Higobashi Bldg.

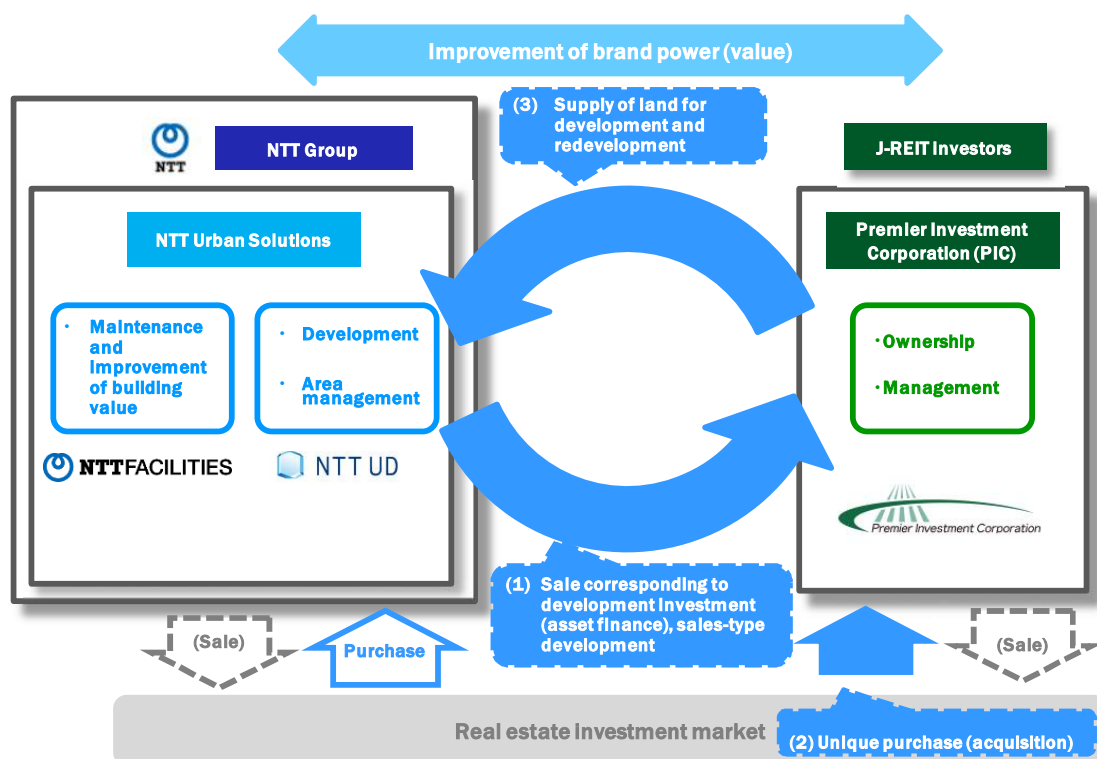
Status of Acquisition of Environmental Certification

	Number of Properties That Acquired Certification	Percentage of Certified Properties (based on number of properties)	Acquired Area (total floor area)	Percentage of Certified Properties (based on total floor area)
Certification for CASBEE for Real Estate	16	27.60%	141,756.34 m ²	35.80%
DBJ Green Building Certification	3	5.20%	13,905.98 m ²	3.50%
BELS	1	1.70%	6,868.83 m ²	1.70%
Low-Carbon Model Building	3	5.20%	26,048.89 m ²	6.60%

<Reference> ESG Initiatives (Society)

Contribution to Urban Development in Community

- NTT Group has set the “Utilization of real estate (promotion of urban development)” as one of the pillars in its medium-term management strategy “Your Value Partner 2025,” and established “NTT Urban Solutions Co., Ltd.,” a company promoting urban development business centering on both NTT Urban Development Group and NTT Facilities Group, in July 2019.
 - We aim to contribute to the resolution of social issues under new urban development unique to NTT Group beyond the conventional real estate development mainly at NTT Urban Solutions Group.
- Amid such movements, PIC intends to maintain and improve medium- to long-term revenue and expand its asset size by further strengthening cooperation with NTT Urban Development as well as contribute to the new “urban development” of the NTT group.



Improvement of Tenant Satisfaction

- Improving the quality feel by implementing exterior wall renovation work on aged properties.

Case example: Renovation work of exterior wall of WALK Akasaka

(Before)



(After)



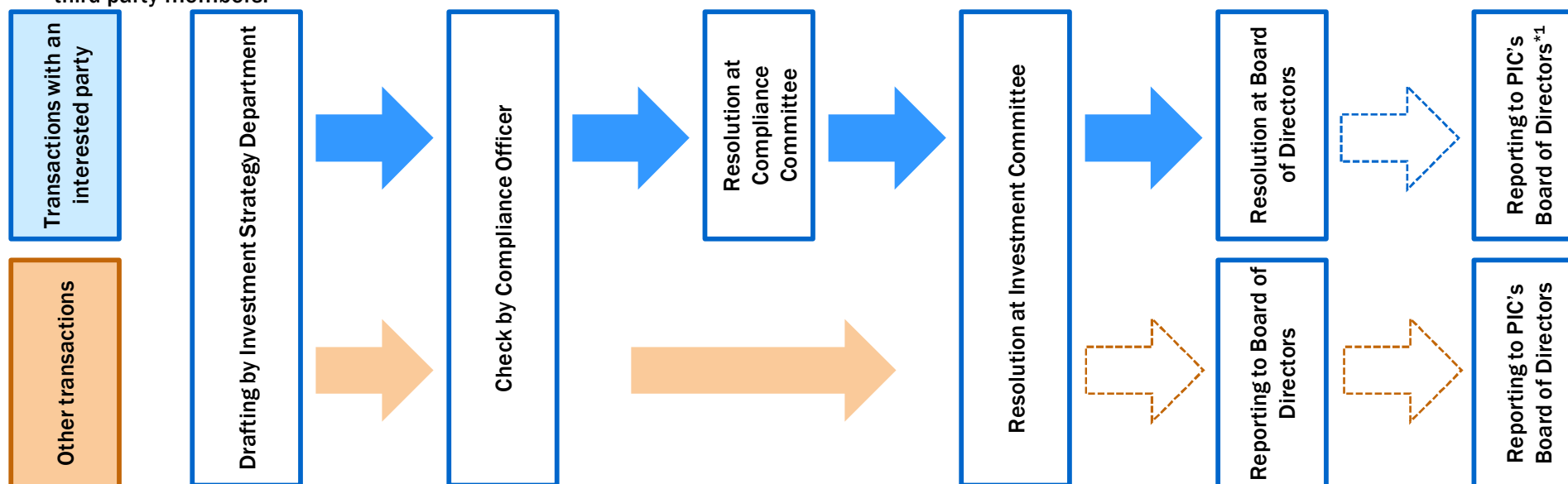
Initiatives for Officers and Employees of Asset Management Company

- The following programs/systems have been introduced to improve skills of the officers and employees of the asset management company, promote work-life balance, etc.
 - Investment unit ownership program for officers and employees
 - Qualification acquisition support system
 - Training support
 - Measures for promotion of advancement of women (establishment of child care leave system, etc.)
 - Establishment of flexible working hours system (introduction of flexible work system, telework system, etc.)
 - Implementation of regular health checkups
 - Special leave system
 - Establishment of in-house consultation desk
 - Implementation of employee satisfaction survey

<Reference> ESG Initiatives (Governance)

Decision-Making Flow for Property Sale/Purchase

- Started checking of all property sale/purchase from various angles, carried out by the Compliance Officer and Investment Committee.
- Particularly, for transactions with an interested party, resolution is made after careful deliberations also by the Compliance Committee, which includes third-party members.



*1 Prior approval from PIC is required for transactions that exceed a certain amount and involve an interested party, etc.

Asset Management Fee System of the Asset Management Company

- Adopted an asset management fee system which links PIC's business performance with fees to align the interest of unitholders and that of the asset management company. Total-asset-linked fee and property transfer fee were not adopted.

Asset Management Fee 1 [Revenue-linked]	Operating revenues (excluding utilities and gains on property sales) x 3%
Asset Management Fee 2 [Profit-linked]	Net income before tax (before deducting Asset Management Fee 2) x 3%
Asset Management Fee 3 [Acquisition price-linked]	Acquisition price of each property × 0.5% (maximum) *Transaction with interested parties, etc.: Basic fee rate x 1/2

Fully demonstrate the attitude of pursuing unitholders' interest through the fee system

Basic Policy on Customer-Oriented Business Conduct

- The asset management company adopted the entirety of the seven principles set forth in the "Principles for Customer-Oriented Business Conduct" published on March 30, 2017, by the Financial Services Agency of Japan and has carried out customer-oriented business conduct through the implementation of its "Investment Philosophy and Policy." In December 2019, the asset management company disclosed "Status of Initiatives for Customer-Oriented Business Conduct."
- Positioning PIC and its unitholders as customers, the asset management company establishes and publishes a policy for realizing customer-oriented business conduct in its asset management, and discloses the status of initiatives as they develop.

* Please refer to the following web page for details of the initiatives.
<https://www.premier-reit.co.jp/english/principle/index.html>

Fiscal Period 35 Data Sheet

Fiscal Period 35 Data Sheet

■ Fiscal Period 35 Balance Sheet	P. 28	■ Office Demand Trends	P. 49
■ Fiscal Period 35 Income Statement and Distribution Information	P. 29	■ Residential Market Trends (Tokyo)	P. 50
■ Fiscal Period 36 Income Statement (Forecast)	P. 30	■ Residential: Macro Environment (Tokyo)	P. 51
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■ Period-End Appraisal Values	P. 42	■ Terminology Used in This Presentation	P. 58
■ Monthly Occupancy Rates	P. 45	■ Disclaimers	P. 59
■ Office Market Trends (Tokyo)	P. 48		



Fiscal Period 35 Balance Sheet



(million yen)

Item	FP 34 Actual (2019/10) [1]	FP 35 Actual (2020/4) [2]	Change [2]-[1]
Current assets	17,403	17,107	- 295
Cash and deposits	3,714	3,333	- 381
Cash and deposits held in trust	13,295	13,390	+ 94
Other current assets	393	383	- 9
Tenant receivable	139	108	- 31
Prepaid expenses	147	170	+ 22
Income taxes refund receivables	104	105	+ 1
Other current assets	1	0	- 1
Long-term assets	228,695	228,353	- 341
Property and equipment	205,837	205,549	- 288
Buildings held in trust, net	60,918	60,649	- 268
Structures held in trust, net	877	853	- 24
Tools, furniture and fixture held in trust, net	218	231	+ 13
Land held in trust	143,795	143,795	-
Construction in progress held in trust	27	19	- 7
Intangible fixed assets	1,782	1,780	- 1
Leasehold held in trust	1,777	1,777	-
Other intangible fixed assets held in trust	0	0	-
Other intangible fixed assets	4	2	- 1
Investment and other assets	21,075	21,022	- 52
Investment securities	20,035	20,035	-
Other deposits	10	10	-
Long-term prepaid expenses	397	343	- 54
Other deposits held in trust	630	630	-
Deferred tax assets	1	3	+ 1
Deferred assets	30	27	- 3
Corporate bond issuance costs	30	27	- 3
Total assets	246,128	245,487	- 641

(million yen)

Item	FP 34 Actual (2019/10) [1]	FP 35 Actual (2020/4) [2]	Change [2]-[1]
Current liabilities	6,041	9,745	+ 3,703
Accounts payable	1,759	1,561	- 198
Short-term loans payable	2,000	2,000	-
Long-term loans payable within 1 year	650	2,000	+ 1,350
Long-term Corporate Bonds payable within 1 year	-	2,500	+ 2,500
Accrued expenses	113	115	+ 1
Rents received in advance	1,348	1,360	+ 12
Other current liabilities	169	207	+ 38
Income taxes payable	0	1	+ 0
Consumption taxes payable	73	121	+ 47
Business office taxes payable	5	10	+ 4
Deposits received	79	62	- 17
Distribution payable	10	12	+ 2
Long-term liabilities	115,297	110,847	- 4,450
Long-term loans payable	99,100	97,100	- 2,000
Corporate bonds	8,500	6,000	- 2,500
Tenant security deposits held in trust	7,697	7,747	+ 49
Total liabilities	121,339	120,592	- 746

Unitholders' equity	124,789	124,895	+ 105
Unitholders' capital	120,350	120,350	-
Surplus			
Voluntary reserve			
Reserve for reduction entry	762	762	-
Total voluntary reserve	762	762	-
Unappropriated income	3,677	3,782	+ 105
Total equity	124,789	124,895	+ 105

Total liabilities and equity	246,128	245,487	-641
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Fiscal Period 35 Income Statement and Distribution Information



(million yen)

	Item	FP 34 Actual (2019/10) [1]	FP 35 Actual (2020/4) [2]	Change [2]-[1]	Office			Residential		
					FP 34 Actual	FP 35 Actual	Change	FP 34 Actual	FP 35 Actual	Change
Operating P/L	Total real estate rental revenue [1]	8,768	8,727	- 40	6,129	6,064	- 65	2,638	2,663	+ 24
	Rental revenue	7,736	7,779	+ 43	5,302	5,325	+ 22	2,433	2,454	+ 21
	Rents	6,557	6,614	+ 57	4,186	4,221	+ 35	2,371	2,393	+ 21
	Common area charge	1,178	1,165	- 13	1,116	1,103	- 13	61	61	- 0
	Other rental revenues	1,032	947	- 84	826	738	- 87	205	208	+ 2
	Parking fees	224	230	+ 5	156	160	+ 4	68	70	+ 1
	Facilities fees	54	58	+ 4	44	47	+ 3	10	11	+ 1
	Incidental revenue	625	529	- 96	610	515	- 95	15	13	- 1
	Rewards	32	30	- 2	0	0	+ 0	32	30	- 2
	Miscellaneous income	94	98	+ 3	15	16	+ 0	79	82	+ 3
	Dividend income [2]	509	522	+ 12	509	522	+ 12	-	-	-
	Capital gains on property sales [3]	-	-	-	-	-	-	-	-	-
	[A] Operating revenues [1]+[2]+[3]	9,278	9,249	- 28	6,639	6,586	- 52	2,638	2,663	+ 24
	Total real estate rental expenses [4]	4,603	4,482	- 121	3,202	3,135	- 67	1,400	1,347	- 53
	Property management fees	1,056	1,055	- 1	741	744	+ 3	315	310	- 4
	Utilities	659	560	- 98	616	521	- 94	42	39	- 3
	Taxes and public dues (incl. stamp fees)	607	607	- 0	475	475	- 0	132	132	- 0
	Insurance	10	10	- 0	7	7	+ 0	3	3	+ 0
	Maintenance and repairs	660	607	- 52	439	416	- 23	220	191	- 29
	Trust fees	29	29	+ 0	15	15	+ 0	13	13	- 0
	Depreciation	1,419	1,431	+ 12	854	883	+ 29	565	548	- 16
	Other expenses	160	179	+ 18	53	71	+ 18	107	107	- 0
	Real estate rental income (incl. dividend income) [1]+[2]-[4]	4,674	4,767	+ 93	3,436	3,451	+ 15	1,237	1,315	+ 78
	NOI (incl. dividend income)	6,093	6,199	+ 105	4,290	4,334	+ 44	1,802	1,864	+ 61
	Other operating expenses [5]	590	592	+ 2						
	Asset management fees	376	381	+ 5						
	Directors' compensation	4	4	+ 0						
	Custodian fees	11	11	+ 0						
	Administration fees	83	83	- 0						
	Audit fees	8	8	-						
	Other expenses	105	103	- 2						
	[B] Operating expenses [4]+[5]	5,193	5,074	- 119						
	[A]-[B] Operating income	4,084	4,175	+ 91						
Non-operating P/L	Non-operating income	1	1	- 0						
	Interest expenses	400	387	- 13						
	Other expenses	5	5	- 0						
	Non-operating expenses	406	392	- 13						
Ordinary income		3,679	3,783	+104						
Income tax		2	1	-1						
Net income		3,676	3,782	+105						

Statement of Distribution Information

(yen)

Item	FP 34 (2019/10)	FP 35 (2020/4)
I. Unappropriated income	3,677,052,318	3,782,618,851
II. Cash distribution declared	3,677,050,040	3,782,409,640
(Distribution per unit)	2,792	2,872
III. Income carried forward	2,278	209,211



Fiscal Period 36 Income Statement (Forecast)



(million yen)

Item		FP 35 Actual (2020/4) [1]	FP 36 Forecast (2020/10) [2]	Change [2]-[1]	Office			Residential		
					FP 35 Actual	FP 36 Forecast	Change	FP 35 Actual	FP 36 Forecast	Change
Operating P/L	Total real estate rental revenue [1]	8,727	8,843	+ 115	6,064	6,216	+ 152	2,663	2,626	- 36
	Rental revenue	7,779	7,849	+ 69	5,325	5,416	+ 91	2,454	2,432	- 22
	Rents	6,614	6,700	+ 85	4,221	4,329	+ 107	2,393	2,371	- 21
	Common area charge	1,165	1,149	- 16	1,103	1,087	- 15	61	61	- 0
	Other rental revenues	947	993	+ 46	738	800	+ 61	208	193	- 14
	Parking fees	230	226	- 4	160	156	- 4	70	69	- 0
	Facilities fees	58	53	- 5	47	43	- 3	11	9	- 1
	Incidental revenue	529	610	+ 81	515	596	+ 81	13	14	+ 0
	Rewards	30	30	- 0	0	0	- 0	30	30	- 0
	Miscellaneous income	98	72	- 25	16	3	- 12	82	68	- 13
	Dividend income [2]	522	478	- 44	522	478	- 44	-	-	-
	Capital gains on property sales [3]	-	190	+ 190	-	190	+ 190	-	-	-
	[A] Operating revenues [1]+[2]+[3]	9,249	9,511	+ 261	6,586	6,885	+ 298	2,663	2,626	- 36
	Total real estate rental expenses [4]	4,482	4,697	+ 215	3,135	3,252	+ 117	1,347	1,444	+ 97
	Property management fees	1,055	1,051	- 3	744	736	- 8	310	315	+ 5
	Utilities	560	656	+ 95	521	613	+ 92	39	42	+ 3
	Taxes and public dues	607	626	+ 18	475	494	+ 18	132	132	- 0
	Insurance	10	10	+ 0	7	7	+ 0	3	3	- 0
	Maintenance and repairs	607	706	+ 99	416	419	+ 3	191	287	+ 96
	Trust fees	29	27	- 1	15	14	- 0	13	12	- 0
	Depreciation	1,431	1,447	+ 15	883	904	+ 21	548	543	- 5
	Other expenses	179	169	- 9	71	62	- 8	107	107	- 0
Non-operating P/L	Real estate rental income (incl. dividend income) [1]+[2]-[4]	4,767	4,623	- 143	3,451	3,442	- 9	1,315	1,181	- 134
	NOI (incl. dividend income)	6,199	6,071	- 128	4,334	4,346	+ 12	1,864	1,724	- 140
	Other operating expenses [5]	592	628	+ 36						
	Asset management fees	381	382	+ 0						
	Directors' compensation	4	4	-						
	Custodian fees	11	11	+ 0						
	Administration fees	83	85	+ 2						
	Audit fees	8	8	-						
	Other expenses	103	136	+ 33						
	[B] Operating expenses [4]+[5]	5,074	5,326	+ 251						
	[A]-[B] Operating income	4,175	4,184	+ 9						
	Non-operating income	1	2	+ 1						
Ordinary income	Interest expenses	387	392	+ 5						
	Other expenses	5	5	+ 0						
	Non-operating expenses	392	398	+ 5						
	Income tax	1	2	+ 1						
Net income		3,782	3,786	+ 4						



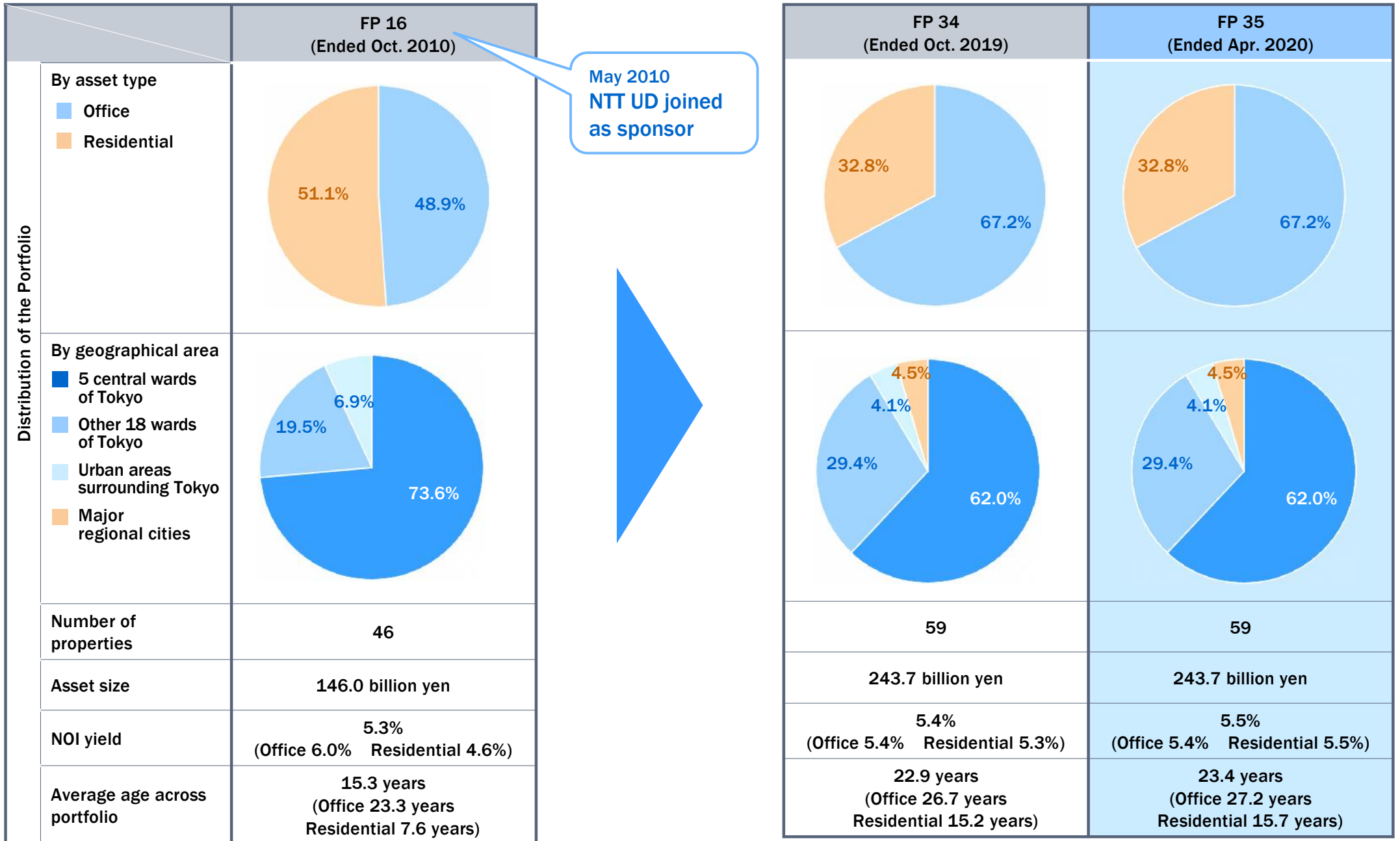
Performance Forecast Assumptions



	Fiscal period 36 (2020/10)	Fiscal period 37 (2021/4)
Investment properties	With the number of investment properties (59) owned as of the end of FP 35 as the base, assumes acquisition and transfer of one office building each scheduled for June 12, 2020. (Number of assets owned at the end of the period: 59 properties)	Assumes no change to the number of investment properties (59) owned as of the end of FP 36.
Number of investment units outstanding	Assumes no change from the 1,316,995 investment units outstanding as of the end of FP 35.	Assumes no change from the 1,316,995 investment units outstanding as of the end of FP 36.
Interest-bearing liabilities	Assumes the following changes from the 109,600 million yen in interest-bearing liabilities expected to be outstanding as of the end of FP 35. (Additional loan) • Take out a short-term loan of 3,200 million yen for a portion of the acquisition price of the above one property to be newly acquired on June 12, 2020. (Refinancing) Roll over same amount for the following loans. • Short-term loan of 2,000 million yen due to mature on July 31, 2020 (Planned period-end balance: 112,800 million yen)	Assumes the following changes from the 112,800 million yen in interest-bearing liabilities expected to be outstanding as of the end of FP 36. (Refinancing) Roll over same amount for the following loans. • Long-term loan of 2,000 million yen due to mature on January 29, 2021 • No. 6 Unsecured Corporate Bonds of 2,500 million yen due to mature on March 5, 2021 (Planned period-end balance: 112,800 million yen)
Average occupancy rate	Office: 98.1% Residential: 96.0% Total: 97.4%	Office: 97.2% Residential: 95.5% Total: 96.6%
Other	(Operating revenues) Forecasting an increase in revenue compared with the previous period because of the expected increase in revenue in line with the new acquisition of one office building, the posting of gain on real estate sales, etc. As to the impact of the spread of the novel coronavirus, the rent reduction/exemption of some tenants and such, which are currently reflected, are reflected. (Major operating expenses) Property management fees: 1,051 million yen Property taxes: 626 million yen Maintenance and repairs: 706 million yen Depreciation: 1,447 million yen Operating expenses excluding rental expenses: 628 million yen (Major non-operating expenses) Interest expenses: 392 million yen (Distributions) Assuming no reversals or provisions to the reserve for reduction entry. Assuming that net income will be roughly equivalent to funds available for cash distributions.	(Operating revenues) Forecasting an increase in revenue compared with the previous period because of an improvement in the occupancy rates of office buildings and increase in utilities due to seasonal factors, etc. As to the impact of the spread of the novel coronavirus, the rent reduction/exemption of some tenants and such, which are currently reflected, are reflected. (Major operating expenses) Property management fees: 1,062 million yen Property taxes: 619 million yen Maintenance and repairs: 618 million yen Depreciation: 1,447 million yen Operating expenses excluding rental expenses: 628 million yen (Major non-operating expenses) Interest expenses: 387 million yen (Distributions) Assuming no reversals or provisions to the reserve for reduction entry. Assuming that net income will be roughly equivalent to funds available for cash distributions.



Status of the Portfolio



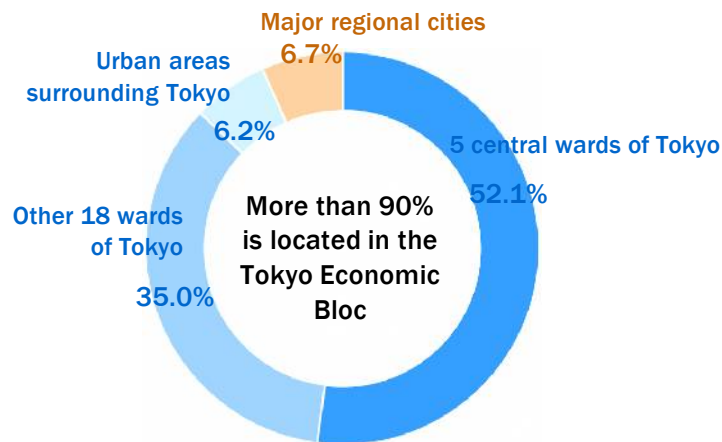


Office: Portfolio Analysis

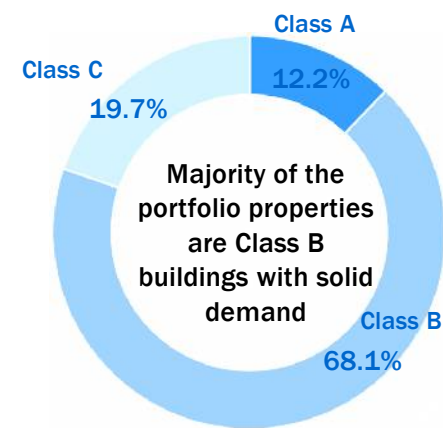


(As of April 30, 2020)

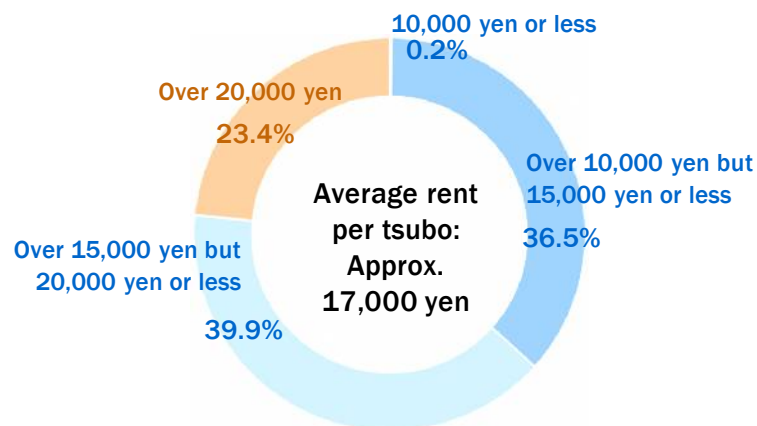
Geographical Distribution (based on acquisition price)



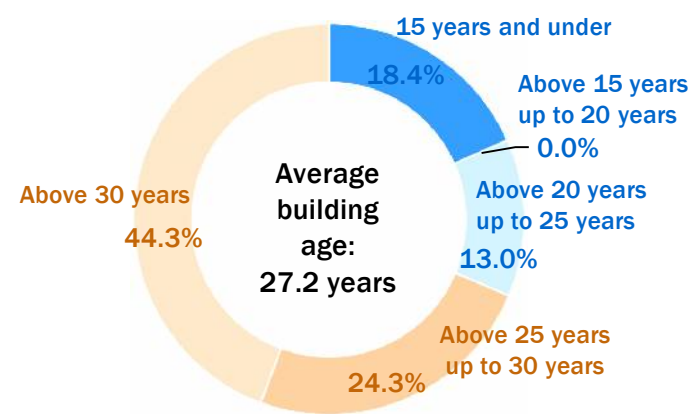
Asset Class *1 (based on acquisition price)



Rent per Tsubo (based on area)



Building Age (based on acquisition price)



*1 "Asset Class" is categorized based on the following standards set by PRA.

	Gross floor area	Typical floor plate	Years since construction	Facilities
Class A	10,000 tsubos or more	300 tsubos or more	15 years and under	Ceiling height 2.7 m and above
Class B	No limits	200 tsubos or more	No limits	No limits
Class C	No limits	100 tsubos or more and less than 200 tsubos	No limits	No limits

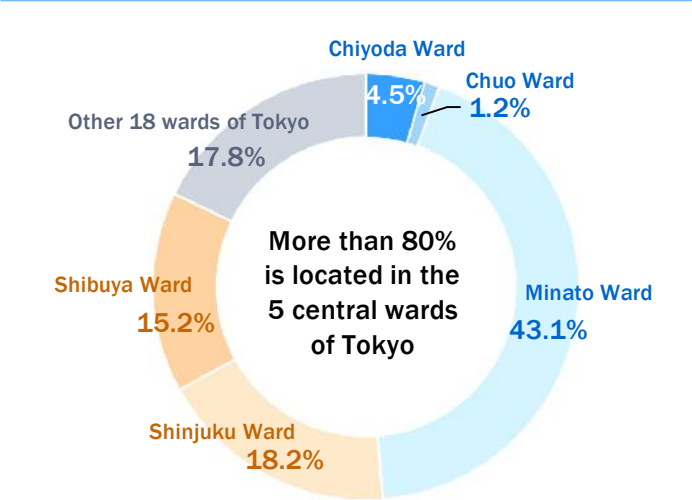


Residential: Portfolio Analysis

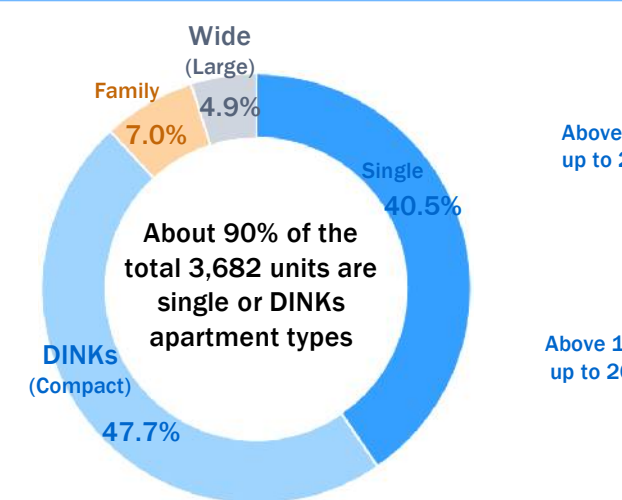


(As of April 30, 2020)

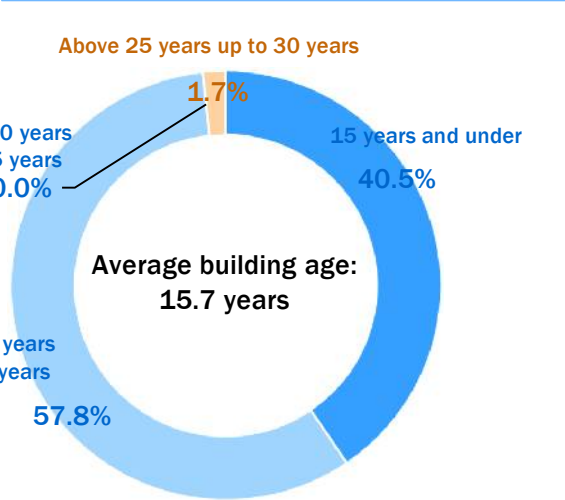
Geographical Distribution (based on acquisition price)



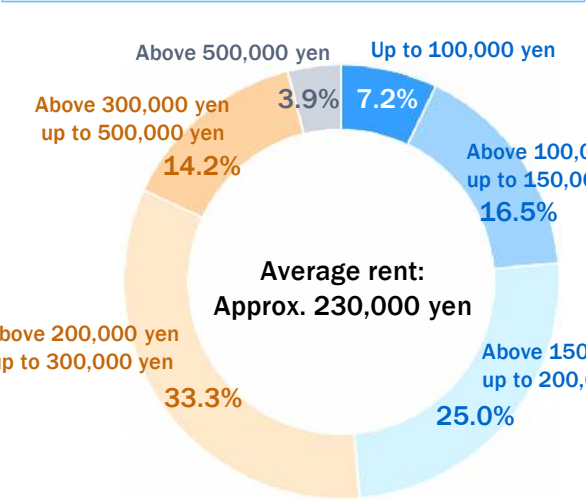
Apartment Type (by number of apartment units)



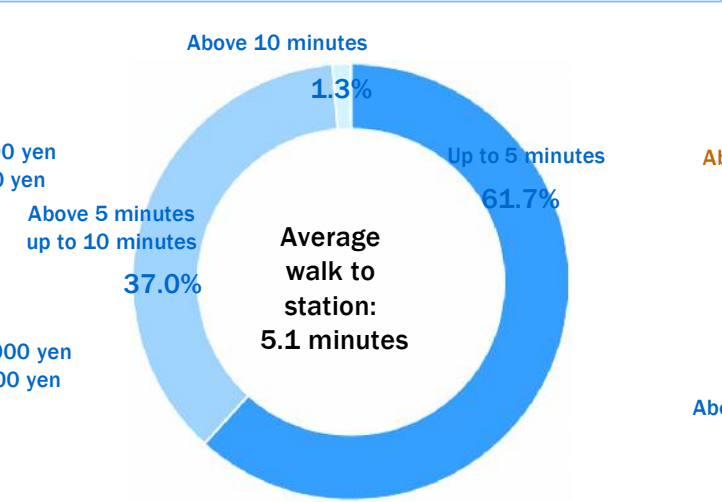
Building Age (based on acquisition price)



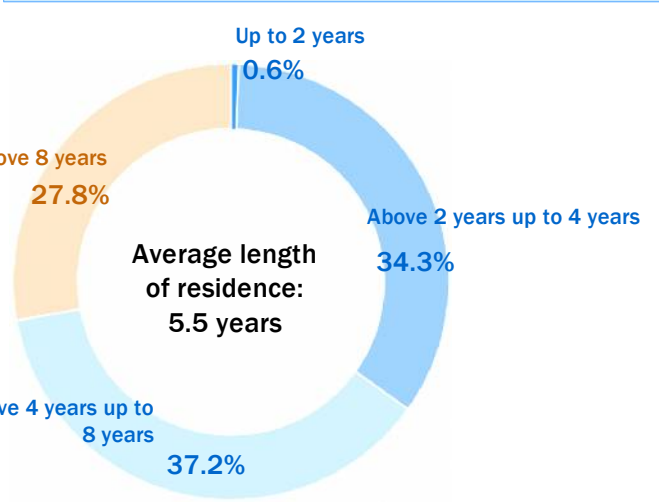
Monthly Rent (by number of apartment units)



Access to Closest Train Station (based on acquisition price)



Length of Residence (by number of apartment units)














P/L by Property (1)



(million yen)

Property name	Landic Shimbashi Bldg.	Landic Shimbashi 2 Bldg.	Premier Dogenzaka Bldg.	KN Shibuya No.3	Takadanobaba Center Bldg.	Rokubancho Bldg.	Urbannet Mita Bldg.	Urbannet Azabu Bldg.	Urbannet Ichigaya Bldg.									
Property photo																		
Location	Minato Ward, Tokyo	Minato Ward, Tokyo	Shibuya Ward, Tokyo	Shibuya Ward, Tokyo	Shinjuku Ward, Tokyo	Chiyoda Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Shinjuku Ward, Tokyo									
Acquisition price	6,341	7,045	1,727	5,348	5,118	7,860	10,300	5,000	1,650									
Gross floor area	6,914 m ²	8,332 m ²	2,721 m ²	7,737 m ²	9,906 m ²	9,339 m ²	13,987 m ²	6,486 m ²	4,217 m ²									
Completed	1982/6	1978/12	1991/6	1993/2	1992/5	1987/4	1987/9	1992/4	1993/12									
Fiscal Period	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35
Real estate rental revenue	196	203	226	192	88	88	255	262	254	260	N/A ^{*1}	N/A ^{*1}	312	314	N/A ^{*1}	N/A ^{*1}	N/A ^{*1}	N/A ^{*1}
Rental revenue	179	185	207	177	78	78	218	229	213	224			291	297				
Other income	16	17	18	14	10	9	37	32	41	36			21	16				
Real estate rental expenses	95	85	99	111	26	25	134	107	131	100			140	179				
Property management fees	16	16	20	27	5	5	21	20	32	24			38	38				
Utilities	8	7	12	10	4	3	22	18	16	12			21	17				
Taxes and public dues	24	24	16	16	5	5	16	16	20	20			32	32				
Maintenance and repairs	13	4	10	16	0	0	48	25	22	2			7	51				
Depreciation	31	31	38	38	9	9	23	25	37	37			36	37				
Miscellaneous expenses	1	1	1	1	0	0	1	1	1	1			3	2				
Real estate rental income	100	117	127	81	62	62	120	154	123	160	181	184	172	134	87	87	28	38
NOI	131	148	165	119	71	72	144	180	160	197	213	216	209	172	105	106	37	47
NOI yield	4.4%	5.0%	5.0%	3.6%	9.9%	10.0%	5.9%	7.3%	7.6%	9.4%	5.6%	5.7%	4.1%	3.4%	4.3%	4.4%	4.8%	6.0%







*1 Details on leasing P/L are not disclosed herein because consent for disclosure of said information has not been obtained from major tenants.



P/L by Property (2)



(million yen)

Property name	Granpark (13%)* ¹	Urbannet Kojimachi Bldg.	Premier Toyochi Bldg.	Ueno TH Bldg.	Gotanda NT Bldg. (45%)* ¹	Ueno Tosei Bldg.	Urbannet Ikebukuro Bldg.	Urbannet Omori Bldg.	Sphere Tower Tennozu (67%)* ¹									
Property photo																		
Location	Minato Ward, Tokyo	Chiyoda Ward, Tokyo	Koto Ward, Tokyo	Bunkyo Ward, Tokyo	Shinagawa Ward, Tokyo	Taito Ward, Tokyo	Toshima Ward, Tokyo	Ota Ward, Tokyo	Shinagawa Ward, Tokyo									
Acquisition price	11,490	3,600	4,310	4,380	4,100	5,900	13,600	4,800	15,000									
Gross floor area	160,042 m ²	6,231 m ²	5,054 m ²	4,799 m ²	7,545 m ²	6,868 m ²	25,050 m ²	11,937 m ²	43,477 m ²									
Completed	1996/8	1987/5	2006/10	1985/12	1987/11	2007/5	1988/9	1992/7	1993/4									
Fiscal Period	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35
Real estate rental revenue	468	471	166	165	112	110	126	126	97	96	210	207	752	739	250	249	608	597
Rental revenue	402	415	155	155	97	97	109	111	86	87	185	183	645	645	238	238	480	487
Other income	66	56	11	10	14	12	16	14	10	9	24	23	106	93	12	10	127	110
Real estate rental expenses	217	221	59	59	66	64	65	67	41	41	95	89	447	406	120	129	355	340
Property management fees	55	53	22	22	9	9	12	14	9	9	16	12	77	77	35	35	62	66
Utilities	65	59	7	6	9	8	9	7	6	6	11	10	77	68	15	12	118	97
Taxes and public dues	39	39	20	20	7	7	8	8	8	8	12	12	33	33	18	18	58	58
Maintenance and repairs	10	21	1	1	2	2	2	3	1	2	1	0	132	90	6	15	46	37
Depreciation	41	43	7	7	35	35	16	16	13	14	52	52	121	133	42	44	62	64
Miscellaneous expenses	4	4	0	1	1	1	16	17	0	1	1	1	3	3	1	2	6	15
Real estate rental income	251	250	106	106	46	45	60	58	56	55	114	117	305	332	130	119	252	257
NOI	292	293	113	113	81	81	77	75	70	69	166	170	426	466	173	163	314	322
NOI yield	5.2%	5.2%	6.3%	6.3%	4.5%	4.6%	3.5%	3.4%	3.4%	3.4%	6.3%	6.5%	6.0%	6.4%	7.5%	7.1%	4.1%	4.2%





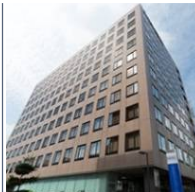


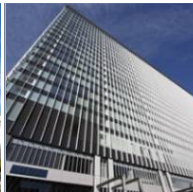

*1 The number in parentheses represents the real percentage stake of co-ownership in the property building.



P/L by Property (3)



(million yen)

Property name	Urbannet Gotanda NN Building	Premier Yokohama Nishiguchi Bldg.	The Kanagawa Science Park R&D Bldg. (27%)* ¹	NTT CRED Okayama Bldg. (60%)* ¹	Urbannet Shizuoka Ote- machi Bldg. (40%)* ¹	Urbannet Shizuoka Bldg. (40%)* ¹	Urban Ace Higobashi Bldg.	Akihabara UDX (19%)* ²	Park Axis Yotsuya Stage									
Property photo																		
Location	Shinagawa Ward, Tokyo	Yokohama City, Kanagawa	Kawasaki City, Kanagawa	Okayama City, Okayama	Shizuoka City, Shizuoka	Shizuoka City, Shizuoka	Osaka City, Osaka	Chiyoda Ward, Tokyo	Shinjuku Ward, Tokyo									
Acquisition price	5,250	3,558	6,556	3,600	1,628	1,119	4,600	19,940	5,208									
Gross floor area	6,852 m ²	7,562 m ²	83,500 m ²	35,299 m ²	13,817 m ²	8,997 m ²	11,561 m ²	155,629 m ²	8,158 m ²									
Completed	1989/8	1986/4	1989/7	1999/2	1996/3	1991/11	1997/5	2006/1	2001/11									
Fiscal Period	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35
Real estate rental revenue	199	196	151	150	429	411	273	280	109	108	80	74	251	245	N/A	N/A	158	163
Rental revenue	183	183	125	127	337	326	206	211	95	96	69	67	218	218			146	148
Other income	15	13	26	23	91	85	66	68	13	12	11	6	32	27			11	14
Real estate rental expenses	60	75	127	107	285	286	221	233	48	48	33	31	119	121			97	68
Property management fees	21	22	16	16	63	61	67	74	15	15	13	12	35	37			19	19
Utilities	16	13	11	8	92	79	32	31	6	5	5	4	25	18			1	1
Taxes and public dues	-	-	10	10	33	33	29	29	5	5	5	5	19	19			8	8
Maintenance and repairs	1	18	58	41	18	32	25	22	1	3	2	0	10	17			34	7
Depreciation	20	20	28	29	75	78	48	50	17	17	7	7	26	27			27	27
Miscellaneous expenses	1	2	1	1	2	2	17	24	0	0	0	0	1	1			6	4
Real estate rental income	139	120	23	42	143	124	51	47	61	59	47	43	132	124	509* ³	522* ³	61	95
NOI	159	140	52	72	219	203	99	97	78	77	54	51	158	151	509* ³	522* ³	89	122
NOI yield	6.0%	5.3%	3.4%	4.7%	8.2%	7.5%	5.3%	5.2%	9.4%	9.3%	10.1%	9.4%	6.9%	6.5%	5.1%* ³	5.2%* ³	4.2%	5.8%

*1 The number in parentheses represents the real percentage stake of co-ownership in the property building.

*2 PIC owns 53,850 units (19%) of the 282,000 preferred securities outstanding backed by the asset Akihabara UDX.

*3 Here, indicated based on dividends received from preferred securities.



P/L by Property (4)



(million yen)









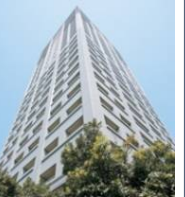
Property name	Park Axis Meiji-Jingumae	Cabin Arena Akasaka	Cabin Arena Minami-Aoyama	Bureau Kioicho	Roppongi Green Terrace	Premier Stage Shibakoen II	Langue Tower Kyobashi	Premier Stage MitaKeidaimae	Premier Rosso									
Property photo																		
Location	Shibuya Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Chiyoda Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Chuo Ward, Tokyo	Minato Ward, Tokyo	Shibuya Ward, Tokyo									
Acquisition price	2,604	1,330	1,070	1,840	4,678	2,181	927	1,580	1,662									
Gross floor area	1,913 m ²	1,793 m ²	1,399 m ²	2,008 m ²	8,332 m ²	2,548 m ²	1,714 m ²	1,748 m ²	2,487 m ²									
Completed	2002/3	2002/11	2003/2	2002/11	2002/10	2003/2	2003/2	2004/11	2004/11									
Fiscal Period	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35
Real estate rental revenue	54	59	40	42	36	33	38	38	134	142	60	60	38	38	53	54	56	57
Rental revenue	51	51	37	39	34	31	38	38	132	141	58	57	35	36	52	53	52	52
Other income	3	8	2	3	2	2	-	-	2	1	1	2	3	1	1	1	4	5
Real estate rental expenses	19	19	16	15	25	18	11	13	54	50	21	21	14	12	18	18	23	22
Property management fees	5	4	5	4	4	4	-	-	12	10	4	4	4	3	4	4	5	5
Utilities	1	1	0	0	0	0	-	-	1	1	0	0	0	0	0	0	1	1
Taxes and public dues	2	2	1	1	1	1	2	2	8	8	3	3	1	1	2	2	2	2
Maintenance and repairs	2	2	1	1	10	3	1	2	5	4	2	1	2	1	1	1	1	2
Depreciation	6	6	6	6	7	7	7	7	24	24	10	10	4	4	9	9	10	10
Miscellaneous expenses	1	1	0	0	0	0	0	0	1	1	0	0	0	0	1	0	1	0
Real estate rental income	35	40	23	27	11	15	27	25	79	91	38	39	23	25	35	36	33	34
NOI	41	46	30	34	18	23	34	33	103	116	49	49	28	30	44	45	43	45
NOI yield	3.5%	3.9%	5.3%	5.9%	4.3%	5.3%	4.3%	4.2%	5.3%	6.0%	5.6%	5.6%	7.6%	8.1%	6.3%	6.6%	6.1%	6.3%



P/L by Property (5)



(million yen)

Property name	Premier Blanc Yoyogikouen	Premier Stage Uchikanda	Premier Stage Ichigayakawadacho	Walk Akasaka	Premier Stage Shibakoen	MEW	Shibaura Island Air Tower (23%)* ¹	Storia Akasaka	Renai Shinjuku- Gyoen Tower									
Property photo																		
Location	Shibuya Ward, Tokyo	Chiyoda Ward, Tokyo	Shinjuku Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Minato Ward, Tokyo	Shinjuku Ward, Tokyo									
Acquisition price	2,330	1,723	1,460	2,043	1,585	1,556	7,590	3,930	6,500									
Gross floor area	3,086 m ²	2,458 m ²	1,779 m ²	2,357 m ²	2,129 m ²	1,826 m ²	81,760 m ²	6,329 m ²	11,203 m ²									
Completed	2005/6	2005/8	2005/7	2004/11	2006/9	2005/8	2007/3	2002/12	2002/12									
Fiscal Period	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35
Real estate rental revenue	68	70	62	62	47	47	45	50	46	46	37	37	360	360	99	97	188	187
Rental revenue	65	66	57	57	46	46	42	46	42	43	32	32	315	318	89	88	167	165
Other income	3	3	4	4	1	1	2	3	3	2	5	4	44	41	9	8	21	22
Real estate rental expenses	31	29	24	25	18	17	40	91	18	19	22	21	250	241	34	42	106	106
Property management fees	6	6	5	6	4	3	6	7	5	5	4	3	56	54	10	9	34	35
Utilities	0	0	2	1	0	0	0	0	0	0	0	0	10	8	2	2	6	5
Taxes and public dues	3	3	2	2	1	1	2	2	2	2	2	2	15	15	6	6	11	11
Maintenance and repairs	2	1	1	2	1	1	11	60	1	2	1	1	20	20	2	10	10	9
Depreciation	17	17	10	11	10	10	17	13	8	8	13	13	96	90	11	12	42	42
Miscellaneous expenses	0	0	1	0	0	0	1	6	0	0	0	0	50	51	2	1	1	2
Real estate rental income	36	40	37	36	29	29	5	-41	27	27	14	15	110	118	64	55	81	81
NOI	54	58	48	47	39	39	23	-27	35	35	27	28	206	209	76	67	123	123
NOI yield	5.7%	6.1%	6.6%	6.5%	6.3%	6.4%	2.8%	-3.3%	4.9%	5.0%	4.3%	4.4%	7.4%	7.6%	4.1%	3.6%	4.1%	4.1%








*1 The number in parentheses represents the real percentage stake of co-ownership in the property building.



P/L by Property (6)



(million yen)

Property name	Shibaura Island Bloom Tower (16%)*1	Questcourt Harajuku	Urbancourt Ichigaya	Premier Stage Azabu-Juban	Premier Stage Sasazuka	B-site Osaki	Premier Garden Hongo	Premier Grande Magome	Premier Nozze Yutenji									
Property photo																		
Location	Minato Ward, Tokyo	Shibuya Ward, Tokyo	Shinjuku Ward, Tokyo	Minato Ward, Tokyo	Shibuya Ward, Tokyo	Shinagawa Ward, Tokyo	Bunkyo Ward, Tokyo	Ota Ward, Tokyo	Setagaya Ward, Tokyo									
Acquisition price	5,500	4,500	1,385	1,420	1,080	1,072	975	1,560	1,525									
Gross floor area	104,186 m ²	5,408 m ²	3,662 m ²	1,354 m ²	1,452 m ²	1,462 m ²	1,583 m ²	2,446 m ²	1,904 m ²									
Completed	2008/9	2004/1	1993/1	2005/1	2005/1	2002/12	2002/3	2005/2	2006/3									
Fiscal Period	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35
Real estate rental revenue	289	290	152	149	63	63	39	40	32	33	29	29	33	33	43	44	42	41
Rental revenue	264	266	141	137	58	59	35	35	30	30	29	29	31	33	39	39	38	37
Other income	24	24	11	12	4	4	3	4	1	3	0	0	1	0	3	5	3	3
Real estate rental expenses	181	176	56	48	23	22	15	19	11	13	7	9	10	9	27	21	63	21
Property management fees	40	40	14	14	7	7	3	4	2	3	-	-	3	2	4	4	6	5
Utilities	3	2	3	3	0	0	0	0	0	0	-	-	0	0	0	0	0	0
Taxes and public dues	13	13	6	6	3	3	1	1	1	1	1	1	2	2	2	2	2	2
Maintenance and repairs	21	15	5	5	2	2	2	5	0	1	0	2	1	1	7	4	43	2
Depreciation	66	66	25	17	8	8	5	6	5	5	5	5	2	2	11	8	10	10
Miscellaneous expenses	36	37	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0
Real estate rental income	107	114	96	100	39	40	24	20	20	19	21	20	22	23	16	23	-20	19
NOI	173	181	121	118	48	49	29	26	26	24	26	25	25	26	27	32	-10	30
NOI yield	7.7%	8.2%	5.8%	5.6%	7.0%	7.3%	4.1%	3.7%	4.8%	4.6%	6.4%	6.2%	5.4%	5.7%	4.3%	5.1%	-1.5%	4.6%






*1 The number in parentheses represents the real percentage stake of co-ownership in the property building.



P/L by Property (7)



(million yen)

Property name	Premier Stage Yushima		Premier Stage Komagome		Premier Stage Otsuka		Premier Stage Honjo-Azumabashi		Premier Stage Ryogoku	
Property photo										
Location	Bunkyo Ward, Tokyo		Toshima Ward, Tokyo		Toshima Ward, Tokyo		Sumida Ward, Tokyo		Sumida Ward, Tokyo	
Acquisition price	1,803		1,830		1,310		2,640		1,496	
Gross floor area	2,527 m²		2,400 m²		1,894 m²		3,852 m²		2,475 m²	
Completed	2006/3		2007/1		2006/8		2007/11		2008/3	
Fiscal Period	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35	FP 34	FP 35
Real estate rental revenue	53	53	54	55	45	44	82	83	48	48
Rental revenue	50	50	50	51	42	41	76	78	45	45
Other income	3	3	4	4	2	2	5	4	2	3
Real estate rental expenses	31	28	31	30	19	21	45	42	23	24
Property management fees	6	6	7	6	3	4	8	8	4	4
Utilities	0	0	0	0	0	0	0	0	0	0
Taxes and public dues	2	2	2	2	1	1	3	3	2	2
Maintenance and repairs	4	2	3	2	1	2	7	4	0	1
Depreciation	14	14	15	15	10	11	22	23	14	14
Miscellaneous expenses	2	1	2	1	1	1	1	1	0	0
Real estate rental income	21	25	23	25	25	22	36	40	24	24
NOI	36	40	39	41	36	33	59	64	39	39
NOI yield	5.0%	5.6%	5.4%	5.7%	6.6%	6.0%	5.3%	5.7%	6.5%	6.5%



Period-End Appraisal Values (1)



Area		Property name	Period-end appraisal values			Cap rate ^{*2}		Book value [3] (million yen)	Unrealized gain or loss [2]-[3] (million yen)
			FP 34 (2019/10) [1] (million yen)	FP 35 (2020/4) [2] (million yen)	Change ^{*1} [2]-[1] (million yen)	FP 35 (2020/4)	Change		
Office	5 central wards of Tokyo	Landic Shimbashi Bldg.	7,200	7,440	+240	3.4%	-	5,947	+1,492
		Landic Shimbashi 2 Bldg.	7,970	9,050	+1,080	3.6%	-	6,573	+2,476
		Premier Dogenzaka Bldg.	3,080	3,080	-	3.5%	-	1,445	+1,634
		KN Shibuya No.3	10,100	10,100	-	3.3%	-	4,918	+5,181
		Takadanobaba Center Bldg.	7,020	7,140	+120	3.9%	-	4,232	+2,907
		Rokubancho Bldg.	10,400	10,500	+100	3.8%	-	7,590	+2,909
		Urbannet Mita Bldg.	11,900	12,200	+300	3.5%	-0.1%	10,251	+1,948
		Urbannet Azabu Bldg.	5,100	5,100	-	3.9%	-	4,849	+250
		Urbannet Ichigaya Bldg.	1,770	1,770	-	4.2%	-	1,582	+187
		Granpark	14,600	14,600	-	3.6%	-	11,294	+3,305
		Urbannet Kojimachi Bldg.	5,140	5,400	+260	3.5%	-	3,605	+1,794
	Other 18 wards of Tokyo	Premier Toyochō Bldg.	3,410	3,410	-	4.5%	-	3,565	-155
		Ueno TH Bldg.	3,250	3,400	+150	4.2%	-	4,442	-1,042
		Gotanda NT Bldg.	3,170	3,290	+120	4.1%	-	4,078	-788
		Ueno Tosei Bldg.	7,670	7,890	+220	4.1%	-	5,258	+2,631
		Urbannet Ikebukuro Bldg.	20,500	21,200	+700	4.0%	-	14,599	+6,600
		Urbannet Omori Bldg.	5,990	5,940	- 50	4.3%	-	4,615	+1,324
		Sphere Tower Tennozu	16,700	16,700	-	3.5%	-	15,418	+1,281
		Urbannet Gotanda NN Building	5,750	5,750	-	4.1%	-	5,273	+476
	Urban areas surrounding Tokyo	Premier Yokohama Nishiguchi Bldg.	4,160	4,210	+50	4.1%	-	3,047	+1,162
		The Kanagawa Science Park R&D Bldg.	6,230	6,230	-	5.4%	-	5,411	+818
	Major regional cities	NTT CRED Okayama Bldg.	3,438	3,438	-	6.2%	-	3,774	-336
		Urbannet Shizuoka Ote-machi Bldg.	1,752	1,752	-	6.6%	-	1,665	+86
		Urbannet Shizuoka Bldg.	1,224	1,224	-	6.6%	-	1,091	+132
		Urban Ace Higobashi Bldg.	5,220	5,330	+110	4.2%	-	4,661	+668
	Subtotal		172,744	176,144	+3,400			139,197	+36,946



Period-End Appraisal Values (2)



Area		Property name	Period-end appraisal values			Cap rate ^{*2}		Book value [3] (million yen)	Unrealized gain or loss [2]-[3] (million yen)
			FP 34 (2019/10) [1] (million yen)	FP 35 (2020/4) [2] (million yen)	Change ^{*1} [2]-[1] (million yen)	FP 35 (2020/4)	Change		
Residential	5 central wards of Tokyo	Park Axis Yotsuya Stage	5,450	5,500	+50	3.9%	-	4,211	+1,288
		Park Axis Meiji-Jingumae	2,010	2,080	+70	3.7%	-	2,405	-325
		Cabin Arena Akasaka	1,330	1,340	+10	3.9%	-	1,148	+191
		Cabin Arena Minami-Aoyama	1,140	1,140	-	3.9%	-	868	+271
		Bureau Kioicho	1,470	1,470	-	3.6%	-	1,607	-137
		Roppongi Green Terrace	4,940	5,080	+140	3.7%	-	3,893	+1,186
		Premier Stage Shibakoen II	1,900	1,930	+30	4.0%	-	1,755	+174
		Langue Tower Kyobashi	1,160	1,180	+20	3.9%	-	748	+431
		Premier Stage MitaKeidaimae	2,040	2,040	-	3.9%	-	1,391	+648
		Premier Rosso	1,720	1,720	-	4.0%	-	1,441	+278
		Premier Blanc Yoyogikouen	2,520	2,550	+30	3.9%	-	1,912	+637
		Premier Stage Uchikanda	2,280	2,280	-	3.9%	-	1,460	+819
		Premier Stage Ichigayakawadacho	1,820	1,830	+10	4.0%	-	1,242	+587
		Walk Akasaka	1,520	1,570	+50	3.8%	-	1,649	-79
		Premier Stage Shibakoen	1,700	1,720	+20	3.9%	-	1,443	+276
		MEW	1,330	1,360	+30	4.1%	-	1,295	+64
		Shibaura Island Air Tower	7,590	7,710	+120	3.6%	-0.1%	5,498	+2,211
		Storia Akasaka	3,720	3,790	+70	3.6%	-	3,747	+42
		Renai Shinjuku-Gyoen Tower	5,580	5,580	-	4.0%	-	6,021	-441
		Shibaura Island Bloom Tower	6,690	6,750	+60	3.6%	-0.1%	4,427	+2,322
		Questcourt Harajuku	5,420	5,430	+10	3.9%	-	4,221	+1,208
		Urbancourt Ichigaya	2,020	2,070	+50	4.2%	-	1,361	+708
		Premier Stage Azabu-Juban	1,520	1,520	-	3.8%	-	1,443	+76
		Premier Stage Sasazuka	1,170	1,170	-	4.0%	-	1,083	+86

Period-End Appraisal Values (3)



Area	Property name	Period-end appraisal values			Cap rate ^{*2}		Book value [3] (million yen)	Unrealized gain or loss [2]-[3] (million yen)
		FP 34 (2019/10) [1] (million yen)	FP 35 (2020/4) [2] (million yen)	Change ^{*1} [2]-[1] (million yen)	FP 35 (2020/4)	Change		
Residential	B-site Osaki	1,030	1,030	-	3.9%	-	822	+207
	Premier Garden Hongo	1,110	1,110	-	3.7%	-	944	+165
	Premier Grande Magome	1,280	1,290	+10	4.3%	-	1,262	+27
	Premier Nozze Yutenji	1,540	1,550	+10	4.1%	-	1,340	+209
	Premier Stage Yushima	1,860	1,900	+40	4.0%	-	1,450	+449
	Premier Stage Komagome	2,030	2,060	+30	4.0%	-	1,460	+599
	Premier Stage Otsuka	1,450	1,460	+10	4.3%	-	1,108	+351
	Premier Stage Honjo-Azumabashi	2,980	3,020	+40	4.0%	-	2,253	+766
	Premier Stage Ryogoku	1,680	1,680	-	4.1%	-	1,205	+474
	Subtotal	83,000	83,910	+910			68,129	+15,780
Total		255,744	260,054	+4,310			207,327	+52,726

*1 This table addresses those properties owned as of the end of the period (excluding Akihabara UDX). Previous period comparisons of “period-end appraisal value” excludes increases for newly acquired properties.

*2 Capitalization yield arrived at through the direct capitalization method is used for cap rates. However, a discount rate is provided in place of a cap rate for 4 residential properties (Bureau Kioicho, B-site Osaki, Shibaura Island Air Tower and Shibaura Island Bloom Tower) for which valuation has been performed using the DCF method.



Monthly Occupancy Rates (1)



(%)

Area	Property name	Gross leasable area (m ²) *1	Gross leased area (m ²) *1	FP 34 (2019/10)							FP 35 (2020/4)						
				May	Jun.	Jul.	Aug.	Sep.	Oct.	Ave.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Ave.
Office	5 central wards of Tokyo	Landic Shimbashi Bldg.	5,567	5,567	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Landic Shimbashi 2 Bldg.	6,948	6,948	100.0	100.0	100.0	100.0	100.0	100.0	100.0	76.2	76.2	76.2	100.0	100.0	88.1
		Premier Dogenzaka Bldg.	1,926	1,926	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		KN Shibuya No.3	5,743	5,743	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Takadanobaba Center Bldg.	6,313	6,313	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Rokubancho Bldg.	6,872	6,872	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Mita Bldg.	10,081	10,081	96.6	100.0	100.0	100.0	100.0	100.0	99.4	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Azabu Bldg.	4,801	4,801	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Ichigaya Bldg.	2,600	2,600	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Granpark	10,613	10,545	98.4	98.8	98.7	98.7	99.0	99.0	98.8	99.2	99.0	99.1	99.1	99.3	99.2
		Urbannet Kojimachi Bldg.	4,262	4,262	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Other 18 wards of Tokyo	Premier Toyochō Bldg.	3,857	3,857	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Ueno TH Bldg.	4,376	4,376	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	95.1	100.0	100.0	100.0	99.2
		Gotanda NT Bldg.	3,020	3,020	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Ueno Tosei Bldg.	5,432	5,432	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Ikebukuro Bldg.	17,036	17,036	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Omori Bldg.	8,524	8,524	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Sphere Tower Tennozu	17,909	17,909	100.0	100.0	100.0	100.0	100.0	99.6	99.9	99.6	99.6	99.6	99.6	100.0	99.7
		Urbannet Gotanda NN Building	6,852	6,852	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Urban areas surrounding Tokyo	Premier Yokohama Nishiguchi Bldg.	4,990	4,990	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		The Kanagawa Science Park R&D Bldg.	15,055	13,099	90.8	90.8	91.0	93.1	93.1	93.1	92.0	93.1	90.4	89.1	87.0	86.1	88.8
	Major regional cities	NTT CRED Okayama Bldg.	10,705	10,459	92.6	92.6	92.6	93.1	93.1	93.1	92.8	93.1	93.1	93.1	93.1	98.0	94.7
		Urbannet Shizuoka Ote-machi Bldg.	3,927	3,927	97.5	100.0	100.0	100.0	100.0	100.0	99.6	100.0	100.0	100.0	100.0	100.0	100.0
		Urbannet Shizuoka Bldg.	2,922	2,736	96.7	100.0	100.0	100.0	97.5	93.7	98.0	93.7	93.7	93.7	93.7	93.7	93.7
		Urban Ace Higobashi Bldg.	8,383	8,383	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Subtotal		178,727	176,271	98.4	98.7	98.7	98.9	98.9	98.8	98.7	98.8	97.6	97.4	97.4	98.6	98.1

*1 The figures indicated are for the real percentage stake of ownership in each property building as of the end of FP35 (April 30, 2020).



Monthly Occupancy Rates (2)



(%)

Area		Property name	Gross leasable area (m ²)*1	Gross leased area (m ²)*1	FP 34 (2019/10)						FP 35 (2020/4)							
					May	Jun.	Jul.	Aug.	Sep.	Oct.	Ave.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Ave.
Residential	5 central wards of Tokyo	Park Axis Yotsuya Stage	6,732	6,457	95.5	99.0	96.4	94.0	99.0	99.2	97.2	98.7	97.9	96.1	96.4	95.4	95.9	96.7
		Park Axis Meiji-Jingumae	1,706	1,591	100.0	97.5	90.1	92.6	96.3	96.3	95.5	96.3	93.8	96.3	93.2	93.2	93.2	94.3
		Cabin Arena Akasaka	1,378	1,291	94.3	94.3	91.9	96.8	96.8	96.8	95.2	96.8	100.0	100.0	100.0	100.0	93.7	98.4
		Cabin Arena Minami-Aoyama	1,187	1,111	97.9	95.3	96.9	96.9	97.4	93.9	96.4	89.1	77.8	86.0	92.2	97.9	93.6	89.4
		Bureau Kioicho	1,728	1,728	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Roppongi Green Terrace	5,748	5,748	97.6	97.6	94.7	94.7	94.7	100.0	96.5	100.0	100.0	100.0	100.0	100.0	100.0	100.0
		Premier Stage Shibakoen II	2,312	2,289	100.0	100.0	100.0	100.0	100.0	98.8	99.8	96.8	99.0	99.0	97.8	99.0	99.0	98.4
		Langue Tower Kyobashi	1,190	1,149	93.3	94.8	94.7	98.3	100.0	96.5	96.3	98.2	98.4	96.7	100.0	98.1	96.6	98.0
		Premier Stage MitaKeidaimae	1,597	1,487	100.0	96.3	96.3	94.7	98.4	100.0	97.6	100.0	98.1	98.4	98.4	98.1	93.1	97.7
		Premier Rosso	1,878	1,803	100.0	98.2	97.8	100.0	97.0	97.0	98.3	100.0	97.6	97.6	100.0	97.8	96.0	98.2
		Premier Blanc Yoyogikouen	2,336	2,336	98.2	100.0	98.7	98.7	96.8	98.6	98.5	100.0	100.0	98.2	100.0	100.0	100.0	99.7
		Premier Stage Uchikanda	2,036	2,036	95.5	98.2	98.2	95.8	93.6	96.5	96.3	96.7	93.0	94.6	96.4	98.7	100.0	96.6
		Premier Stage Ichigayakawadacho	1,655	1,609	100.0	96.7	94.9	100.0	100.0	100.0	98.6	100.0	98.2	100.0	100.0	95.5	97.2	98.5
		Walk Akasaka	1,736	1,656	95.4	95.4	86.6	85.7	85.7	85.7	89.1	97.2	100.0	100.0	100.0	95.4	95.4	98.0
		Premier Stage Shibakoen	1,759	1,677	95.4	100.0	95.3	95.3	93.0	95.3	95.7	90.9	100.0	97.9	100.0	100.0	95.4	97.3
		MEW	1,551	1,551	96.5	96.3	96.3	96.3	100.0	100.0	97.6	100.0	94.6	94.6	100.0	100.0	100.0	98.2
		Shibaura Island Air Tower	13,060	12,555	98.0	97.8	97.2	97.4	97.4	97.5	97.5	98.5	97.4	98.0	98.0	98.0	96.1	97.7
		Storia Akasaka	3,988	3,688	96.1	97.7	97.7	98.3	98.3	98.3	97.7	98.3	93.9	95.6	96.1	92.2	92.5	94.8
		Renai Shinjuku-Gyoen Tower	6,555	6,187	96.8	96.6	96.6	95.9	96.4	95.0	96.2	94.8	95.6	95.4	94.9	96.0	94.4	95.2
		Shibaura Island Bloom Tower	12,254	11,970	97.8	97.2	97.9	97.5	97.5	98.0	97.6	98.2	98.2	97.6	98.0	98.7	97.7	98.1
		Questcourt Harajuku	4,612	4,351	98.3	100.0	100.0	100.0	98.4	96.1	98.8	95.9	95.4	91.5	94.3	94.3	94.3	94.3
		Urbancourt Ichigaya	3,609	3,609	100.0	97.3	97.3	97.3	94.8	97.4	97.4	97.4	97.4	97.4	100.0	100.0	100.0	98.7
		Premier Stage Azabu-Juban	1,177	1,111	94.4	100.0	100.0	91.7	91.7	97.2	95.8	94.4	91.7	88.9	94.4	97.2	94.4	93.5
		Premier Stage Sasazuka	1,167	1,167	100.0	100.0	98.3	98.3	98.3	96.4	98.5	98.2	96.5	98.2	96.5	98.1	100.0	97.9

*1 The figures indicated are for the real percentage stake of ownership in each property building as of the end of FP35 (April 30, 2020).



Monthly Occupancy Rates (3)



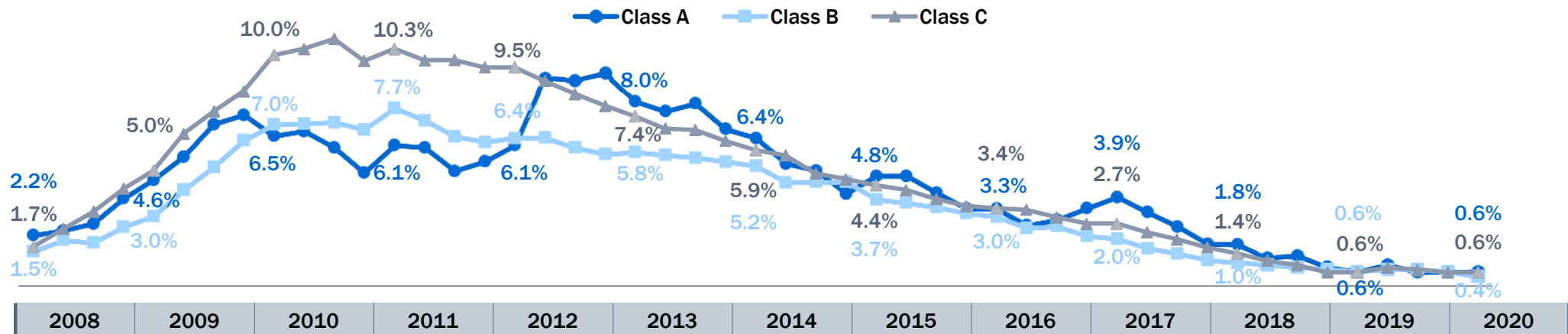
(%)

Area	Property name	Gross leasable area (m ²) *1	Gross leased area (m ²) *1	FP 34 (2019/10)							FP 35 (2020/4)						
				May	Jun.	Jul.	Aug.	Sep.	Oct.	Ave.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Ave.
Other 18 wards of Tokyo	B-site Osaki	1,318	1,318	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Premier Garden Hongo	1,573	1,573	93.1	93.1	100.0	100.0	100.0	100.0	97.7	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	Premier Grande Magome	2,378	2,307	100.0	97.0	97.0	97.0	97.0	94.3	97.1	96.9	96.9	96.9	100.0	97.0	97.0	97.4
	Premier Nozze Yutenji	1,734	1,695	96.6	100.0	97.6	100.0	100.0	100.0	99.0	97.0	97.0	94.3	93.8	91.6	97.8	95.2
	Premier Stage Yushima	2,065	2,043	96.6	98.2	98.9	96.2	97.8	97.1	97.5	97.1	98.9	97.1	93.7	100.0	98.9	97.6
	Premier Stage Komagome	2,249	2,160	97.4	97.4	94.2	93.1	97.6	94.4	95.7	97.1	94.7	96.0	97.1	100.0	96.0	96.8
	Premier Stage Otsuka	1,644	1,568	98.5	100.0	100.0	100.0	97.0	98.5	99.0	97.1	96.8	96.8	93.8	95.4	95.4	95.9
	Premier Stage Honjo-Azumabashi	3,465	3,317	98.8	99.4	97.0	95.1	93.9	92.1	96.0	97.5	95.8	97.0	98.8	99.4	95.7	97.4
	Premier Stage Ryogoku	2,215	2,190	100.0	100.0	100.0	94.4	94.4	94.4	97.2	94.4	96.7	95.5	98.8	98.9	98.9	97.2
	Subtotal	101,608	98,345	97.6	97.9	97.1	96.7	97.0	97.2	97.3	97.6	97.1	96.9	97.6	97.6	96.8	97.3
Total		280,336	274,616	98.1	98.4	98.1	98.1	98.2	98.2	98.2	98.4	97.4	97.2	97.5	98.2	98.0	97.8

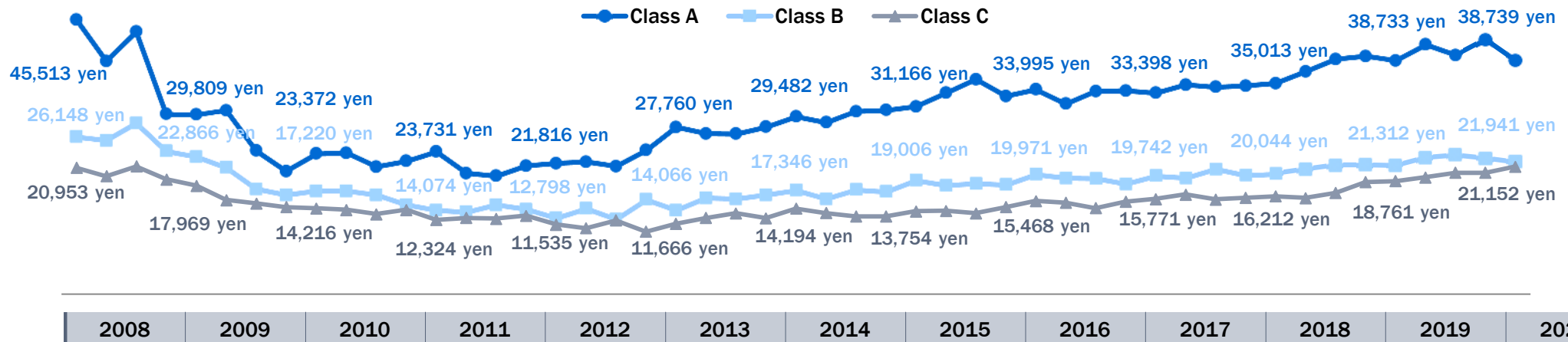
*1 The figures indicated are for the real percentage stake of ownership in each property building as of the end of FP35 (April 30, 2020).

Office Market Trends (Tokyo)

Market Vacancy Rate *1



Market Rents per Month per Tsubo *1



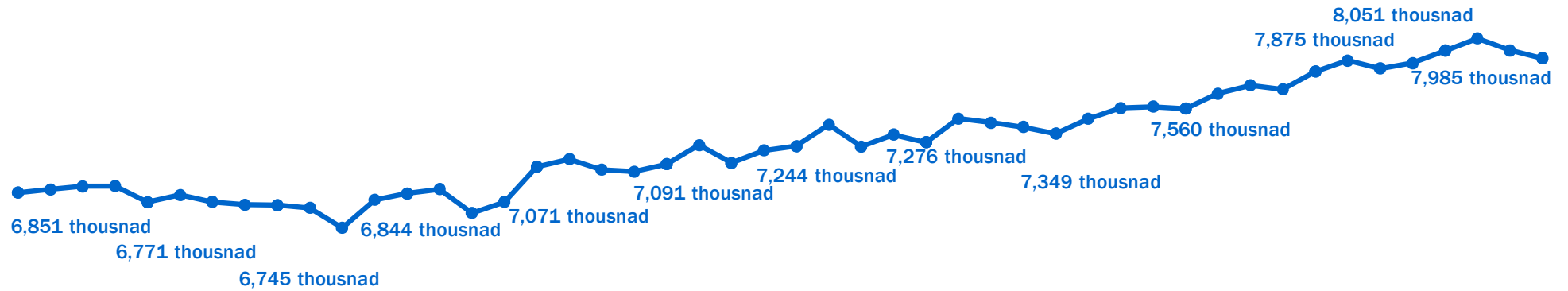
*1 Prepared by PRA based on "Office Rent Index" from Sanko Estate Co., Ltd. "Market rents per month per tsubo" display prices based on contracted rents not including common area charges. Moreover, the indices are categorized by the standards below.

	Area located	Gross floor area	Typical floor plate	Years since construction	Facilities
Class A	Main office districts in five central wards of Tokyo and office building areas in surrounding wards (Gotanda/Osaki, Kita-Shinagawa/Higashi-Shinagawa, Yushima/Hongo/Koraku, Meguro-ku)	10,000 tsubos or more	300 tsubos or more	15 years and under	Ceiling height 2.7 m and above
Class B		No limit	200 tsubos or more	No limit	No limit
Class C		No limit	100 tsubos or more and less than 200 tsubos	No limit	No limit



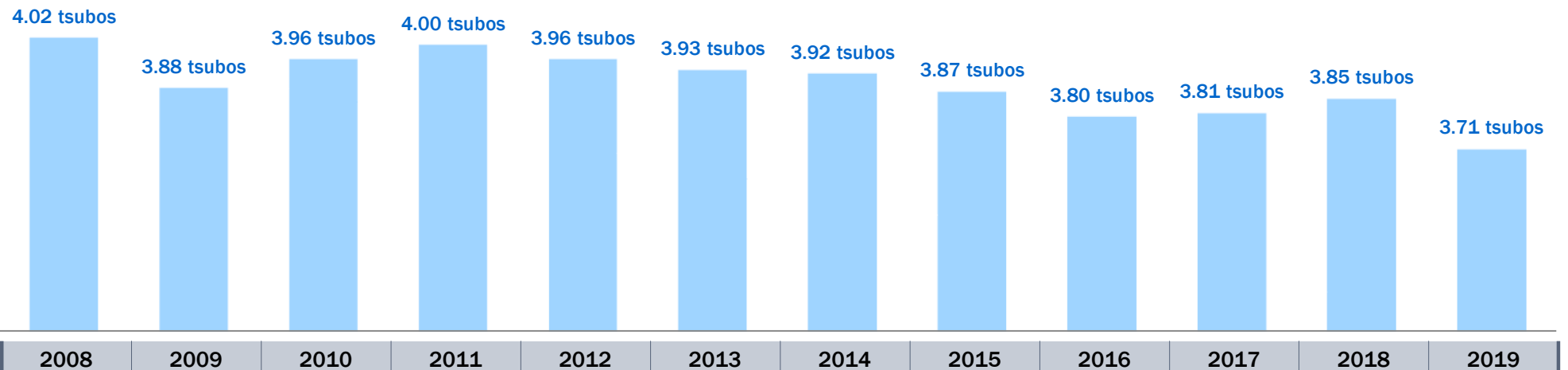
Office Demand Trends

Number of Workers in Tokyo *1



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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Office Space per Person (23 Wards of Tokyo) *2



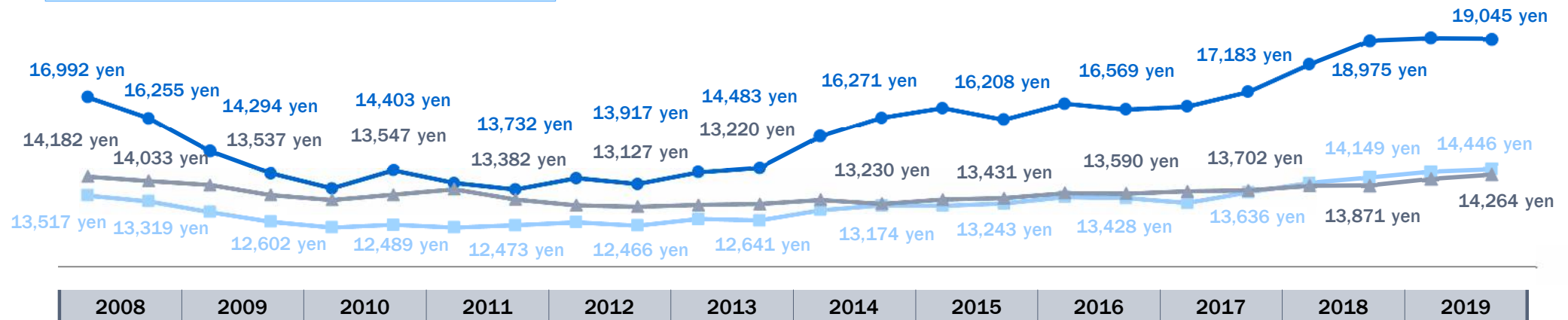
*1 Prepared by PRA based on "Workforce in Tokyo" by Statistics Division, Bureau of General Affairs of the Tokyo Metropolitan Government

*2 Prepared by PRA based on the Survey on the Office Space per Person by XYMAX REAL ESTATE INSTITUTE Corporation.

Residential Market Trends (Tokyo)

- Large (80 m² or more)
- Standard (40 m² to 80 m²)
- Small (less than 40 m²)

Rent (per Tsubo) in 5 Central Wards of Tokyo *1



Rent per Tsubo in 23 Wards of Tokyo *1

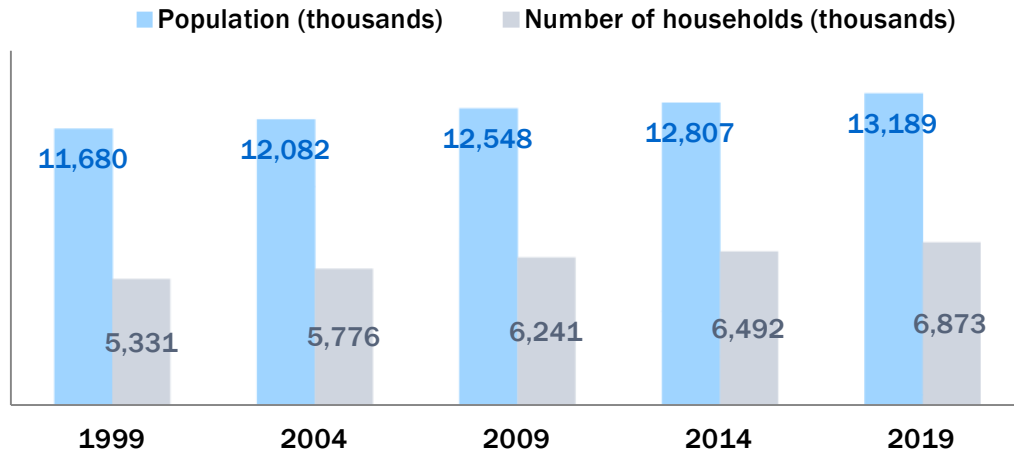


*1 Prepared by PRA based on the Residential Market Index from the Japan Real Estate Institute (JREI), Ken Corporation Ltd. and At Home Co., Ltd.

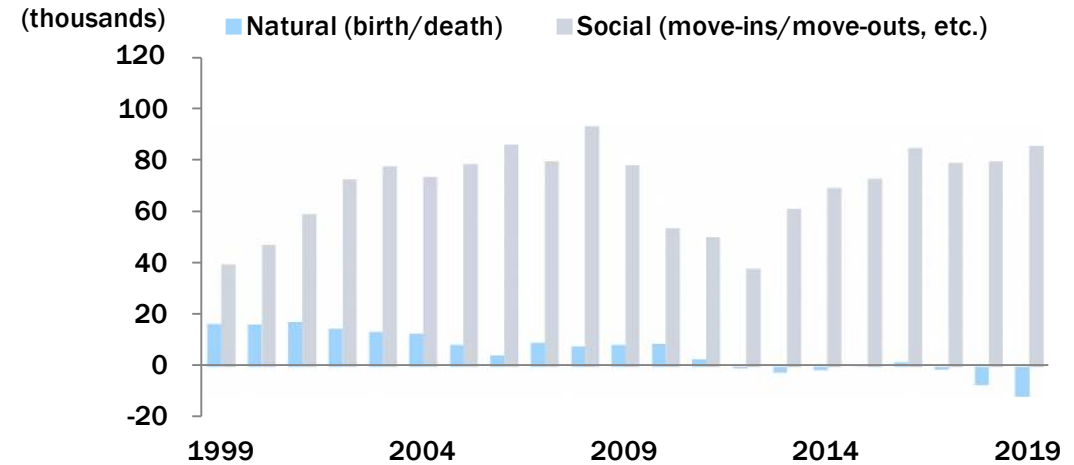


Residential: Macro Environment (Tokyo)

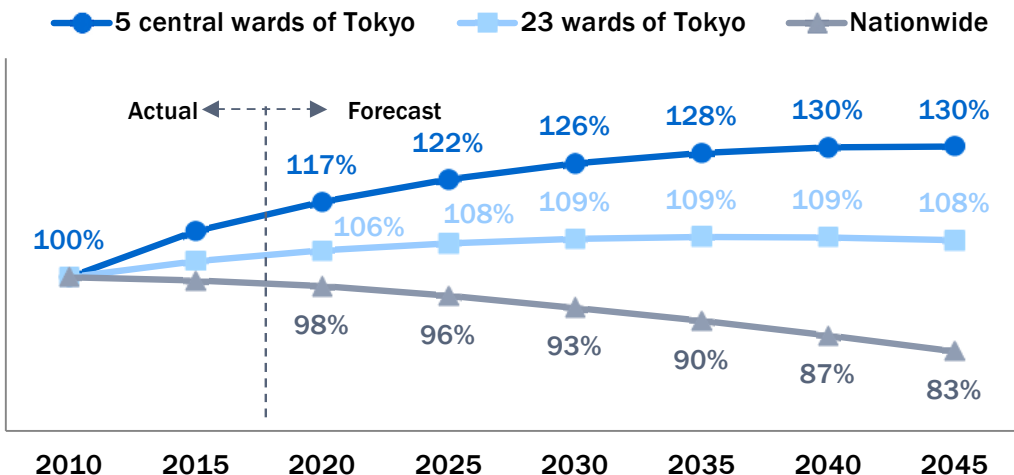
Population and Households (Tokyo) *1



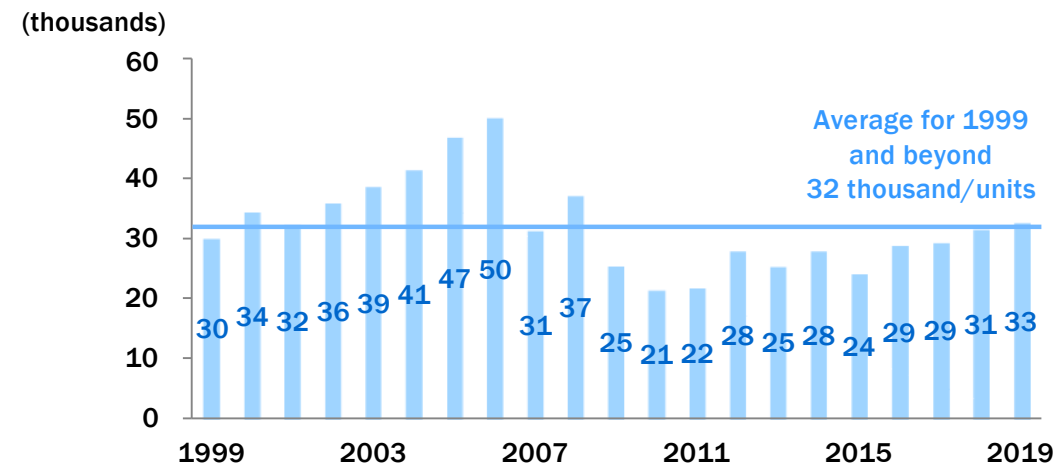
Population Change (Tokyo) *1



Projected Future Population *2



Housing Starts of Rental Condominiums (Tokyo) *3



*1 Prepared by PRA based on the Survey of Population, Demography and Number of Households based on the Basic Resident Registration system by the Ministry of Internal Affairs and Communications.
 *2 Prepared by PRA based on the Population Census by the Ministry of Internal Affairs and Communications and the 2018 Population Projections for Japan by the National Institute of Population and Social Security Research. Populations as of 2010 have been indexed to 100%.
 *3 Prepared by PRA based on the "Housing Starts Statistical Survey" (reinforced concrete structure & steel-framed reinforced concrete structure) by the Ministry of Land, Infrastructure, Transport and Tourism. Figures have been rounded to the nearest thousand.

Fiscal Period 35 List of Interest-Bearing Liabilities



Lender	Balance (million yen)	Interest rate*	Maturity (years)	Maturity date	
Short-term loans	2,000				
Mizuho Bank	2,000	0.22%	1.0	Jul. 2020	FP 36
Long-term loans	99,100				
NTT Finance Corp.	2,000	0.41%	5.0	Jan. 2021	FP 37
Sumitomo Mitsui Banking Corp., etc.	5,000	0.24%	4.0	May 2021	FP 38
Mizuho Bank	2,400	0.91%	7.0	Sep. 2021	
Sumitomo Mitsui Trust Bank	1,050	0.87%	7.0	Mar. 2022	FP 39
Sumitomo Mitsui Trust Bank, etc.	3,900	0.91%	7.0	Apr. 2022	
Sumitomo Mitsui Trust Bank, etc.	6,500	0.87%	7.0	Jul. 2022	FP 40
MUFG Bank, etc.	8,000	0.80%	7.0	Aug. 2022	
Aozora Bank	3,000	0.74%	7.0	Nov. 2022	FP 41
NTT Finance Corp., etc.	8,000	0.73%	7.0	Nov. 2022	
Aozora Bank	1,100	0.40%	5.0	Mar. 2023	FP 42
Mizuho Bank	2,700	0.43%	6.0	May 2023	
The Bank of Fukuoka, etc. (Syndicated loan)	5,000	0.29%	6.0	Aug. 2023	FP 43
Aozora Bank	750	0.50%	5.5	Feb. 2024	
Sumitomo Mitsui Trust Bank	1,500	0.23%	5.0	Mar. 2024	FP 44
Sumitomo Mitsui Trust Bank	1,000	0.20%	4.7	Mar. 2024	
NTT Finance Corp.	4,000	0.53%	7.0	May 2024	FP 45
Sumitomo Mitsui Banking Corp., etc.	1,550	0.52%	8.0	Aug. 2024	
Aozora Bank	700	0.52%	8.0	Aug. 2024	FP 46
Sumitomo Mitsui Banking Corp.	1,500	0.55%	7.0	Mar. 2025	
Sumitomo Mitsui Trust Bank	3,300	0.60%	8.0	May 2025	FP 47
Sumitomo Mitsui Trust Bank, etc.	3,800	0.61%	8.0	Mar. 2026	
MUFG Bank	1,500	0.61%	8.0	Mar. 2026	FP 48
Development Bank of Japan	3,000	0.67%	8.0	Apr. 2026	
Mizuho Bank, etc.	3,180	0.62%	10.0	Oct. 2026	FP 49
MUFG Bank	1,220	0.62%	10.0	Oct. 2026	
Sumitomo Mitsui Banking Corp.	2,000	0.38%	7.0	Sep. 2026	FP 50
Sumitomo Mitsui Trust Bank, etc.	9,000	0.74%	10.0	Nov. 2026	
MUFG Bank	1,250	0.77%	9.0	Aug. 2027	FP 51
Mizuho Bank, etc.	3,000	0.77%	9.0	Aug. 2027	
NTT Finance Corp.	1,200	0.45%	8.5	Mar. 2028	FP 52
Development Bank of Japan, etc.	4,000	0.45%	8.5	Mar. 2028	
Mizuho Bank, etc.	1,500	0.77%	10.0	Jul. 2028	FP 53
Mizuho Bank, etc.	1,500	0.65%	10.0	Mar. 2029	
Total loans	101,100				

List of Corporate Bonds	Issue amount (million yen)	Interest rate	Maturity (years)	Redemption date	
Unsecured Bond No. 6	2,500	0.72%	7.0	Mar. 2021	FP 37
Unsecured Bond No. 7	2,000	0.25%	5.0	Jul. 2023	FP 42
Unsecured Bond No. 8	4,000	0.58%	10.0	Jul. 2028	FP 52
Corporate bond total	8,500				
Interest-bearing liabilities total	109,600				

Breakdown by Lender

Rank	Lender	Balance (million yen)			Share
		Long-term	Short-term	Total	
1	Sumitomo Mitsui Trust Bank, Limited	22,590	-	22,590	22.3%
2	Mizuho Bank, Ltd.	16,690	2,000	18,690	18.5%
3	Sumitomo Mitsui Banking Corporation	13,850	-	13,850	13.7%
4	MUFG Bank, Ltd.	10,770	-	10,770	10.7%
5	NTT Finance Corporation	10,200	-	10,200	10.1%
6	Resona Bank, Limited	6,450	-	6,450	6.4%
7	Aozora Bank, Ltd.	5,550	-	5,550	5.5%
8	Development Bank of Japan Inc.	5,000	-	5,000	4.9%
9	The Norinchukin Bank	2,500	-	2,500	2.5%
10	The Bank of Fukuoka, Ltd.	2,000	-	2,000	2.0%
11	Mitsui Sumitomo Insurance Co., Ltd.	1,000	-	1,000	1.0%
12	The Nomura Trust and Banking Co., Ltd.	1,000	-	1,000	1.0%
13	The 77 Bank, Ltd.	1,000	-	1,000	1.0%
14	The Higashi-Nippon Bank, Limited	500	-	500	0.5%
Total		99,100	2,000	101,100	100.0%

*1 Figures for floating rates on these loans represent the rates applicable as of the end of FP 35 (April 30, 2020).

*2 For floating-rate denominated borrowings with interest-rate swaps, the interest rate is expressed as the fixed rate reflecting the effect of the relevant swap transaction.



Financial Indicators



Item		FP 31 (2018/4)	FP 32 (2018/10)	FP 33 (2019/4)	FP 34 (2019/10)	FP 35 (2020/4)
Return on assets (annualized)		3.0%	2.8%	3.5%	3.0%	3.1%
Return on equity (annualized)		6.0%	5.7%	6.9%	5.8%	6.1%
Unitholders' equity ratio		50.1%	50.2%	50.8%	50.7%	50.9%
LTV (unitholders' capital basis)	*1	48.4%	48.3%	47.8%	47.8%	47.7%
LTV (market value basis)	*2	42.8%	41.6%	39.4%	38.2%	37.2%
DSCR (multiple)	*3	11.8	12.5	12.9	13.7	14.5
NOI (million yen)	*4	5,855	5,969	5,867	6,093	6,199
FFO (million yen)	*5	4,809	4,944	4,800	5,095	5,214
NOI yield (Office/Residential)	*6	5.1% (5.0%/5.1%)	5.2% (5.3%/4.9%)	5.1% (5.2%/4.9%)	5.4% (5.4%/5.3%)	5.5% (5.4%/5.5%)
Yield after depreciation (Office/Residential)	*7	3.9% (4.0%/3.4%)	4.0% (4.3%/3.3%)	3.9% (4.2%/3.3%)	4.1% (4.3%/3.6%)	4.2% (4.3%/3.9%)
Implied cap rate	*8	4.8%	4.6%	4.1%	3.9%	5.1%
NAV per unit (yen)	*9	119,347	124,830	134,574	140,931	145,610
Investment unit price at period-end		107,100	116,700	137,900	162,100	108,200
NAV multiple		0.9	0.9	1.0	1.2	0.7
Unitholders' equity per unit [BPS] (yen)		94,373	94,382	94,937	94,753	94,833
FFO per unit (yen)	*10	3,652	3,755	3,645	3,869	3,959
Market capitalization at period-end (million yen)		141,050	153,693	181,613	213,484	142,498

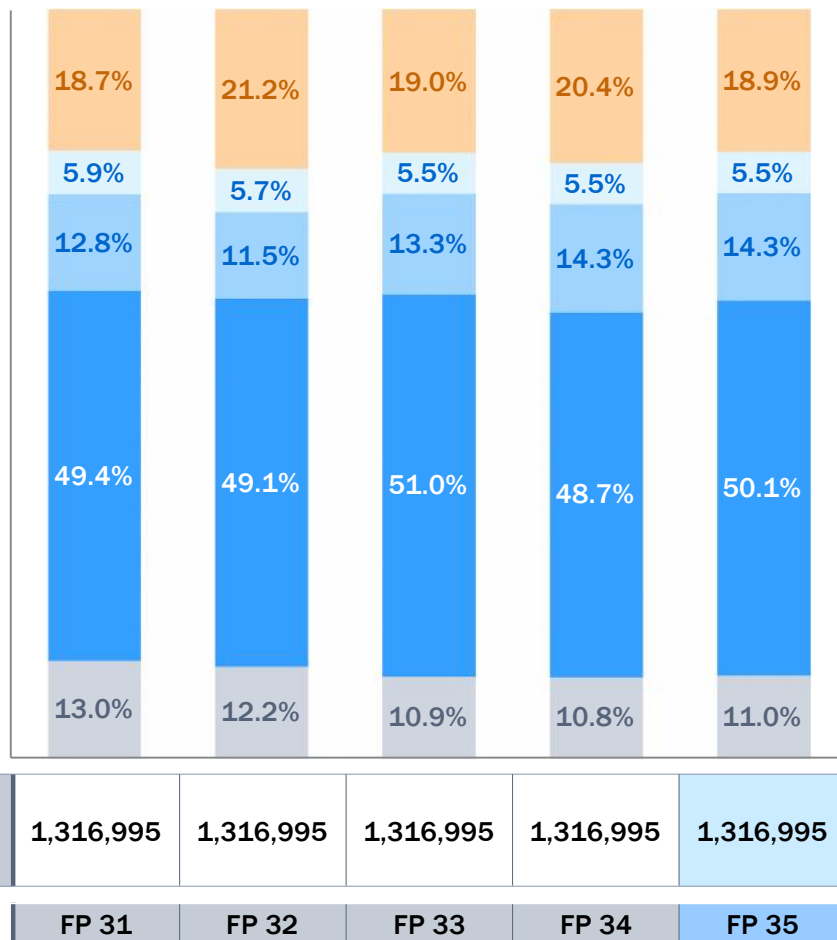
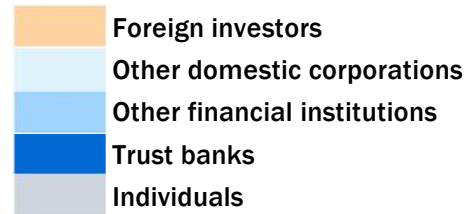
- *1 LTV (unitholders' capital basis) = Total interest-bearing liabilities ÷ (total interest-bearing liabilities + unitholders' capital) for each period-end
- *2 LTV (market value basis) = Total interest-bearing liabilities ÷ (Total period-end appraisal value for assets held) for each period-end
- *3 DSCR (Debt Service Coverage Ratio) = (Net income - gain on property sale + depreciation + interest paid) ÷ interest paid
- *4 NOI = Real estate rental income + Depreciation (as rental business expenses) + dividends received from preferred securities
- *5 FFO = Net income + depreciation (as rental business expenses) - gain on property sale
- *6 NOI yield = Annualized NOI* ÷ Amount invested**
*NOI from each period x 2 ** Total book value of assets held as of the period end

- *7 Yield after depreciation = Annualized real estate rental income* ÷ Amount invested**
*(Profits from real estate leasing business + dividends received from preferred securities) x 2
** Total book value of assets held as of the period end
- *8 Implied cap rate = Annualized NOI* ÷ (market capitalization of investment units + interest-bearing liabilities outstanding + balance of security deposits - cash balance**)
*NOI from each period x 2 ** Balance as of the end of the period
- *9 NAV per unit = (Unitholders' equity + unrealized P/L of assets held) ÷ number of investment units outstanding, for the period-end
- *10 FFO per unit = FFO ÷ number of investment units outstanding (average for the period)



Status of Unitholders

Breakdown of Unitholders *1



Major Unitholders

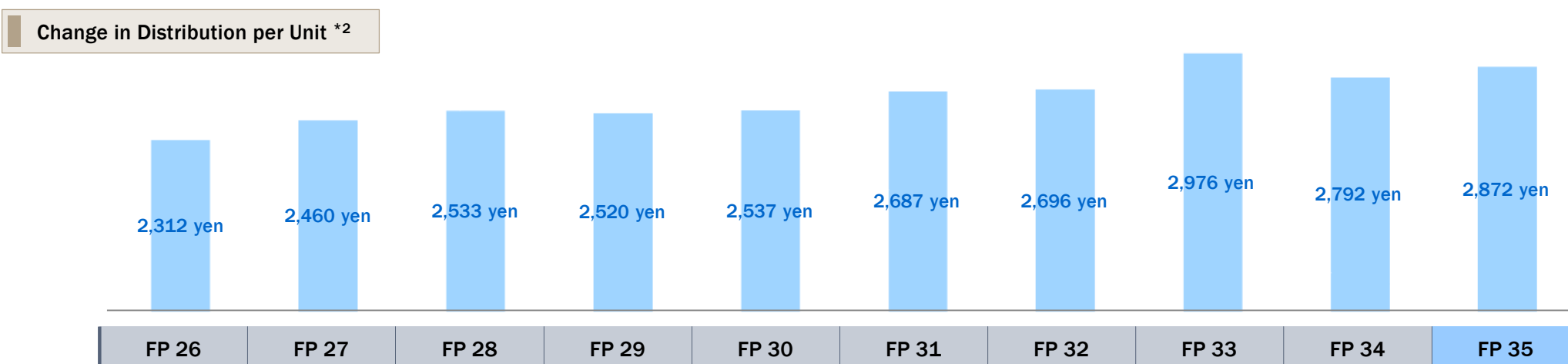
(As of April 30, 2020)

Rank	Unitholder	Units held (units)	Share *1	Change (units)
1	Japan Trustee Services Bank, Ltd. (Trust Account)	326,152	24.7%	+ 20,408
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	220,604	16.7%	- 12,419
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	66,967	5.0%	+ 25,005
4	NOMURA BANK (LUXEMBOURG) S.A.	45,129	3.4%	+ 12,186
5	NTT Urban Development Corporation	43,500	3.3%	-
6	Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	30,837	2.3%	- 3,718
7	SMBC Nikko Securities Inc.	20,694	1.5%	- 1,074
8	STATE STREET BANK WEST CLIENT - TREATY 505234	19,754	1.4%	+ 1,049
9	Japan Securities Finance Co., Ltd.	18,515	1.4%	+ 11,610
10	JPMC GOLDMAN SACHS TRUST JASDEC LENDING ACCOUNT	14,263	1.0%	- 3,969
Total		806,415	61.2%	

*1 Percentage figures have been rounded down to the first decimal place.



Investment Unit Price and Distribution per Unit



*1 Investment unit price is based on the closing price from the last trading day of each week. Trading volume is the total weekly volume of buy and sell-trades. Furthermore, investment unit prices before and on October 27, 2015, (the final day of trading at the former price) have been adjusted to reflect the 5-for-1 investment unit split implemented effective November 1, 2015.

*2 DPU figure for FP 26 has been adjusted for the unit split.



Features of PIC (1)

1. Comprehensive Support from NTT UD, the Main Sponsor



<NTT UD acquired an equity stake in the REIT's asset manager in May 2010>

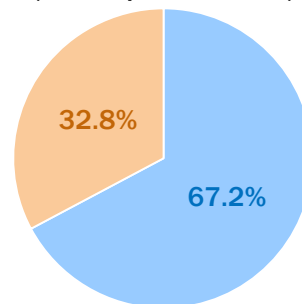
- Abundant track record of development and pipelines for office buildings.
- Operating capability in real estate rental business.
- Fund-raising capability based on high credibility.

2. Compound Portfolio with Office Buildings and Residential Properties as Main Investment Targets

(As of April 30, 2020)

Office: Profitability
Exerts strengths when the economy is recovering

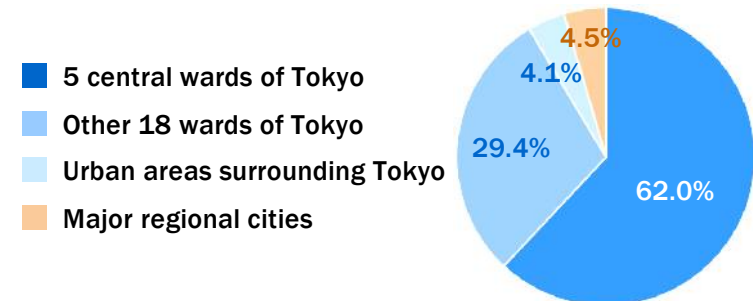
Residential: Stability
Stable demand even in the receding economy



- Mitigates the impact of economic fluctuations by combining asset types that have low correlation to each other in terms of market rent fluctuations.
- Diversifies the tenant base into different types such as corporations and individuals.

3. Portfolio Focused in the Tokyo Economic Bloc

(April 30, 2020)



- Focused investment in Greater Tokyo, which enjoys an established economic base due to a high concentration of population and industry.
- Partially expands the target investment area to Major Regional Cities (strengthening ties with NTT UD).



Features of PIC (2)

Portfolio (at period-end FP 35)

Number of properties	59		
Asset size	243.7 billion yen		
Average building age	23.4 years		
NOI yield	5.5%		
Yield after depreciation	4.2%		
Occupancy rate at period-end	98.0%		
Major properties	 <p>Akihabara UDX (Chiyoda Ward, Tokyo)</p>	 <p>Sphere Tower Tennozu (Shinagawa Ward, Tokyo)</p>	 <p>Urbannet Ikebukuro Bldg. (Toshima Ward, Tokyo)</p>

Financial Standing (at FP 35 period-end)

Issuer ratings	JCR (Japan Credit Rating Agency)	AA- (stable)
	R&I (Rating and Investment Information)	A+ (stable)
LTV (Unitholders' capital basis)	47.7%	
LTV (Market value basis)	37.2%	
Amount of interest-bearing liabilities	109.6 billion yen	

Overview of the Asset Management Company (at FP 35 period-end)

Trade name	Premier REIT Advisors Co., Ltd. (Financial Instruments Business Operator Registration No.: Kanto Local Finance Bureau (FIBO) Director-General No. 393)	
Establishment	July 17, 2001	
Paid-in capital	300 million yen	
Shareholders	NTT Urban Development Corporation	70.0%
	Kenedix, Inc.	30.0%



Terminology Used in This Presentation

Term	Definition
■ Investment areas	<p>5 central wards of Tokyo: Chiyoda, Chuo, Minato, Shinjuku and Shibuya Wards</p> <p>Other 18 wards of Tokyo: The remaining 18 of 23 wards of Tokyo, after excluding the 5 central wards of Tokyo</p> <p>Urban areas surrounding Tokyo: Other urban areas within Greater Metropolitan Tokyo, which comprises the Metropolis of Tokyo (excluding 23 wards of Tokyo), Kanagawa Prefecture (areas such as Yokohama City and Kawasaki City), Saitama Prefecture (areas such as Saitama City) and Chiba Prefecture (areas such as Chiba City)</p> <p>Major regional cities: Major cities such as Sapporo, Sendai, Shizuoka, Nagoya, Osaka, Kyoto, Kobe, Hiroshima, Okayama and Fukuoka</p>
■ Akihabara UDX	<p>An office building located in Tokyo's Chiyoda Ward that is the underlying asset to UDX SPC Preferred Securities</p> <p>* PIC owns 53,580 units (19.0%) of the 282,000 Preferred Securities. Unless noted otherwise, the Preferred Securities are represented herein as "Akihabara UDX." We categorize it as an office building located within the 5 central wards of Tokyo.</p>
■ Acquisition price or transfer price	The transaction price before taxes, not considering various expenses required for the acquisition or transfer of the property in question.
■ Occupancy rate by cash flows	<p>For any given month, the area actually generating cash flow* ÷ Gross leasable area</p> <p>* The portion of area under lease remaining after excluding any area for which the rent and common area charges stipulated under the lease agreement are not being received due to special incentives such as free rent. (= the area actually generating cash flows during the month in question.)</p>
■ NOI	<p>Real estate rental income* + Depreciation (as rental business expenses)</p> <p>* NOI of the portfolio includes dividends received on preferred securities as office operating revenues.</p>
■ FFO	Net income + Depreciation (as rental business expenses) - Capital gains on real estate sales
■ NOI yield (for individual properties)	<p>Annualized NOI* ÷ Amount invested**</p> <p>* $\text{NOI} \times 2$, for assets held during the fiscal period in question (For properties bought or sold at some point within the fiscal period in question, actual results from the period in question $\times 365 \div$ Number of days the property was held in the portfolio)</p> <p>** Total book value for assets held at the end of the period in question (for properties sold, the book value at the time of sale is used)</p>
■ NOI yield (of portfolio)	<p>Annualized NOI* ÷ Amount invested**</p> <p>* $\text{NOI} \times 2$, for the fiscal period in question</p> <p>** Total book value for assets held at the end of the period in question</p>
■ Yield after depreciation (of portfolio)	<p>Annualized real estate rental income* ÷ Amount invested**</p> <p>* The total of (Real estate rental income + Dividend income from preferred securities) $\times 2$, for the fiscal period in question</p> <p>** Total book value for assets held at the end of the period in question</p>
■ Appraisal NOI yield (each property)	<p>Appraisal NOI* ÷ Acquisition price or transfer price</p> <p>* Net operating income arrived at using the direct capitalization method described in the real estate appraisal document issued in the acquisition or transfer of the property in question</p>
■ LTV (unitholders' capital basis)	Total interest-bearing liabilities ÷ (Total interest-bearing liabilities + unitholders' capital) for each period-end
■ LTV (market value basis)	Total interest-bearing liabilities ÷ (period-end appraisal values of assets held) for each period-end



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<Investment Corporation>

Premier investment Corporation (PIC)

<Asset Management Company>

Premier REIT Advisors Co., Ltd.

Financial Instruments Business Operator Registration No.: Kanto Local Finance Bureau (FIBO) Director-General No. 393

Member of The Investment Trusts Association, Japan