

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

**Premier Investment Corporation is a J-REIT
that manages a portfolio comprised of office
buildings and residential properties primarily
in the Tokyo Economic Bloc.**

(Listed on the Tokyo Stock Exchange - securities code: 8956)



SEMIANNUAL REPORT

33RD FISCAL PERIOD
ENDED APRIL 30, 2019

1. Comprehensive Support from **NTT Urban Development**, the Main Sponsor



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

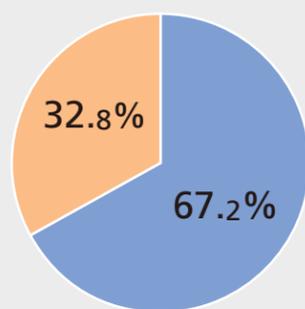
2. A **Compound Portfolio** that Primarily Invests in Office Buildings and Residential Properties

- Mitigates the impact of economic fluctuations by combining asset types that have low correlation of fluctuations in market rents with each other
- Diversifies tenants into different types such as corporations and individuals

Office | **Profitability** | Exerts strengths when the economy is recovering

Residence | **Stability** | Stable demands even in a receding economy

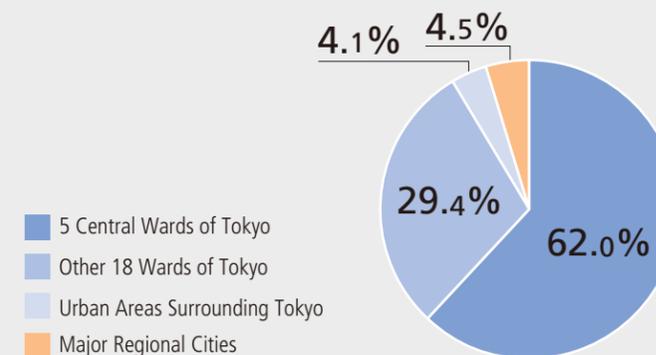
Portfolio Distribution by Asset Type (April 2019)



3. Portfolio Management Focused on **the Tokyo Economic Bloc**

- Focuses investments 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 NTTUD)

Portfolio Distribution by Geographical Area (April 2019)





Takeshi Oodera
Executive Director
Premier Investment Corporation (PIC)

On behalf of Premier Investment Corporation (PIC), I would like to express our sincere gratitude for your loyal patronage.

I, Takeshi Oodera, assumed the office as Executive Director of PIC as of June 21, 2019 to serve concurrently with the assignment of Director of Premier REIT Advisors Co., Ltd. (PRA), the asset management company of PIC, a position in which I have been engaged since July 2018. Tomoyoshi Kosugi, who took office as President & CEO of PRA as of June 20, 2019, also joins me in sending greetings to you.

PIC has continued to grow steadily through collaboration with NTT Urban Development Corporation (NTTUD), the main sponsor. In the 33rd fiscal period ended April 30, 2019, PIC conducted transactions to reshuffle its assets located in Central Tokyo with NTTUD and a third party (selling office buildings in Chuo Ward and Minato Ward and acquiring an office building in Shinagawa Ward), in an effort to achieve better property offerings in the portfolio.

Consequently, PIC's owned assets as of April 30, 2019 comprised 59 properties with 26 office buildings and 33



Tomoyoshi Kosugi
President and CEO
Premier REIT Advisors Co., Ltd. (PRA)

residential properties amounting to 243.7 billion yen in total. The occupancy rate of the entire portfolio stood at 98.1% as of that date.

For the 33rd fiscal period, PIC posted operating revenues of 9,941 million yen, up 9.0%, and net income of 4,281 million yen, up 20.6%, both on a period-on-period basis.

As for distribution per unit, PIC secured 2,976 yen which surpassed the forecast of 2,940 yen for the period announced in the Financial Report for the Fiscal Period Ended October 31, 2018 (May 1, 2018 – October 31, 2018) dated December 17, 2018.

Going forward, we will continue to strive to expand the asset size while working to enhance the quality of the portfolio and aim to achieve stable management over the medium to long term. In doing so, we will put forth our utmost efforts to meet the expectations of our unitholders. We appreciate and request your continued support and encouragement of PIC.

Table of Contents

Features of Premier Investment Corporation	1
Message to Our Unitholders	3
33rd Fiscal Period Performance Highlights	4
Status of External Growth	6
Collaboration with the NTT Group	9
Initiatives on ESG Awareness	10
Management Status in the 33rd Fiscal Period	11
Financial Status in the 33rd Fiscal Period	13
Property Portfolio	15
Organization of PIC	18
Information for Unitholders	19

<Financial Section>

Independent Auditor's Report	20
Balance Sheets	21
Profit and Loss Statements	23
Statements of Changes in Unitholders' Equity	24
Cash Flow Statements	25
Notes to Financial Statements	26
Other Information (Unaudited)	38
Strategic Policies	41

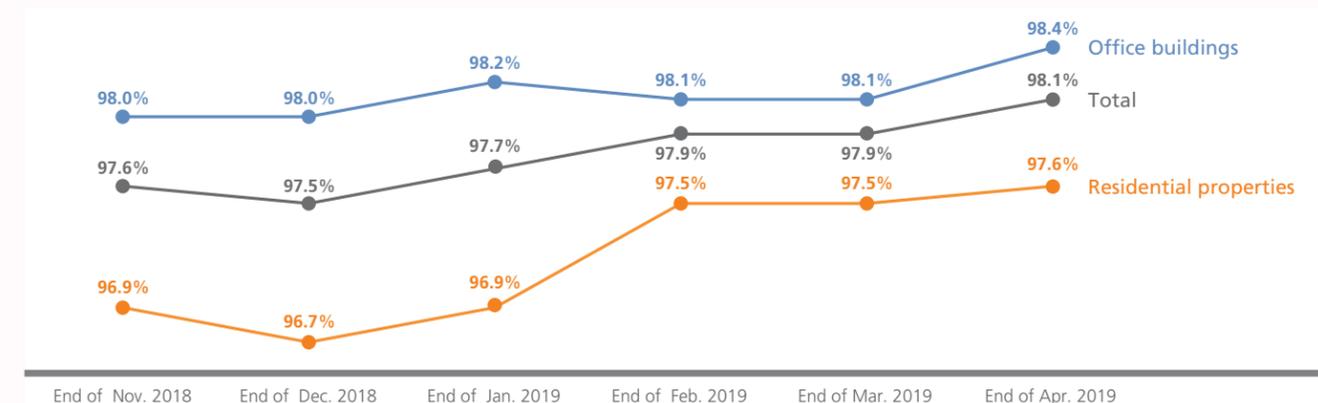
Financial Results Highlights

Distribution per Unit (Note 1)	32nd Fiscal Period (ended October 2018)	¥ 2,696	(Note 1) Number of outstanding investment units at end of period: 32nd Fiscal Period: 1,316,995 units 33rd Fiscal Period: 1,316,995 units 34th Fiscal Period: 1,316,995 units (forecast)
	33rd Fiscal Period (ended April 2019)	¥ 2,976	
	34th Fiscal Period (ending October 2019) (Note 2)	¥ 2,750 (forecast)	

	32nd Fiscal Period (ended October 2018)	33rd Fiscal Period (ended April 2019)
Operating Revenues	9,119	9,941
Operating Income	3,988	4,690
Ordinary Income	3,552	4,282
Net Income	3,550	4,281
Total Assets	247,665	245,996
Net Assets	124,301	125,032
Net Assets Ratio	50.2%	50.8%
Net Assets per Unit	94,382 yen	94,937 yen
LTV (Note)	Unitholders' capital basis	48.3%
	Market value basis	41.6%

(Note) LTV (Unitholders' capital basis) = interest-bearing liabilities / (interest-bearing liabilities + unitholders' capital) × 100
LTV (Market value basis) = interest-bearing liabilities / appraisal value, etc. of owned assets × 100

Monthly Occupancy Rate for the 33rd Fiscal Period



(Note) The value related to the property backing the preferred securities of an SPC is not included in the calculation of the occupancy rate.

Property Transactions in the 33rd Fiscal Period

[Asset Acquisition] April 5, 2019	PIC acquired Urbannet Gotanda NN Building (Shinagawa Ward, Tokyo) for 5,250 million yen
[Asset Transfer] January 16, 2019	PIC sold Urbannet Irfune Building (Chuo Ward, Tokyo) for 3,350 million yen.
[Asset Transfer] January 30, 2019	PIC sold Premier Kaigan Building (Minato Ward, Tokyo) for 5,350 million yen.

Portfolio Status

		32nd fiscal period (actual) (as of October 31, 2018)	33rd fiscal period (actual) (as of April 30, 2019)
Portfolio	No. of properties	60 properties	59 properties
	Acquisition price	246.4 billion yen	243.7 billion yen
	Average building age ^(Note 1)	21.9 years	22.4 years
	Occupancy rate at end of period	97.7%	98.1%
	No. of tenants	3,785	3,764
	NOI yield ^(Note 2)	5.2%	5.1%
	Yield after depreciation ^(Note 3)	4.0%	3.9%
Distribution by asset type			
Distribution by geographical area			

(Note 1) Average building age is calculated by adding the building age of Akihabara UDX (that backs the preferred securities in which PIC holds 19.0% ownership).

(Note 2) NOI yield is calculated by using the following formulas.

NOI yield = annualized rental NOI / investment value**

* Annualized rental NOI = sum total of [(real estate rental income + depreciation + dividend income from preferred securities) x 2] of owned properties for each fiscal period

** Investment value = sum total of book value as of the end of each fiscal period of owned properties for each fiscal period

(Note 3) Yield after depreciation is calculated by using the following formulas.

Yield after depreciation = annualized real estate rental income* / investment value**

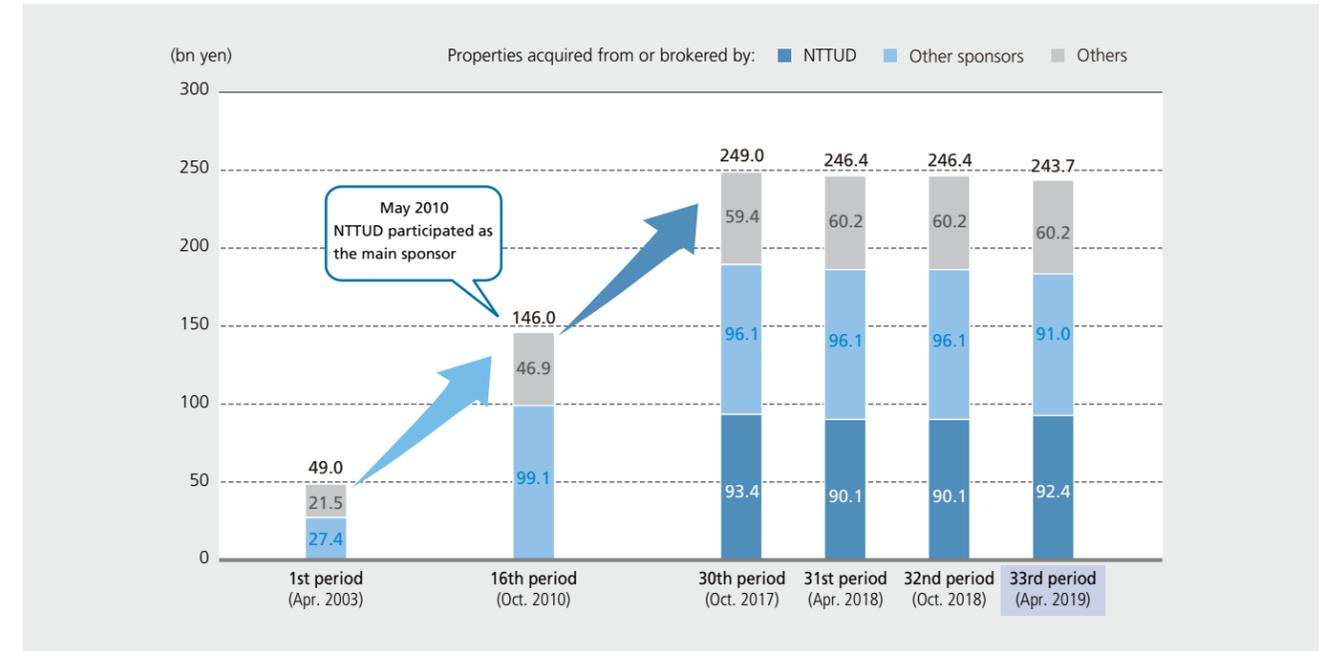
* Annualized real estate rental income = sum total of [(real estate rental income + dividend income from preferred securities) x 2] for owned properties for each fiscal period

** Investment value = sum total of book value as of the end of each fiscal period of owned properties for each fiscal period

STATUS OF EXTERNAL GROWTH

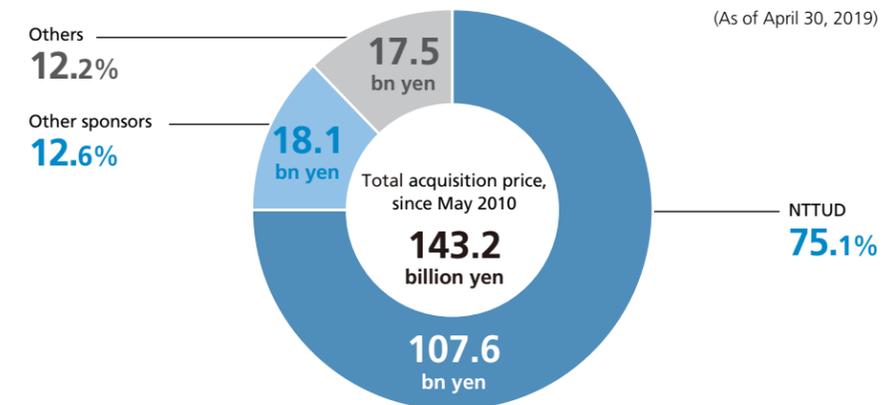
Growth in Asset Size

PIC has steadily expanded its asset size since it was listed in September 2002.



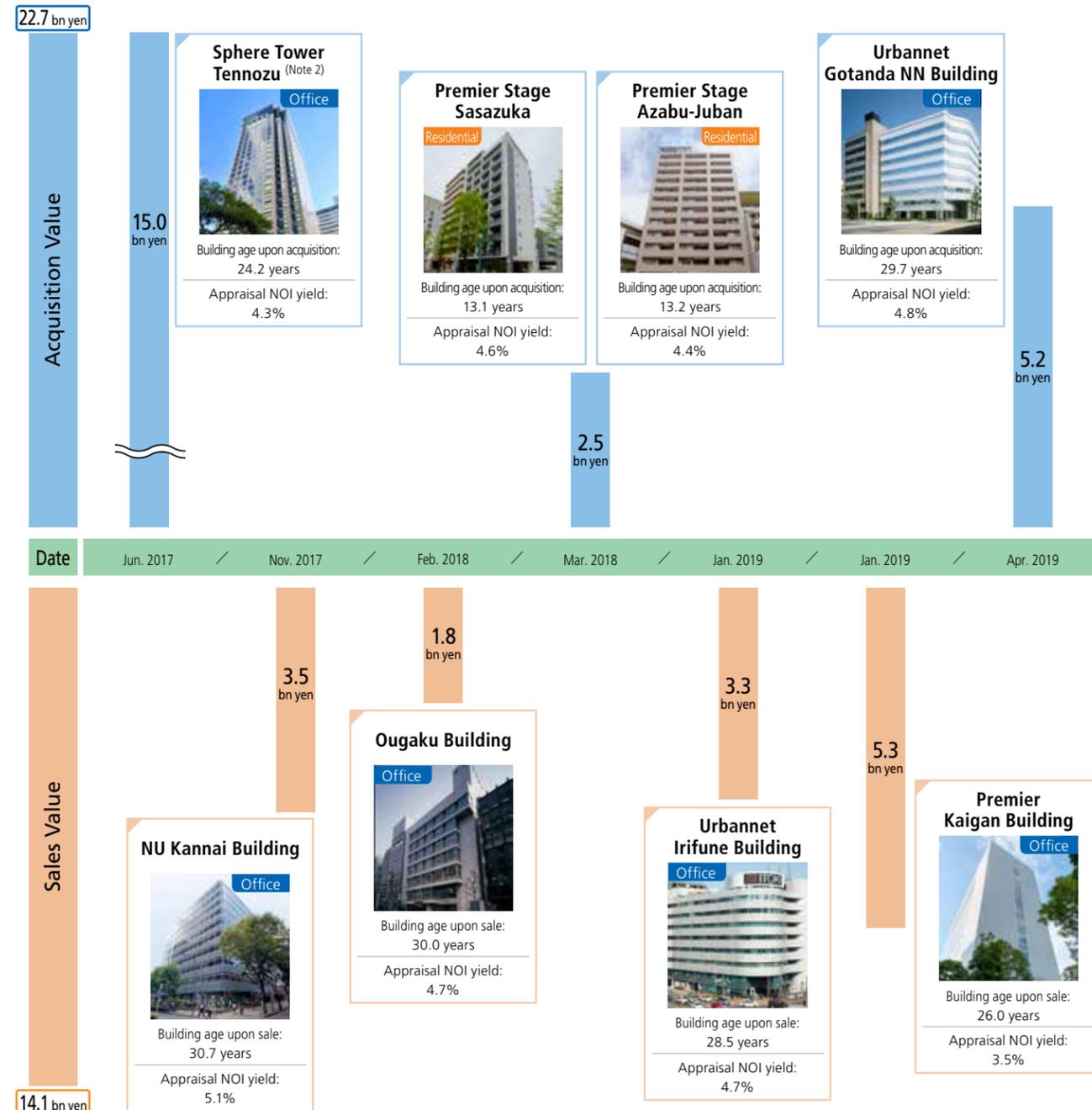
Status of Property Acquisition Sources

PIC has conducted most of its transactions with NTTUD, the main sponsor, since May 2010 when the company participated in PIC's sponsorship.



Recent Activities

PIC conducted transactions for reshuffling of properties with NTTUD and a third party, working to enhance the quality of the portfolio.



(Note 1) Appraisal NOI yield is calculated by using the following formula.
 Appraisal NOI yield = appraisal NOI* / acquisition price or sale price
 *Net operating income by the direct capitalization method indicated in the real estate appraisal report upon acquisition or transfer.

(Note 2) PIC acquired the quasi co-ownership of beneficiary interests in real estate trust (ownership ratio: 67%).

Property Transactions (33rd fiscal period)

Acquired Property	Urbannet Gotanda NN Building
	
	Seller: NTT Urban Development Corporation
	Acquisition price: 5,250 million yen
	Appraisal value upon acquisition: 5,280 million yen
	Appraisal NOI yield: 4.8%
	Building age (as of October 31, 2018): 29.3 years

Transferred Property	Urbannet Irifune Building
	
	Buyer: NTT Urban Development Corporation
	Sale price: 3,350 million yen
	Gain on sale: 514 million yen
	Appraisal value upon transfer: 3,320 million yen
	Appraisal NOI yield: 4.7%
	Building age (as of October 31, 2018): 28.3 years

Transferred Property	Premier Kaigan Building
	
	Buyer: Undisclosed
	Sale price: 5,350 million yen
	Gain on sale: 362 million yen
	Appraisal value upon transfer: 3,920 million yen
	Appraisal NOI yield: 3.5%
	Building age (as of October 31, 2018): 25.8 years

Effect of transactions for reshuffling of properties

- Allocation to cash distributions
 - Allocated 514 million yen (approximately 390 yen per investment unit) from the total gain on sale (876 million yen).
- Securing financial flexibility
 - Internally reserved part of the gain on sale as reserve for reduction entry [Amount of reserve for reduction entry: 362 million yen (approximately 275 yen per investment unit)]
 - Secured financial capacity (used part of the cash flows related to the sales to repay interest-bearing liabilities) LTV (Unitholders' capital basis): 48.3% (October 31, 2018) → 47.8% (April 30, 2019)
- Improvement of unrealized gain or loss

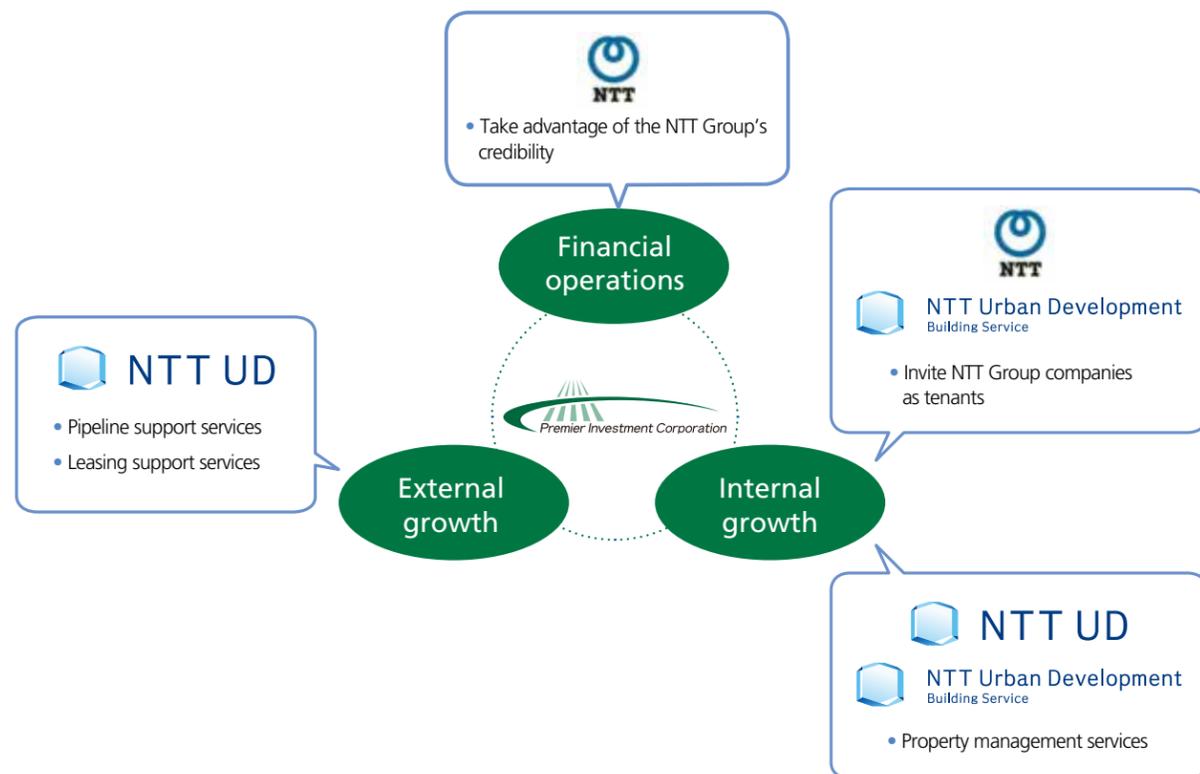
Property name	Before transfer (October 31, 2018)	After transfer (April 30, 2019)
Urbannet Gotanda NN Building	-	+115
Urbannet Irifune Building	+543	-
Premier Kaigan Building	-1,003	-
Total of the three properties	-460	+115

(mm yen)

COLLABORATION WITH THE NTT GROUP

Multi-faceted Collaboration with the NTT Group

PIC works in collaboration with NTTUD and other NTT Group companies, aiming to achieve growth.



Top 10 Tenants Occupying PIC's Office Buildings (as of April 30, 2019)

Rank	Tenant name	Leased floor space	Ratio (Note 1)	Property
1	NTT Facilities, Inc.	10,681m ²	6.1%	Urban Ace Higobashi Building, etc.
2	DOCOMO CS, Inc.	10,525m ²	6.0%	Urbannet Ikebukuro Building
3	NTT Business Associe East Co., Ltd.	7,488m ²	4.3%	Urbannet Omori Building
4	Sumitomo Osaka Cement Co., Ltd.	6,872m ²	3.9%	Rokubancho Building
5	SoftBank Corp.	6,293m ²	3.6%	Sphere Tower Tennozu (Note 2)
6	NTT DATA Corporation	5,530m ²	3.2%	Urbannet Mita Building
7	NTT Finance Corporation	5,417m ²	3.1%	Urbannet Ikebukuro Building
8	NTT Data Business Systems Corporation	5,182m ²	3.0%	Urbannet Gotanda NN Building
9	NTT Learning Systems Corporation	4,801m ²	2.7%	Urbannet Azabu Building
10	Japan Display Inc.	4,140m ²	2.4%	Landic Shimbashi 2 Building
Total		66,933m ²	37.5%	

(Note 1) The ratio represents the percentage of the leased floor space of the relevant tenants to the gross area under lease of floors practically used for offices.

(Note 2) The leased floor space of Sphere Tower Tennozu indicates the figure corresponding to the substantial ownership ratio of PIC for the building portion of the property.

INITIATIVES ON ESG AWARENESS

Acquisition of Environmental Certifications

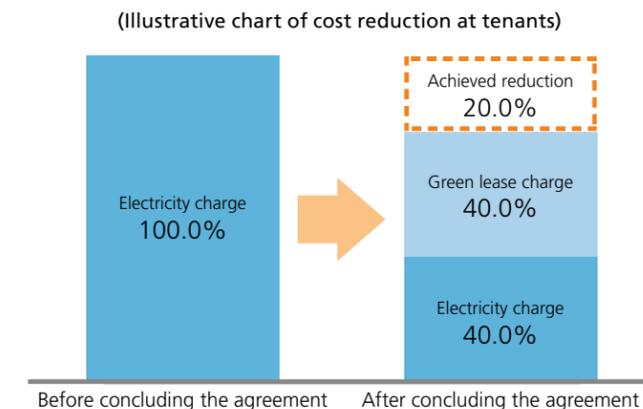
GRESB

- In the GRESB Real Estate Assessment implemented in 2018, PIC received a "Green Star" rating.
- PIC received "4 Stars" in the GRESB Rating, which awards applicants a relative evaluation based on the total GRESB score.



Green Lease Agreement

- Concluded green lease agreement with certain tenants in Urbannet Ichigaya Building and Gotanda NT Building and installed LED lighting in space dedicated to the tenant.
- With these arrangements, the tenants can expect a reduction in electricity charges as the buildings have better environmental performance through more efficient energy use, while PIC as the owner can collect part of the work expenses as green lease charge.



Certification for CASBEE for Real Estate

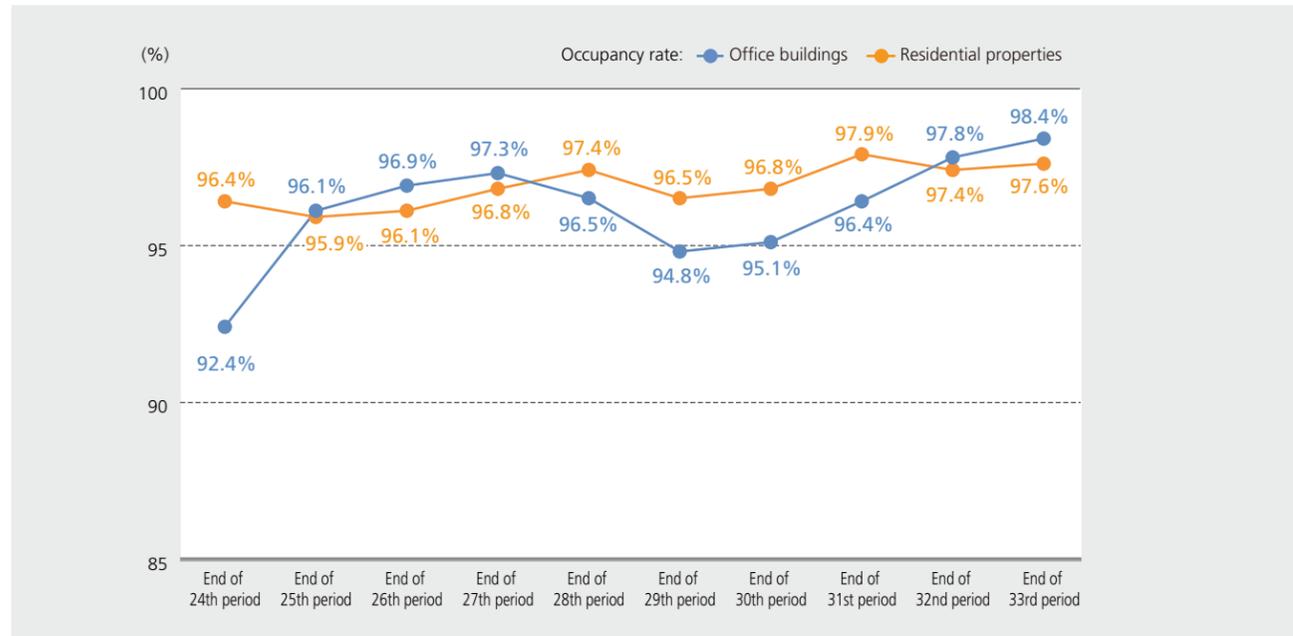
- PIC has acquired rank S and rank A certifications for 15 properties out of the 59 properties in its portfolio.

Assessment	Property name
Rank S	Urbannet Omori Building
	NTT CRED Okayama Building
	Urbannet Shizuoka Ote-machi Building
Rank A	Landic Shimbashi Building
	Landic Shimbashi 2 Building
	Takadanobaba Center Building
	Urbannet Azabu Building
	Urbannet Ichigaya Building
	Urbannet Kojimachi Building
	Premier Toyochi Building
	Ueno TH Building
	Gotanda NT Building
	Urbannet Ikebukuro Building
	Premier Yokohama Nishiguchi Building
	Urbannet Shizuoka Building

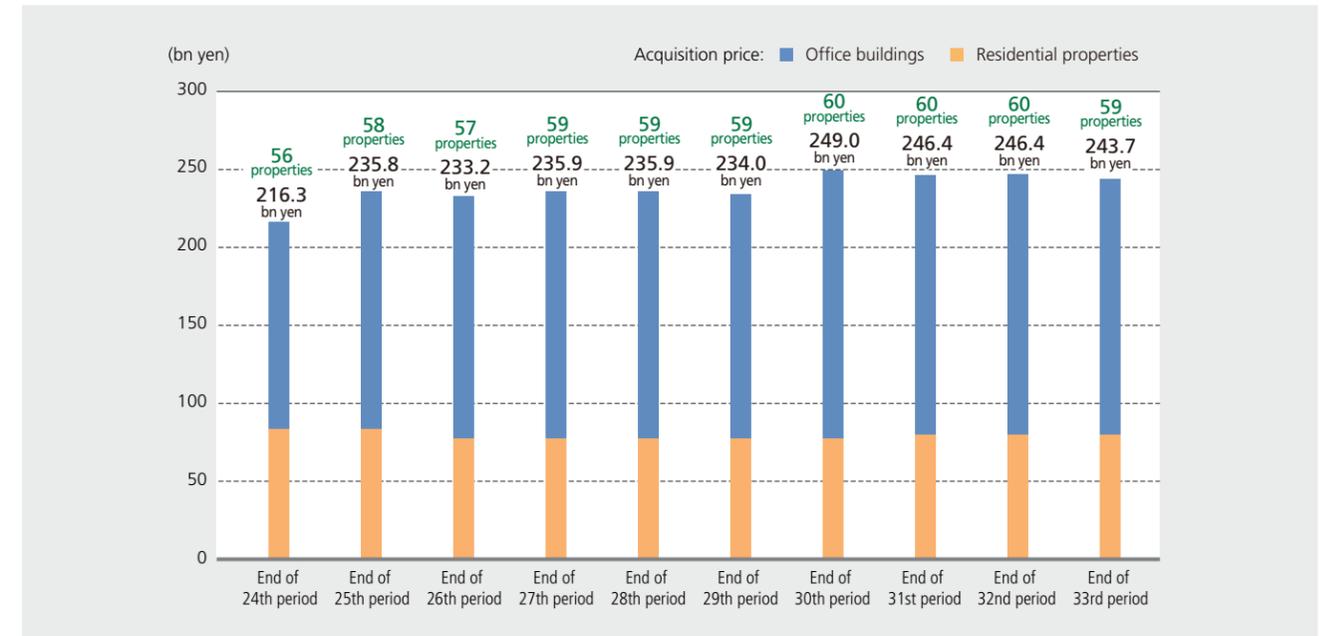


MANAGEMENT STATUS IN THE 33RD FISCAL PERIOD

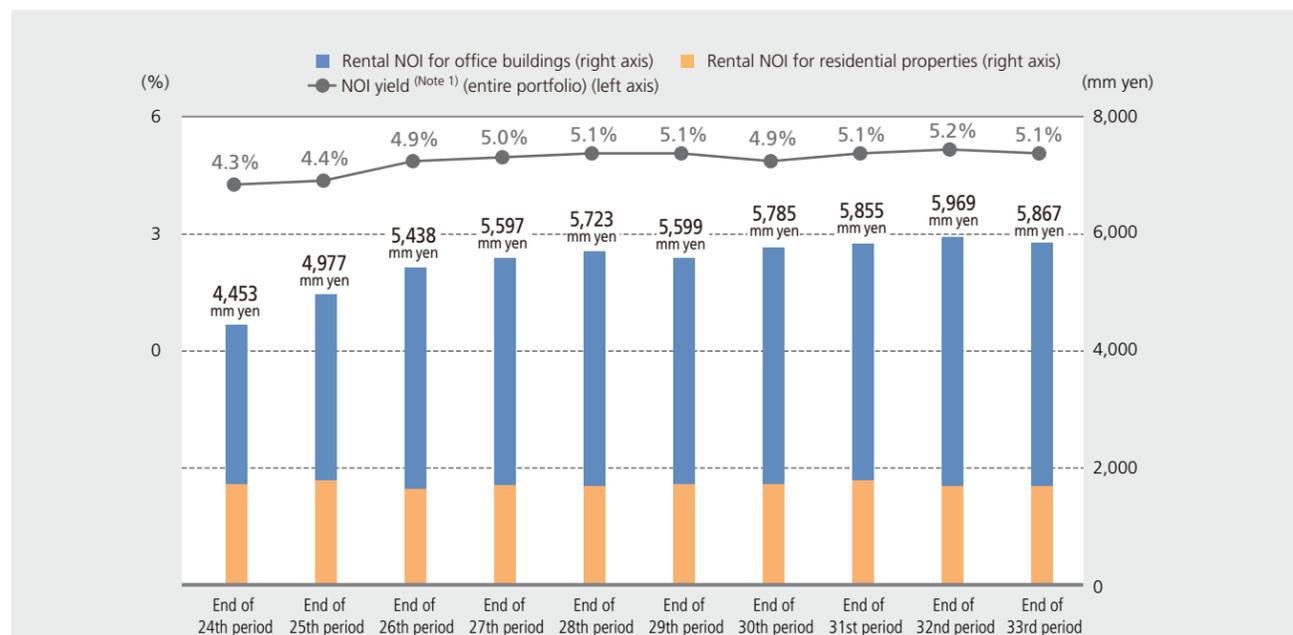
Changes in Occupancy Rates



Growth in Asset Size



Changes in NOI and NOI Yields

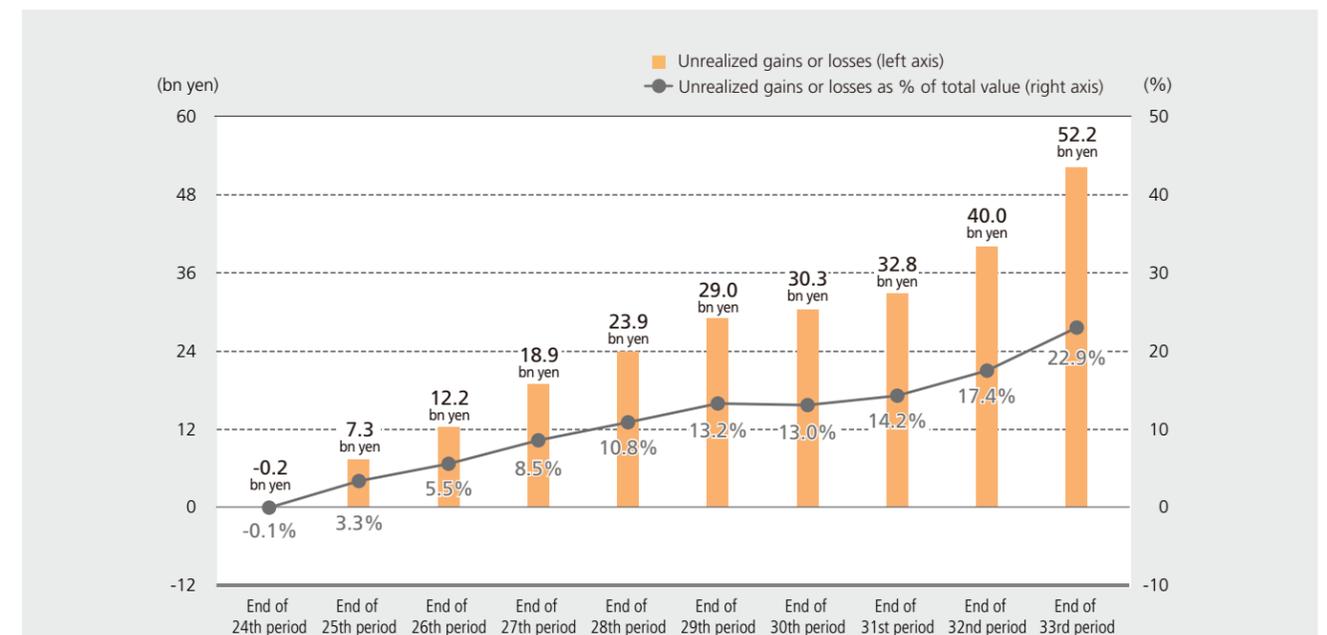


(Note) NOI yield = annualized rental NOI* / investment value**

* Annualized rental NOI = sum total of [(real estate rental income + depreciation + dividend income from preferred securities) x 2] of owned properties (including preferred securities) for each fiscal period

** Investment value = sum total of book value as of the end of each fiscal period of owned assets (including preferred securities) for each fiscal period

Changes in Unrealized Gains or Losses



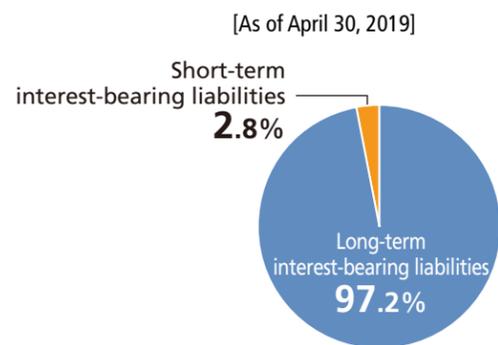
(Note) Includes UDX Special Purpose Company Preferred Securities (Akihbara UDX). The following formula is used to approximate the period-end appraisal value of Akihbara UDX.
 Period-end appraisal value (approximate value) = [(total assets* - total specific assets* + period-end reference survey price for Akihbara UDX - total liabilities*) attributable to UDX SPC] x [PIC's percentage of ownership (19.0%)]

*Uses book value as of end of June or December in each fiscal period.

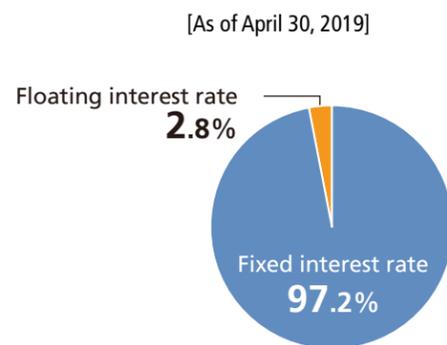
FINANCIAL STATUS IN THE 33RD FISCAL PERIOD

Status of Interest-Bearing Liabilities

Ratios of Long-Term and Short-Term Borrowings ^(Note)

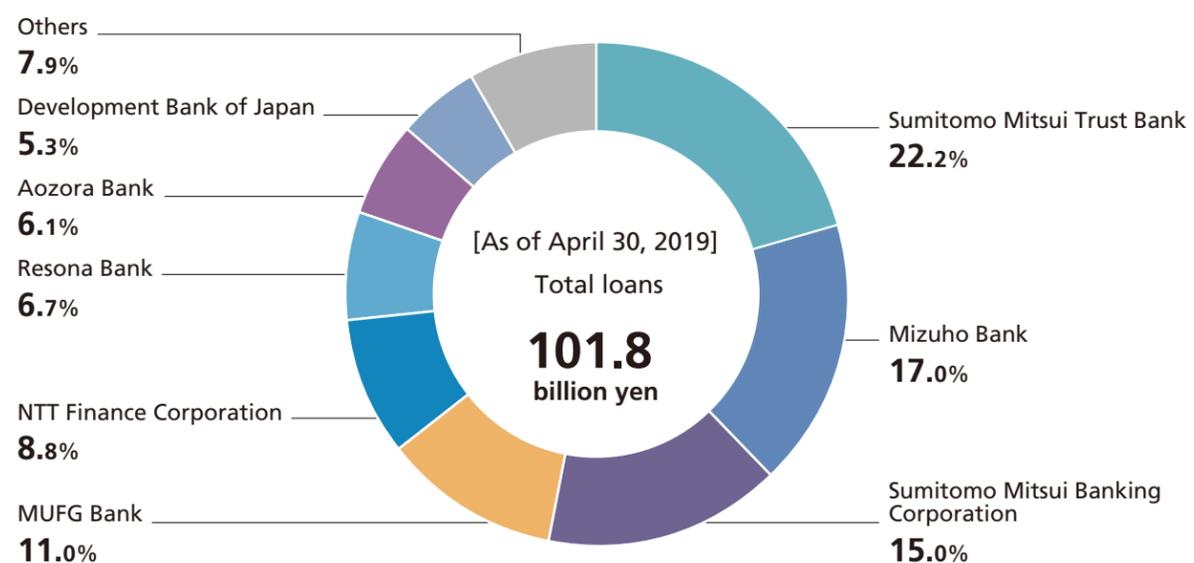


Ratios of Fixed and Floating Interest Rate Borrowings

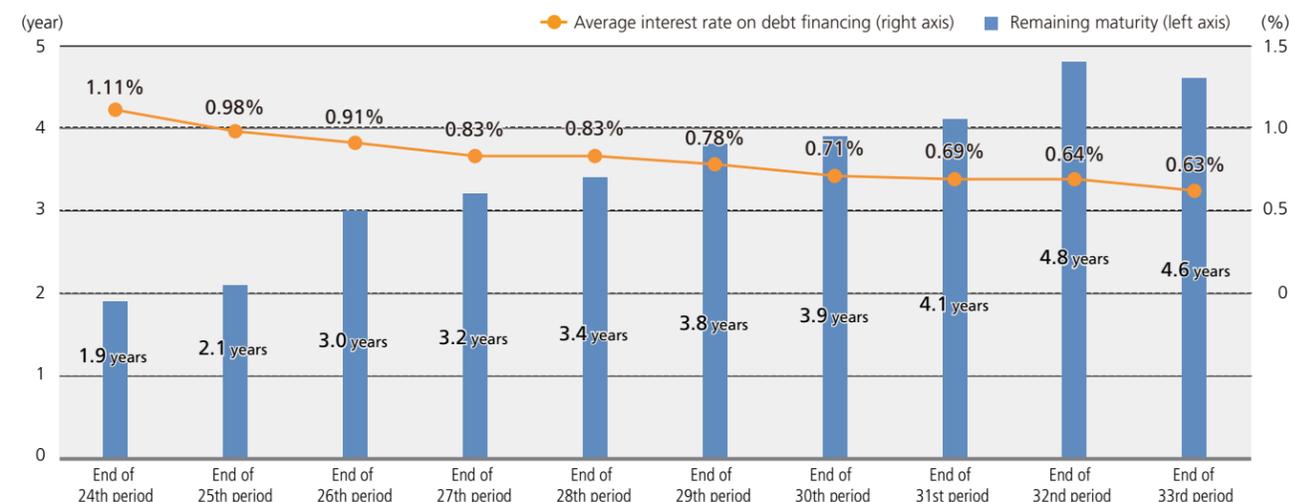


(Note) Classification is made by the periods from the drawdown dates for loans and from the issue dates for corporate bonds.

Breakdown of Lenders



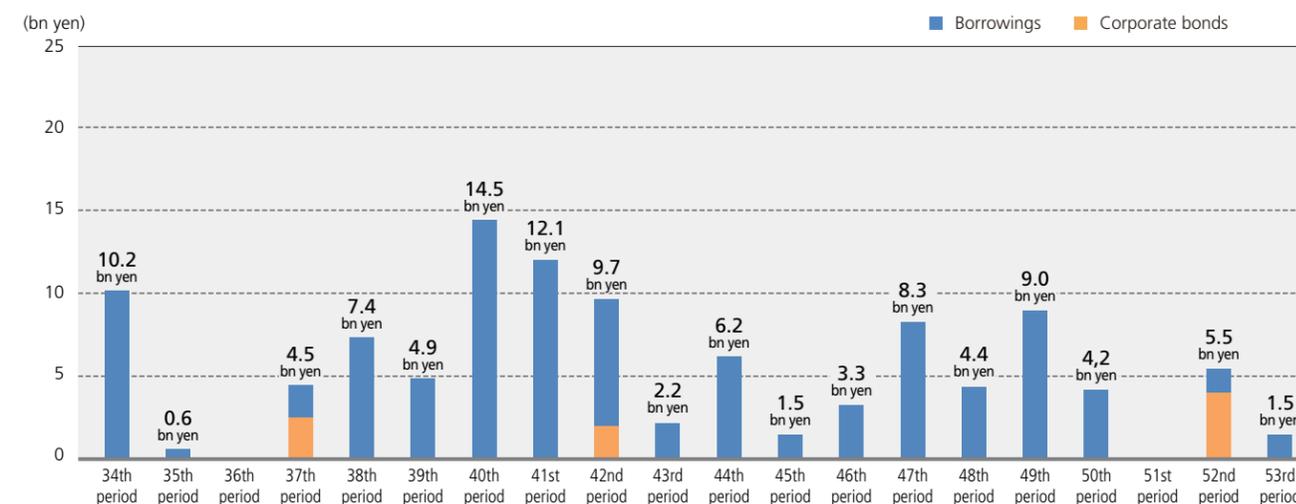
Changes in the Average Interest Rate and Average Remaining Period to Maturity



(Note) Average interest rate is an average weighted for balances outstanding as of the end of the period for each nominal interest rate.

Repayment Schedule of Interest-Bearing Liabilities

PIC works to reduce the refinancing risk by diversifying repayment dates of interest-bearing liabilities.



Credit Rating Status

PIC was granted an issuer rating of AA- by Japan Credit Rating Agency, Ltd. (JCR).

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

[33rd Fiscal Period (as of April 30, 2019)]

No.	Area	Property Name (Note 1)	Acquisition Price (mm yen) (Note 2)	Share (%) (Note 3)	Period End Occupancy Rate (%)	Real Estate Rental Income			PML Value (%) (Note 4)	
						Revenues (mm yen)	Expenses (mm yen)	Income (mm yen)		
Office Buildings										
A01	5 Central Wards of Tokyo	Landic Shimbashi Building	6,341	2.6	100.0	187	100	87	10.6	
A02		Landic Shimbashi 2 Building	7,045	2.9	100.0	223	101	122	12.9	
A03		Premier Dogenzaka Building	1,727	0.7	100.0	81	33	48	5.5	
A04		KN Shibuya No.3	5,348	2.2	100.0	247	93	153	10.6	
A05		Takadanobaba Center Building	5,118	2.1	100.0	251	108	142	2.0	
A06		Rokubancho Building	7,860	3.2	100.0	(Note 5)	(Note 5)	164	10.8	
A10		Urbannet Mita Building	10,300	4.2	96.6	305	130	174	7.2	
A11		Urbannet Azabu Building	5,000	2.1	100.0	(Note 5)	(Note 5)	49	10.5	
A12		Urbannet Ichigaya Building	1,650	0.7	100.0	(Note 5)	(Note 5)	35	7.0	
A15		Granpark	11,490	4.7	98.8	451	224	227	12.0	
A16		Urbannet Kojimachi Building	3,600	1.5	100.0	165	59	106	10.0	
B02		Other 18 Wards of Tokyo	Premier Toyochi Building	4,310	1.8	100.0	110	64	45	16.2
B03	Ueno TH Building		4,380	1.8	100.0	125	64	61	12.8	
B04	Gotanda NT Building		4,100	1.7	100.0	96	43	53	14.3	
B05	Ueno Tosei Building		5,900	2.4	100.0	205	90	114	10.7	
B06	Urbannet Ikebukuro Building		13,600	5.6	100.0	733	423	310	13.0	
B07	Urbannet Omori Building		4,800	2.0	100.0	249	118	131	6.8	
B08	Sphere Tower Tennozu		15,000	6.2	100.0	586	343	242	8.3	
B09	Urbannet Gotanda NN Building		5,250	2.2	100.0	28	7	20	9.7	
C01	Urban Areas Surrounding Tokyo		Premier Yokohama Nishiguchi Building	3,558	1.5	100.0	143	74	69	10.2
C02		The Kanagawa Science Park R&D Building	6,556	2.7	90.8	406	283	122	10.4	
G02	Major Regional Cities	NTT CRED Okayama Building	3,600	1.5	92.6	264	234	30	14.4	
G03		Urbannet Shizuoka Ote-machi Building	1,628	0.7	97.5	108	46	62	9.0	
G04		Urbannet Shizuoka Building	1,119	0.5	96.7	77	31	46	9.0	
G05		Urban Ace Higobashi Building	4,600	1.9	100.0	245	103	142	6.3	
Subtotal			25 properties	143,880	59.0	98.4	5,792	3,025	2,766	-

(continued on next page)

(cont'd)

No.	Area	Property Name (Note 1)	Acquisition Price (mm yen) (Note 2)	Share (%) (Note 3)	Period End Occupancy Rate (%)	Real Estate Rental Income			PML Value (%) (Note 4)	
						Revenues (mm yen)	Expenses (mm yen)	Income (mm yen)		
Residential Properties										
D01	5 Central Wards of Tokyo	Park Axis Yotsuya Stage	5,208	2.1	93.7	152	187	-35	7.4	
D02		Park Axis Meiji-Jingumae	2,604	1.1	100.0	54	19	35	9.9	
D04		Cabin Arena Akasaka	1,330	0.5	97.4	41	14	27	10.1	
D05		Cabin Arena Minami-Aoyama	1,070	0.4	97.9	35	17	18	11.2	
D06		Bureau Kioicho	1,840	0.8	100.0	38	11	27	11.6	
D08		Roppongi Green Terrace	4,678	1.9	100.0	126	67	59	10.3	
D09		Premier Stage Shibakoen II	2,181	0.9	98.8	59	23	36	11.5	
D11		Langue Tower Kyobashi	927	0.4	96.8	37	13	24	12.5	
D12		Premier Stage MitaKeidaimae	1,580	0.6	98.1	54	18	36	14.3	
D13		Premier Rosso	1,662	0.7	97.6	57	27	29	14.0	
D14		Premier Blanc Yoyogikouen	2,330	1.0	98.3	67	34	33	13.1	
D15		Premier Stage Uchikanda	1,723	0.7	100.0	61	26	35	13.8	
D16		Premier Stage Ichigayakawadacho	1,460	0.6	100.0	46	19	26	13.1	
D17		Walk Akasaka	2,043	0.8	95.4	48	30	18	13.9	
D18		Premier Stage Shibakoen	1,585	0.7	97.7	47	19	28	16.1	
D19		MEW	1,556	0.6	96.5	38	24	13	13.9	
D20		Shibaura Island Air Tower	7,590	3.1	98.0	356	248	108	11.2	
D21		Storia Akasaka	3,930	1.6	96.1	96	33	62	11.7	
D22		Renai Shinjuku-Gyoen Tower	6,500	2.7	96.8	188	108	79	7.2	
D23		Shibaura Island Bloom Tower	5,500	2.3	98.0	287	173	113	10.0	
D24		Questcourt Harajuku	4,500	1.8	96.3	150	51	98	12.7	
D25		Urbancourt Ichigaya	1,385	0.6	97.6	61	23	38	12.0	
D26		Premier Stage Azabu-Juban	1,420	0.6	94.4	39	18	20	14.6	
D27		Premier Stage Sasazuka	1,080	0.4	100.0	32	11	21	10.5	
E01		Other 18 Wards of Tokyo	B-Site Osaki	1,072	0.4	100.0	29	9	19	12.1
E02			Premier Garden Hongo	975	0.4	93.1	31	11	20	12.1
E03			Premier Grande Magome	1,560	0.6	100.0	42	22	20	15.7
E04	Premier Nozze Yutenji		1,525	0.6	96.6	42	18	23	13.6	
E05	Premier Stage Yushima		1,803	0.7	96.4	52	59	-7	17.2	
E06	Premier Stage Komagome		1,830	0.8	97.4	54	36	17	18.0	
E07	Premier Stage Otsuka		1,310	0.5	98.5	43	20	23	22.5	
E08	Premier Stage Honjo-Azumabashi		2,640	1.1	98.2	81	48	32	14.7	
E09	Premier Stage Ryogoku		1,496	0.6	100.0	49	23	25	12.8	
Subtotal			33 properties	79,894	32.8	97.6	2,608	1,474	1,134	-

(continued on next page)

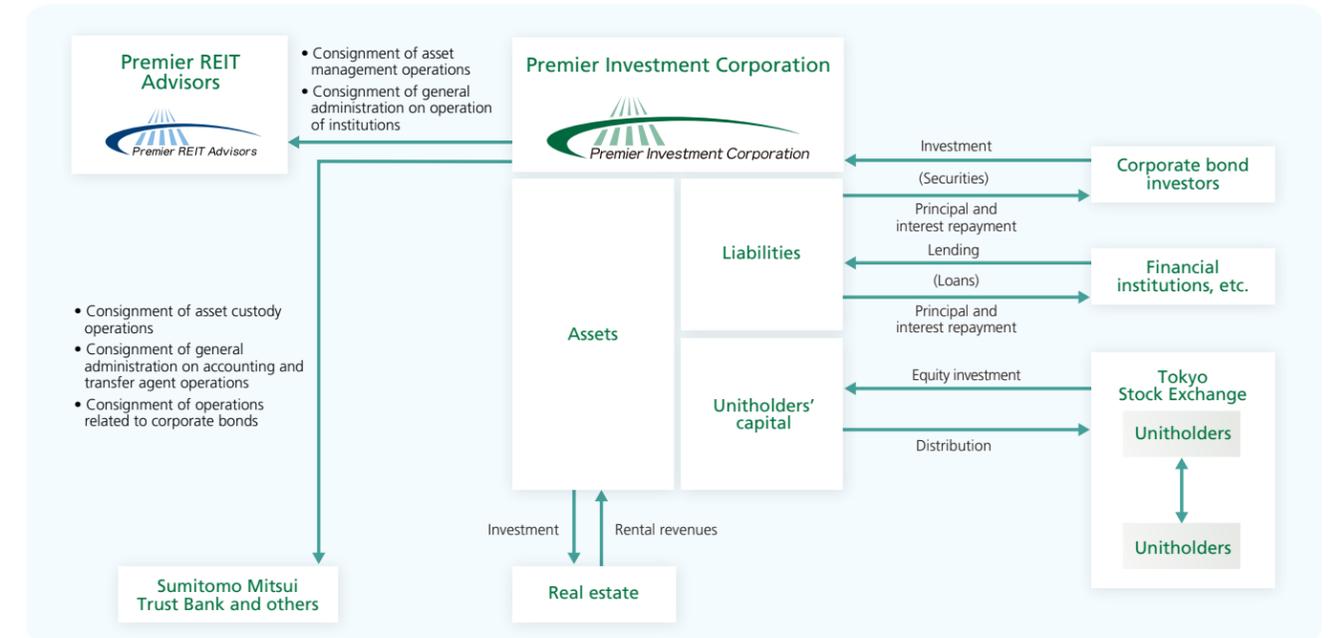
(cont'd)

No.	Area	Property Name (Note 1)	Acquisition Price (mm yen) (Note 2)	Share (%) (Note 3)	Period End Occupancy Rate (%)	Real Estate Rental Income			PML Value (%) (Note 4)
						Revenues (mm yen)	Expenses (mm yen)	Income (mm yen)	
Preferred Securities (Office Building)									
Z01	5 Central Wards of Tokyo	UDX Special Purpose Company Preferred Securities (Akihabara UDX) (Note 6)	19,940	8.2	-	-	-	-	-
Subtotal			19,940	8.2	-	-	-	-	-
Total			243,714	100.0	98.1	8,400	4,500	3,900	8.4

(Note 1) PIC owns properties in the form of either beneficiary interests in real estate trust or preferred securities.
 (Note 2) The acquisition price represents the transaction price before taxes, not including various expenses (such as transaction brokerage fees and real estate taxes) required for the acquisition of the property.
 (Note 3) The indicated shares represent the ratio of the acquisition price of respective properties to the total acquisition price of all properties.
 (Note 4) PIC acquired earthquake risk reports for real estate in trust from Takenaka Corporation. However, the earthquake risk reports are only the expression of opinions, and do not guarantee the correctness of the statements. The Probable Maximum Loss (PML) values of individual properties are defined as the loss rate from earthquake damage for individual properties, evaluated based on the strength of a probable earthquake of maximum magnitude that could cause the greatest damage to buildings and is assumed to happen once every 475 years. However, the PML values do not consider damage to equipment, furniture or inventories, damage by water or fire, compensation to victims, or losses due to work closures. In assessing the PML of the portfolio, the correlation of damages to multiple properties is considered. As such, the loss rates as a whole (total damage/price to reacquire all buildings) are obtained from the sum of the damage generated simultaneously among buildings that comprise the portfolio when an earthquake that happens once every 475 years occurs at a certain epicenter, and the maximum figure of the values has been set as the PML value of the portfolio.
 (Note 5) The rental revenues from a leasing contract with a single major tenant constitute more than 80% of the total rental revenues for this property, and the major tenant has not agreed to disclose the rental revenues. Accordingly, PIC does not indicate these figures due to this unavoidable reason.
 (Note 6) The property owned by UDX Special Purpose Company, the issuer of the preferred securities, comprises an entire office building and its site, and the property name is Akihabara UDX.

ORGANIZATION OF PIC

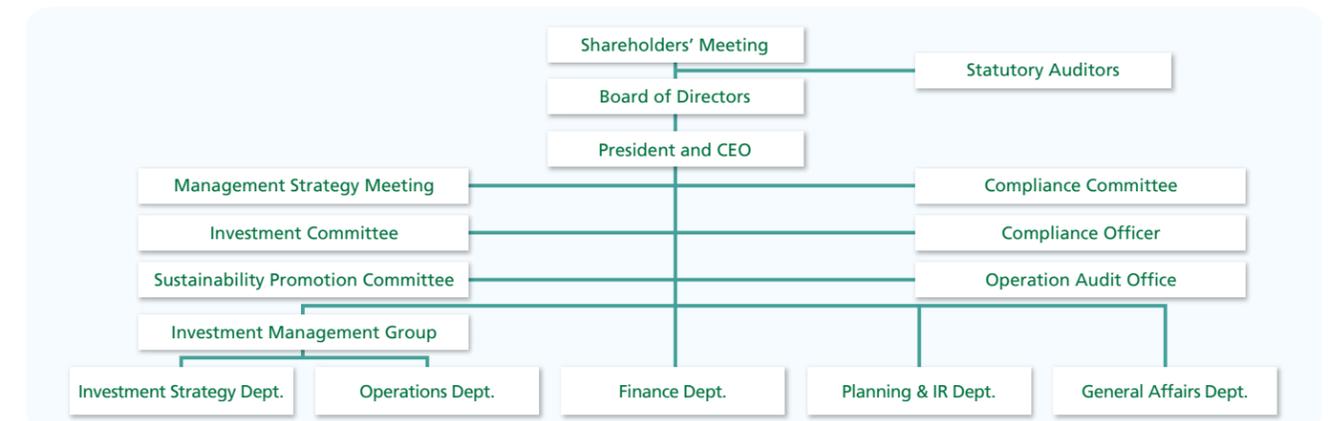
Structure of PIC



(Note) The above chart shows the major part of PIC's structure.

Overview of Asset Manager (as of July 1, 2019)

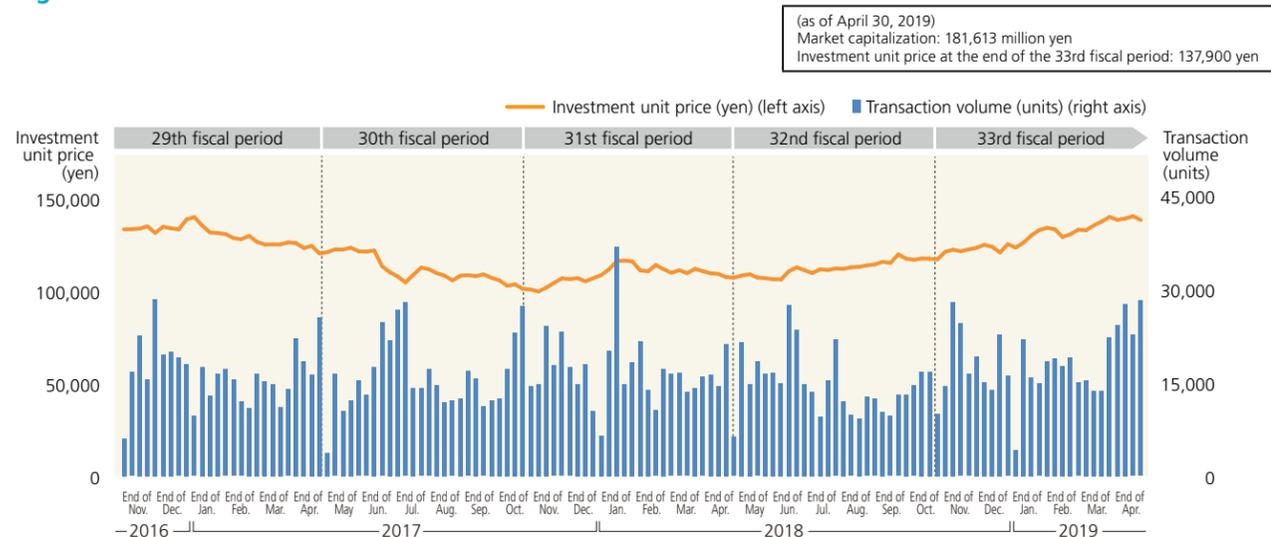
Trade name	Premier REIT Advisors Co., Ltd.
Paid-in capital	300 million yen
Line of business	Investment management business in accordance with the Financial Instruments and Exchange Act
Shareholder composition	NTT Urban Development Corporation (70.0%) and Kenedix, Inc. (30.0%)



INFORMATION FOR UNITHOLDERS

Investment Unit Status

Changes in Investment Unit Price of PIC

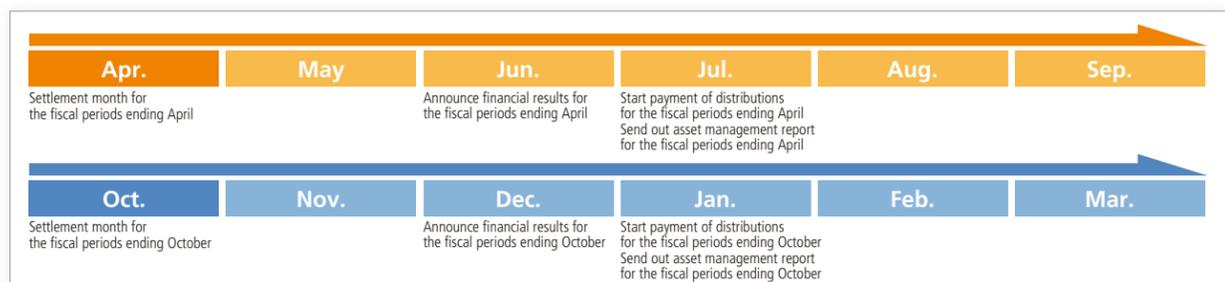


Number of Investment Units by Unitholders and Number of Unitholders



(Note) The investment unit ratio has been rounded down to the first decimal place.

Annual Schedule



Independent Auditor's Report

To the Board of Directors of Premier Investment Corporation:

We have audited the accompanying financial statements of Premier Investment Corporation ("the Company"), which comprise the balance sheet as at April 30, 2019, and the profit and loss statement, statement of changes in unitholders' equity and cash flow statement for the six months period then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in Japan. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, while the objective of the financial statement audit is not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as at April 30, 2019, and its financial performance and cash flows for the six months period then ended in accordance with accounting principles generally accepted in Japan.

KPMG AZSA LLC

July 29, 2019
Tokyo, Japan

KPMG AZSA LLC, a limited liability audit corporation incorporated under the Japanese Certified Public Accountants Law and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity.

BALANCE SHEETS

AS OF OCTOBER 31, 2018 AND APRIL 30, 2019

	Thousands of yen	
	October 31, 2018	April 30, 2019
ASSETS		
CURRENT ASSETS		
Cash and deposits (Note-3) (Note-14)	¥ 2,519,322	¥ 3,741,237
Cash and deposits held in trust (Note-3) (Note-14)	13,042,995	12,793,389
Tenant receivables	122,204	122,417
Prepaid expenses	126,190	163,138
Income taxes refund receivables	97,046	106,896
Consumption taxes refund receivables	24,087	-
Other current assets	1,455	2,010
TOTAL CURRENT ASSETS	15,933,301	16,929,090
LONG-TERM ASSETS		
Property and equipment		
Buildings held in trust (Note-4)	89,459,839	88,473,453
Structures held in trust (Note-4)	1,963,462	1,949,343
Tools, furniture and fixtures held in trust (Note-4)	368,136	400,621
Less accumulated depreciation (Note-4)	(27,974,142)	(28,475,802)
Land held in trust (Note-4)	144,998,901	143,794,996
Construction in progress held in trust (Note-4)	-	30,564
Total property and equipment, net	208,816,197	206,173,176
Intangible fixed assets		
Leasehold held in trust (Note-4)	1,777,602	1,777,602
Other intangible fixed assets held in trust (Note-4)	603	474
Other intangible fixed assets	6,853	5,483
Total intangible fixed assets	1,785,060	1,783,560
Investment and other assets		
Investment securities (Note-14) (Note-15)	20,035,175	20,035,175
Deferred tax assets (Note-10)	1,846	3,455
Other deposits	10,000	10,000
Long-term prepaid expenses	415,616	397,404
Other deposits held in trust	630,697	630,697
Total investment and other assets	21,093,336	21,076,733
TOTAL LONG-TERM ASSETS	231,694,593	229,033,469
Deferred assets		
Corporate bond issuance costs	37,828	33,592
Total deferred assets	37,828	33,592
TOTAL ASSETS	¥ 247,665,723	¥ 245,996,152

The accompanying notes are an integral part of these financial statements.

	Thousands of yen	
	October 31, 2018	April 30, 2019
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable	¥ 1,648,911	¥ 1,388,264
Short-term loans payable (Note-7) (Note-14)	3,055,000	3,055,000
Long-term loans payable due within one year (Note-7) (Note-14)	10,050,000	7,850,000
Corporate bonds payable due within one year (Note-6) (Note-14)	2,500,000	-
Accrued expenses	121,684	116,347
Distributions payable	10,819	10,468
Income taxes payable	605	1,276
Consumption taxes payable	-	85,388
Business office taxes payable	5,859	10,560
Rents received in advance	1,277,515	1,372,910
Deposits received	86,033	75,315
Total current liabilities	18,756,429	13,965,532
LONG-TERM LIABILITIES		
Long-term loans payable (Note-7) (Note-14)	88,550,000	90,900,000
Corporate bonds (Note-6) (Note-14)	8,500,000	8,500,000
Tenant security deposits held in trust	7,557,689	7,598,546
Total long-term liabilities	104,607,689	106,998,546
TOTAL LIABILITIES	123,364,118	120,964,079
NET ASSETS		
UNITHOLDERS' EQUITY (Note-5)		
Unitholders' capital	120,350,148	120,350,148
Units authorized – 10,000,000 units as of October 31, 2018 – 10,000,000 units as of April 30, 2019		
Units issued and outstanding – 1,316,995 units as of October 31, 2018 – 1,316,995 units as of April 30, 2019		
Surplus		
Reserve for reduction entry	400,267	400,267
Unappropriated retained earnings	3,551,188	4,281,656
Total unitholders' equity	124,301,604	125,032,072
TOTAL NET ASSETS	124,301,604	125,032,072
TOTAL LIABILITIES AND NET ASSETS	¥ 247,665,723	¥ 245,996,152

The accompanying notes are an integral part of these financial statements.

PROFIT AND LOSS STATEMENTS

FOR THE SIX MONTHS ENDED OCTOBER 31, 2018 AND APRIL 30, 2019

	Thousands of yen	
	October 31, 2018	April 30, 2019
OPERATING REVENUES AND EXPENSES		
Operating revenues		
Rental revenues (Note-8)	¥ 7,586,886	¥ 7,572,149
Other rental revenues (Note-8)	1,057,540	963,488
Gains from sale of properties (Note-9)	-	876,401
Dividend income	475,198	529,688
Operating expenses		
Property operating expenses (Note-8)	4,544,272	4,593,106
Asset management fees	366,774	391,566
Directors' compensation	4,200	4,200
Custodian fees	11,533	11,302
Administration fees	86,961	92,512
Audit fees	8,500	8,500
Other expenses	109,162	149,931
Operating income	3,988,221	4,690,609
NON-OPERATING REVENUES AND EXPENSES		
Non-operating revenues		
Interest income	81	77
Return of unclaimed distribution	1,080	1,265
Other non-operating revenues	83	342
Non-operating expenses		
Interest expenses	393,810	376,675
Interest expenses on corporate bonds	35,112	26,863
Amortization of corporate bond issuance costs	5,253	4,235
Other non-operating expenses	2,575	2,489
Ordinary income	3,552,715	4,282,030
Income before income taxes	3,552,715	4,282,030
Income taxes (Note-10)		
Current	605	2,553
Deferred	1,700	(1,609)
Net income	3,550,409	4,281,086
Income carried forward	779	570
UNAPPROPRIATED RETAINED EARNINGS	¥ 3,551,188	¥ 4,281,656

The accompanying notes are an integral part of these financial statements.

STATEMENTS OF CHANGES IN UNITHOLDERS' EQUITY

FOR THE SIX MONTHS ENDED OCTOBER 31, 2018 AND APRIL 30, 2019

	Thousands of yen						
	Unitholders' Equity						Total Net Assets
	Unitholders' Capital (Note-1)	Surplus		Unappropriated Retained Earnings	Total Surplus	Total Unitholders' Equity	
Reserve for Reduction Entry (Note-13)		Total Voluntary Retained Earnings					
BALANCE AT APRIL 30, 2018	¥ 120,350,148	¥ 260,208	¥ 260,208	¥ 3,679,603	¥ 3,939,812	¥ 124,289,960	¥ 124,289,960
Changes during the period							
Provision of reserve for reduction entry		140,059	140,059	(140,059)	-	-	-
Cash distributions paid				(3,538,765)	(3,538,765)	(3,538,765)	(3,538,765)
Net income				3,550,409	3,550,409	3,550,409	3,550,409
Total changes during the period	-	140,059	140,059	(128,415)	11,643	11,643	11,643
BALANCE AT OCTOBER 31, 2018	¥ 120,350,148	¥ 400,267	¥ 400,267	¥ 3,551,188	¥ 3,951,456	¥ 124,301,604	¥ 124,301,604
Changes during the period							
Cash distributions paid				(3,550,618)	(3,550,618)	(3,550,618)	(3,550,618)
Net income				4,281,086	4,281,086	4,281,086	4,281,086
Total changes during the period	-	-	-	730,467	730,467	730,467	730,467
BALANCE AT APRIL 30, 2019	¥ 120,350,148	¥ 400,267	¥ 400,267	¥ 4,281,656	¥ 4,681,923	¥ 125,032,072	¥ 125,032,072

The accompanying notes are an integral part of these financial statements.

CASH FLOW STATEMENTS

FOR THE SIX MONTHS ENDED OCTOBER 31, 2018 AND APRIL 30, 2019

	Thousands of yen	
	October 31, 2018	April 30, 2019
CASH FLOW FROM OPERATING ACTIVITIES		
Income before income taxes	¥ 3,552,715	¥ 4,282,030
Depreciation	1,395,800	1,396,865
Amortization of corporate bond issuance costs	5,253	4,235
Interest income	(81)	(77)
Return of unclaimed distributions	(1,080)	(1,265)
Interest expenses	428,922	403,539
Decrease (increase) in tenant receivables	(3,644)	(212)
Increase (decrease) in accounts payable	(89,017)	(59,701)
Decrease (increase) in consumption taxes refund receivables	(24,087)	24,087
Increase (decrease) in consumption taxes payable	(401,679)	85,388
Increase (decrease) in rents received in advance	(2,752)	95,394
Increase (decrease) in deposits received	(4,530)	(10,717)
Decrease in carrying amounts of property and equipment held in trust due to sale	-	7,724,169
Other	31,954	(41,398)
SUBTOTAL	4,887,773	13,902,337
Interest received	81	77
Interest paid	(469,227)	(381,989)
Income taxes (paid) refund	(2,870)	(11,732)
Net cash provided by (used in) operating activities	4,415,756	13,508,693
CASH FLOW FROM INVESTING ACTIVITIES		
Payments for purchases of property and equipment held in trust	(708,177)	(6,677,460)
Proceeds from tenant security deposits held in trust	352,912	740,352
Payments of tenant security deposits held in trust	(192,835)	(699,495)
Other	(7,477)	-
Net cash provided by (used in) investing activities	(555,577)	(6,636,603)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from short-term loans payable	3,055,000	-
Proceeds from long-term loans payable	9,500,000	3,000,000
Repayments of short-term loans payable	(3,400,000)	-
Repayments of long-term loans payable	(8,000,000)	(2,850,000)
Proceeds from issuance of corporate bonds	6,000,000	-
Redemption of corporate bonds	(7,500,000)	(2,500,000)
Payments of corporate bond issuance costs	(33,603)	-
Payments of distributions	(3,536,901)	(3,549,780)
Net cash provided by (used in) financing activities	(3,915,505)	(5,899,780)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(55,326)	972,309
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	15,617,643	15,562,317
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(Note-3) ¥ 15,562,317	¥ 16,534,627

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED OCTOBER 31, 2018 AND APRIL 30, 2019

Note-1. Organization and basis of presentation

(a) Organization – Premier Investment Corporation (hereinafter, “PIC”) is an investment corporation established in May 2002 under the Act on Investment Trusts and Investment Corporations (hereinafter, “Investment Trusts Act”) with an initial capital of 200,000 thousand yen (400 units), and it is listed on the Tokyo Stock Exchange. Premier REIT Advisors Co., Ltd., is the asset manager of PIC.

Overview of PIC’s equity financing in the past five years is as follows:

Date	Description	Total Number of Investment Units Issued and Outstanding (units)		Unitholders’ Capital (millions of yen)	
		Increase (Decrease)	Balance	Increase (Decrease)	Balance
January 21, 2015	Capital increase through public offering	42,500	261,199	25,048	119,053
February 18, 2015	Capital increase through third-party allotment	2,200	263,399	1,296	120,350
November 1, 2015	Splitting 5-for-1 investment units	1,053,596	1,316,995	-	120,350

As of April 30, 2019, PIC had total unitholders’ capital of 120,350,148 thousand yen with 1,316,995 units outstanding.

As of April 30, 2019, PIC owned a portfolio of 25 office buildings, 33 residential properties and preferred securities of an SPC (59 properties in total). Total acquisition costs of those properties were 243,714 million yen, with the investment ratio by asset type standing at 59.0% for office buildings, 32.8% for residential properties and 8.2% for others (preferred securities).

(b) Basis of presentation – The financial statements of PIC have been prepared in accordance with the provisions set forth in the Financial Instruments and Exchange Act and other related regulations of Japan and in conformity with accounting principles and practices generally accepted in Japan, which are different in certain respects from the application and disclosure requirements of International Financial Reporting Standards.

The accompanying financial statements are a translation of the audited financial statements that were prepared for Japanese domestic purposes from the accounts and records maintained by PIC and were filed with the Kanto Local Finance Bureau of the Ministry of Finance as required by the Financial Instruments and Exchange Act. Certain items presented in the financial statements have been reclassified for the convenience of readers outside Japan. PIC does not prepare consolidated financial statements as PIC has no subsidiaries.

PIC’s fiscal period is six months, which respectively ends in April and October of each year.

Amounts less than 1 thousand yen have been omitted. As a result, the total shown in the financial statements and notes thereto do not necessarily agree with the sum of the individual account balances.

Note-2. Summary of significant accounting policies

(a) Cash and cash equivalents – Cash and cash equivalents consist of cash, demand deposits, cash and deposits held in trust, and short-term investments. Short-term investments are highly liquid, readily convertible to cash, have an insignificant risk of change in value, and an original maturity of three months or less.

(b) Valuation standard and method for securities –

Available-for-sale investment securities – Private securities without fair market value are stated at cost being determined by the moving average method.

(c) Depreciation and amortization –

Property and equipment – Property and equipment are carried at cost, less accumulated depreciation. Depreciation of property and equipment, except for land, is computed by using the straight-line method at rates based on estimated useful lives.

The ranges of useful lives used in the computation of depreciation are generally as follows:

Buildings held in trust	3-68 years
Structures held in trust	3-50 years
Tools, furniture and fixtures held in trust.....	3-15 years

In accordance with the amended Japanese tax law, properties and equipment acquired on or after April 1, 2007 are depreciated with the residual value of 1 yen recognized at the end of the useful lives.

Properties and equipment acquired before March 31, 2007 are depreciated with the residual value of 5% of acquisition costs over useful lives based on the tax law at that time. However, in accordance with the amended Japanese tax law, such properties and equipment are depreciated with the residual value of 1 yen over five years from the following fiscal years after they are depreciated to the residual value of 5% of acquisition costs.

Long-term prepaid expenses – Prepaid expenses are amortized using the straight-line method.

Corporate bond issuance costs – Corporate bond issuance costs are amortized using the straight-line method over the period through the redemption of the bonds.

(d) Income taxes – Income taxes are accounted for financial reporting purposes. The tax effect of temporary differences for the carrying amount of assets and liabilities between accounting basis and tax basis is recognized as deferred taxes.

(e) Property-related taxes – Property-related taxes (i.e., property tax, city planning tax and depreciable property tax) are imposed on properties on a calendar year basis. The amount of taxes paid in the period is charged to income as property operating expenses. In accordance with Japanese business practice, at the time of disposal, the seller of the property is generally liable for property-related taxes on the property from the date of disposal to the end of the calendar year in which the property is disposed. The seller, however, is reimbursed by the purchaser of the property for the accrued property-related tax liabilities, and the amount of the settlement reflects this adjustment. PIC is allocated the portion of the property-related taxes for the period from the purchase date of each property through the end of the calendar year. The amounts of those allocated portions of the property-related taxes are capitalized as part of the acquisition costs of those properties. There were capitalized property-related taxes totaled 5,276 thousand yen for the six months ended October 31, 2018 and 29,367 thousand yen for the six months ended April 30, 2019.

(f) Method of hedge accounting – Special accounting is applied for interest rate swap transactions that satisfy the requirements for special accounting.

Hedging instruments and hedged items – Hedging instruments: interest rate swap transactions, Hedged items: interest expenses on loans payable.

Hedging policy – PIC conducts derivative transactions to hedge interest rate fluctuation risks for loans payable with floating interest rates based on the “Asset Management Target and Policies” provided in its Articles of Incorporation and the risk management regulations on derivative transactions.

Method for assessing the effectiveness of hedging – Assessment of the effectiveness of hedging is omitted as requirements are satisfied for special accounting for interest rate swap transactions.

(g) Revenue recognition – PIC owns and operates office buildings and residential properties that are rented to tenants. Revenues from leasing the office and residential spaces are recognized on an accrual basis based on the lease agreements. Rental revenues include fixed rental revenues, recoveries of utility charges, and other income.

(h) Accounting treatment of beneficiary interest in trust accounts, including real estate – For beneficiary interests in real estate trust, which are commonly utilized in the ownership of commercial properties in Japan and through which PIC holds all of its properties, all accounts of assets and liabilities held in trust, as well as all income generated and expenses incurred from assets in trust, are recognized in the relevant balance sheet and profit and loss statement.

Furthermore, the following material accounts are separately stated on the balance sheet for assets in trust recognized in relevant accounts.

- (1) Cash and deposits held in trust
- (2) Buildings held in trust, structures held in trust, tools, furniture and fixtures held in trust, land held in trust, and construction in progress held in trust
- (3) Leasehold held in trust
- (4) Other intangible fixed assets held in trust
- (5) Other deposits held in trust
- (6) Tenant security deposits held in trust

(i) Accounting for consumption taxes – The national and local consumption taxes are excluded from business transaction amounts. However, non-deductible consumption taxes on property acquisitions are capitalized with the acquisition costs of the individual properties.

Note-3. Cash and cash equivalents

Cash and cash equivalents as of October 31, 2018 and April 30, 2019 consisted of the following:

	Thousands of yen	
	October 31, 2018	April 30, 2019
Cash and deposits	¥ 2,519,322	¥ 3,741,237
Cash and deposits held in trust	13,042,995	12,793,389
CASH AND CASH EQUIVALENTS	¥ 15,562,317	¥ 16,534,627

Note-4. Schedule of property and equipment and intangible fixed assets held in trust

Property and equipment and intangible fixed assets held in trust as of October 31, 2018 and April 30, 2019 consisted of the following:

	Thousands of yen					
	October 31, 2018			April 30, 2019		
	Acquisition costs	Accumulated depreciation	Book value	Acquisition costs	Accumulated depreciation	Book value
Property and equipment held in trust						
Buildings and structures						
Buildings	¥ 89,459,839	¥ 26,711,408	¥ 62,748,431	¥ 88,473,453	¥ 27,168,284	¥ 61,305,169
Structures	1,963,462	1,047,305	916,156	1,949,343	1,079,914	869,428
Tools, furniture and fixtures	368,136	215,428	152,707	400,621	227,602	173,018
Land	144,998,901	-	144,998,901	143,794,996	-	143,794,996
Construction in progress	-	-	-	30,564	-	30,564
SUBTOTAL	236,790,339	27,974,142	208,816,197	234,648,978	28,475,802	206,173,176
Intangible fixed assets held in trust						
Leasehold	1,777,602	-	1,777,602	1,777,602	-	1,777,602
Other intangible fixed assets	6,469	5,865	603	6,469	5,994	474
Other	34,839	27,985	6,853	34,839	29,356	5,483
SUBTOTAL	1,818,911	33,851	1,785,060	1,818,911	35,351	1,783,560
TOTAL	¥ 238,609,251	¥ 28,007,994	¥ 210,601,257	¥ 236,467,890	¥ 28,511,153	¥ 207,956,736

A government subsidy of 19,834 thousand yen, granted for the capital expenditures at The Kanagawa Science Park R&D Building in 2006, has been deducted from the acquisition cost of the building held in trust.

Note-5. Unitholders' equity

PIC issues investment units in accordance with the Investment Trusts Act. All the proceeds from the issuance of new units are designated as stated capital. PIC maintains minimum net assets of at least 50,000 thousand yen as required by the Investment Trusts Act.

Note-6. Corporate bonds

Corporate bonds for the six months ended October 31, 2018 and April 30, 2019 were as follows:

	Thousands of yen		Interest rate (%)
	October 31, 2018 (Amount)	April 30, 2019 (Amount)	
Unsecured bond No.5 (issued on March 6, 2014 and due on March 6, 2019)	¥ 2,500,000	¥ -	0.45
Unsecured bond No.6 (issued on March 6, 2014 and due on March 5, 2021)	2,500,000	2,500,000	0.72
Unsecured bond No.7 (issued on July 24, 2018 and due on July 24, 2023)	2,000,000	2,000,000	0.25
Unsecured bond No.8 (issued on July 24, 2018 and due on July 24, 2028)	4,000,000	4,000,000	0.58
TOTAL	¥ 11,000,000	¥ 8,500,000	-

* The anticipated maturities of corporate bonds for the following five years (excluding the corporate bonds payable due within one year) beginning May 1, starting in 2019 are as follows:

(thousands of yen)			
More than one year and two years or less	More than two years and three years or less	More than three years and four years or less	More than four years and five years or less
¥ 2,500,000	-	-	2,000,000

Note-7. Short-term and long-term loans

Short-term and long-term loans as of October 31, 2018 and April 30, 2019 consisted of the following:

Lender	Thousands of yen				Average interest rate *1 (%)	Repayment	Use of funds	Remarks
	October 31, 2018 (Amount)	Increase	Decrease	April 30, 2019 (Amount)				
SHORT-TERM LOANS								
Sumitomo Mitsui Trust Bank, Limited	¥ 970,000	¥ -	¥ -	970,000	0.24212	Jul. 31, 2019	*2	Unsecured and non-guaranteed Floating rate
Mizuho Bank, Ltd.	480,000	-	-	480,000				
Sumitomo Mitsui Banking Corporation	145,000	-	-	145,000				
Sumitomo Mitsui Banking Corporation	920,000	-	-	920,000	0.24212	Jul. 31, 2019	*2	Unsecured and non-guaranteed Floating rate
Resona Bank, Limited	360,000	-	-	360,000				
Mizuho Bank, Ltd.	180,000	-	-	180,000				
SUBTOTAL	3,055,000	-	-	3,055,000				
LONG-TERM LOANS *3 *4								
Resona Bank, Limited	1,850,000	-	1,850,000	-	1.02875	Feb. 28, 2019	*2	Unsecured and non-guaranteed Fixed rate
Mitsui Sumitomo Insurance Co., Ltd.	1,000,000	-	1,000,000	-				
Development Bank of Japan Inc.	2,400,000	-	-	2,400,000	0.71625	Sep. 30, 2019	*2	Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Banking Corporation	2,400,000	-	-	2,400,000	0.71625	Sep. 30, 2019		
MUFG Bank, Ltd.	2,400,000	-	-	2,400,000	0.71625	Sep. 30, 2019	*2	Unsecured and non-guaranteed Fixed rate
Mizuho Bank, Ltd.	2,400,000	-	-	2,400,000	0.91125	Sep. 30, 2021		
Sumitomo Mitsui Trust Bank, Limited	1,050,000	-	-	1,050,000	0.87000	Mar. 31, 2022	*2	Unsecured and non-guaranteed Fixed rate
Aozora Bank, Ltd.	650,000	-	-	650,000	0.69000	Mar. 31, 2020		
Sumitomo Mitsui Trust Bank, Limited	1,950,000	-	-	1,950,000	0.91375	Apr. 28, 2022	*2	Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Banking Corporation	1,950,000	-	-	1,950,000				
Sumitomo Mitsui Trust Bank, Limited	3,500,000	-	-	3,500,000	0.86625	Jul. 29, 2022	*2	Unsecured and non-guaranteed Fixed rate
MUFG Bank, Ltd.	1,800,000	-	-	1,800,000				
Sumitomo Mitsui Banking Corporation	1,200,000	-	-	1,200,000				

(continued on next page)

(cont.)

Lender	Thousands of yen				Average interest rate *1 (%)	Repayment	Use of funds	Remarks
	October 31, 2018 (Amount)	Increase	Decrease	April 30, 2019 (Amount)				
MUFG Bank, Ltd.	3,000,000	-	-	3,000,000	0.80125	Aug. 31, 2022	*2	Unsecured and non-guaranteed Fixed rate
The Norinchukin Bank	2,500,000	-	-	2,500,000				
Mizuho Bank, Ltd.	2,500,000	-	-	2,500,000				
Aozora Bank, Ltd.	3,000,000	-	-	3,000,000	0.73875	Nov. 30, 2022	*2	Unsecured and non-guaranteed Fixed rate
NTT Finance Corporation	3,000,000	-	-	3,000,000				
Resona Bank, Limited	3,000,000	-	-	3,000,000	0.72875	Nov. 30, 2022	*2	Unsecured and non-guaranteed Fixed rate
Mitsui Sumitomo Insurance Co., Ltd.	1,000,000	-	-	1,000,000				
Sumitomo Mitsui Trust Bank, Limited	1,000,000	-	-	1,000,000				
NTT Finance Corporation	2,000,000	-	-	2,000,000	0.41375	Jan. 29, 2021	*2	Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Banking Corporation	1,000,000	-	-	1,000,000				
Sumitomo Mitsui Trust Bank, Limited	550,000	-	-	550,000	0.52380	Aug. 30, 2024	*2	Unsecured and non-guaranteed Fixed rate
Aozora Bank, Ltd.	700,000	-	-	700,000				
Mizuho Bank, Ltd.	2,040,000	-	-	2,040,000	0.62380	Oct. 30, 2026	*2	Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Trust Bank, Limited	1,140,000	-	-	1,140,000				
MUFG Bank, Ltd.	1,220,000	-	-	1,220,000	0.62380	Oct. 30, 2026	*2	Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Trust Bank, Limited	4,000,000	-	-	4,000,000				
Sumitomo Mitsui Banking Corporation	3,000,000	-	-	3,000,000				
Mizuho Bank, Ltd.	1,800,000	-	-	1,800,000	0.24000	May 31, 2021	*2	Unsecured and non-guaranteed Fixed rate
Mizuho Bank, Ltd.	2,700,000	-	-	2,700,000				
NTT Finance Corporation	4,000,000	-	-	4,000,000	0.53250	May 31, 2024	*2	Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Trust Bank, Limited	3,300,000	-	-	3,300,000				
The Bank of Fukuoka	2,000,000	-	-	2,000,000	0.28875	Aug. 31, 2023	*2	Unsecured and non-guaranteed Fixed rate
The 77 Bank, Ltd.	1,000,000	-	-	1,000,000				
The Nomura Trust and Banking Co., Ltd.	1,000,000	-	-	1,000,000				
HIGASHI-NIPPON BANK, Ltd.	500,000	-	-	500,000				
Sumitomo Mitsui Trust Bank, Limited	500,000	-	-	500,000			*2	Unsecured and non-guaranteed Fixed rate
Aozora Bank, Ltd.	1,100,000	-	-	1,100,000				
Sumitomo Mitsui Banking Corporation	1,500,000	-	-	1,500,000	0.54505	Mar. 27, 2025	*2	Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Trust Bank, Limited	2,600,000	-	-	2,600,000				
Resona Bank, Limited	1,200,000	-	-	1,200,000	0.61125	Mar. 27, 2026	*2	Unsecured and non-guaranteed Fixed rate
MUFG Bank, Ltd.	1,500,000	-	-	1,500,000				
Development Bank of Japan Inc.	3,000,000	-	-	3,000,000	0.66649	Apr. 30, 2026	*2	Unsecured and non-guaranteed Fixed rate
Mizuho Bank, Ltd.	1,000,000	-	-	1,000,000				
Sumitomo Mitsui Trust Bank, Limited	500,000	-	-	500,000	0.76755	Jul. 24, 2028	*2	Unsecured and non-guaranteed Fixed rate
Aozora Bank, Ltd.	750,000	-	-	750,000				

(continued on next page)

(cont.)

Lender	Thousands of yen				Average interest rate *1 (%)	Repayment	Use of funds	Remarks
	October 31, 2018 (Amount)	Increase	Decrease	April 30, 2019 (Amount)				
MUFG Bank, Ltd.	1,250,000	-	-	1,250,000	0.76880	Aug. 31, 2027	*2	Unsecured and non-guaranteed Fixed rate
Mizuho Bank, Ltd. Resona Bank, Limited	1,500,000 1,500,000	-	-	1,500,000 1,500,000	0.76880	Aug. 31, 2027		Unsecured and non-guaranteed Fixed rate
Sumitomo Mitsui Trust Bank, Limited	-	1,500,000	-	1,500,000	0.23375	Mar. 29, 2024		Unsecured and non-guaranteed Fixed rate
Mizuho Bank, Ltd. Resona Bank, Limited	- -	750,000 750,000	-	750,000 750,000	0.65125	Mar. 30, 2029		Unsecured and non-guaranteed Fixed rate
SUBTOTAL	98,600,000	3,000,000	2,850,000	98,750,000				
TOTAL	¥ 101,655,000	¥ 3,000,000	¥ 2,850,000	¥ 101,805,000				

*1 Floating interest rates in the table above represent the weighted average interest rates for the period. For loans for which PIC conducted interest rate swap transactions in order to reduce the interest rate fluctuation risk, the fixed rate interests obtained by taking into account the effect of the interest rate swaps are indicated.

*2 All the loans are used for such purposes as purchasing beneficiary interests in real estate trust, repaying existing borrowings and redeeming corporate bonds.

*3 Long-term loans payable due within one year on the balance sheets are included in long-term loans in the table above for the purpose of indicating the loans in accordance with respective loan agreements.

*4 The anticipated maturities of long-term loans for the following five years (excluding long-term loans payable due within one year) beginning May 1, starting in 2019 are as follows:

	(thousands of yen)			
	More than one year and two years or less	More than two years and three years or less	More than three years and four years or less	More than four years and five years or less
¥	2,000,000	12,350,000	26,600,000	9,950,000

Note-8. Rental revenues and expenses

Rental revenues and expenses for the six months ended October 31, 2018 and April 30, 2019 were as follows:

	Thousands of yen	
	October 31, 2018	April 30, 2019
REAL ESTATE RENTAL REVENUES		
Rental revenues		
Rents	¥ 6,368,323	¥ 6,379,539
Common area charges	1,218,563	1,192,610
Subtotal	7,586,886	7,572,149
Other rental revenues		
Parking fees	224,234	219,119
Facility fees	60,617	59,836
Incidental revenues	656,852	566,591
Miscellaneous income	115,835	117,939
Subtotal	1,057,540	963,488
TOTAL REAL ESTATE RENTAL REVENUES	8,644,426	8,535,637
REAL ESTATE RENTAL EXPENSES		
Property operating expenses		
Property management fees	1,036,676	1,063,765
Utilities	707,173	621,833
Real estate taxes	623,215	622,913
Insurance	16,272	15,039
Maintenance and repairs	567,849	659,746
Trust fees	31,563	29,326
Depreciation	1,394,430	1,395,495
Miscellaneous expenses	167,092	184,986
TOTAL REAL ESTATE RENTAL EXPENSES	4,544,272	4,593,106
REAL ESTATE RENTAL INCOME	¥ 4,100,153	¥ 3,942,531

Note-9. Gains from sale of properties

There were no gains from sale of properties for the six months ended October 31, 2018.

Gains from sale of properties for the six months ended April 30, 2019 were as follows:

	Thousands of yen	
	April 30, 2019	
	Premier Kaigan Building	Urbannet Irifune Building
Revenues from sale of properties	¥ 5,350,000	¥ 3,350,000
Cost of properties	4,906,464	2,830,530
Other expenses for sale	81,486	5,116
GAINS FROM SALE OF PROPERTIES	¥ 362,048	¥ 514,352

Note-10. Income taxes

Income taxes in Japan applicable to PIC consist of corporate income tax, enterprise tax, and inhabitant tax. The following is reconciliation between the statutory income tax rate in Japan and the effective tax rate reflected in the accompanying financial statements for the six months ended October 31, 2018 and April 30, 2019:

	October 31, 2018	April 30, 2019
Statutory tax rate	31.51%	31.51%
Adjustments		
Deductible cash distributions	(31.46)	(28.84)
Other	0.02	(2.65)
EFFECTIVE TAX RATE	0.06%	0.02%

Under PIC's distribution policy, cash distributions are made in excess of 90% of distributable income as defined in the Special Taxation Measures Law of Japan for the fiscal period to qualify for conditions as set forth in the Special Taxation Measures Law to achieve a deduction of cash distributions for income tax purposes. Based on such policy, PIC treated the cash distributions as tax deductions allowed in the Special Taxation Measures Law.

The tax effects of significant temporary differences that resulted in net deferred tax assets or liabilities as of October 31, 2018 and April 30, 2019 were as follows:

	Thousands of yen	
	October 31, 2018	April 30, 2019
Deferred tax assets		
Enterprise taxes	¥ 1,846	¥ 3,455
Total of deferred tax assets	1,846	3,455
NET DEFERRED TAX ASSETS	¥ 1,846	¥ 3,455

Note-11. Per unit information

The following table summarizes the net assets per unit as of October 31, 2018 and April 30, 2019 and the net income per unit for the six months ended October 31, 2018 and April 30, 2019:

	October 31, 2018	April 30, 2019
Net assets per unit	¥ 94,382	¥ 94,937
Net income per unit	2,695	3,250

*1 The net income per unit is calculated by dividing the net income by the weighted-average number of units outstanding for the respective six-month period.
Diluted net income per unit is not presented since no warrants and convertible bonds were outstanding during the six months ended October 31, 2018 and April 30, 2019.

*2 The basis for calculating net income per unit was as follows:

	Thousands of yen	
	October 31, 2018	April 30, 2019
Net income	¥ 3,550,409	¥ 4,281,086
Amount not attributable to ordinary unitholders	-	-
Net income related to ordinary units	3,550,409	4,281,086
Average number of units during the period	1,316,995 units	1,316,995 units

Note-12. Leases

PIC leases some properties to tenants under non-cancellable operating leases. As of October 31, 2018 and April 30, 2019, the future lease revenues under the non-cancellable operating leases were as follows:

	Thousands of yen	
	October 31, 2018	April 30, 2019
Due within one year	¥ 621,904	¥ 966,790
Due after one year	2,766,071	2,826,960
TOTAL	¥ 3,387,975	¥ 3,793,751

Note-13. Distribution information

Pursuant to the distribution policy set forth in Article 13, Paragraph 1 of PIC's Article of Incorporation, the maximum distribution amount cannot exceed the unappropriated retained earnings, and this amount must exceed 90% of the "distributable income" which is defined in Article 67-15 of the Special Taxation Measures Law of Japan. No cash distributions exceeding the unappropriated retained earnings as set forth in Article 13, Paragraph 2 of the PIC's Article of Incorporation were made.

[October 31, 2018]

In accordance with this policy, PIC declared a total distribution of 3,550,618,520 yen as distribution of income for the 32nd fiscal period (payment to start on January 15, 2019), which was the maximum value arrived at when the number of units outstanding (1,316,995 units) was multiplied by an integer, within the limit of the unappropriated retained earnings for the 32nd fiscal period.

[April 30, 2019]

In accordance with this policy, PIC declared a total distribution of 3,919,377,120 yen as distribution of income for the 33rd fiscal period (payment to start on July 10, 2019), which was the maximum value arrived at when the number of units outstanding (1,316,995 units) was multiplied by an integer, from the unappropriated retained earnings for the 33rd fiscal period after deducting the provision of reserve for reduction entry recorded pursuant to the "Special Provisions for Taxation in Cases of Repurchase of Specified Assets" (Article 65-7 of the said law).

Income carried forward after the distributions for the six months ended October 31, 2018 and April 30, 2019 were as follows:

	October 31, 2018	April 30, 2019
Unappropriated retained earnings	¥ 3,551,188,807	¥ 4,281,656,721
Cash distributions declared	3,550,618,520	3,919,377,120
(Cash distribution declared per unit)	(2,696)	(2,976)
Provision of reserve for reduction entry	-	362,048,849
INCOME CARRIED FORWARD	¥ 570,287	¥ 230,752

Note-14. Financial instruments**(a) Items concerning the current status of financial instruments -**

Policies on financial instruments - PIC procures funds for acquiring properties, conducting maintenance and repairs, repaying interest-bearing liabilities and for other purposes primarily through borrowings from financial institutions, issuing corporate bonds or issuing new investment units.

With regard to temporary surplus funds, tenant security deposits held in trust, etc., PIC manages them as bank deposits in consideration of such factors as safety and liquidity.

Moreover, PIC owns investment securities (preferred securities backed by the cash flow gained from real estate) as part of its real estate investment.

As for derivative transactions, PIC may use them only to hedge against interest rate fluctuation risks arising from liabilities.

Description of financial instruments, their respective risks and risk management structure - Short-term loans, long-term loans and corporate bonds are means of fund procurement primarily for acquiring trust beneficiary interests and repaying interest-bearing liabilities.

Although loans and corporate bonds are exposed to liquidity risk upon the arrival of repayment dates, PIC manages the risk by such measures as working to maintain and enhance its ability to procure funds from the capital market through issuing investment units, by controlling the ratio of interest-bearing liabilities to total assets within a range considered appropriate, creating fund procurement plans as early as possible by regularly checking liquidity on hand through making monthly cash payment schedules, etc., and preparing necessary funds based on such plans.

In addition, although loans with floating interest rates are exposed to interest rate fluctuation risk, PIC manages the risk by adjusting the ratio of the balance of loans with floating interest rates to the entire loans in accordance with the financing environment, as well as utilizing derivative transactions (interest rate swap transactions) as hedging instruments.

The investment securities (preferred securities backed by the cash flow gained from real estate) are exposed to liquidity risk, credit risk of the issuer, etc., in addition to investment risks specific to real estate. However, PIC will manage such risks by maintaining the ratio of the investment securities to its total assets at a certain level, and by employing such measures as assessing the financial status on a regular basis.

Supplemental explanation on items concerning fair value of financial instruments - The fair value of financial instruments includes market prices and, in the event market prices are not available, prices that are rationally calculated. Since such calculation uses certain assumptions and conditions, the calculated prices may differ if different assumptions and conditions are used. As for the contract amount and other conditions of derivative transactions indicated in "(b) Items concerning fair value of financial instruments" below, the contract amount is not an indicator of the market risks related to such derivative transactions.

(Notes to Financial Statements cont.)

(b) Items concerning fair value of financial instruments - The book values recorded on the balance sheet, fair values and their difference as of October 31, 2018 and April 30, 2019 were as follows:

	Thousands of yen					
	October 31, 2018			April 30, 2019		
	Book value	Fair value	Difference	Book value	Fair value	Difference
ASSETS						
(1) Cash and deposits	¥ 2,519,322	¥ 2,519,322	¥ -	¥ 3,741,237	¥ 3,741,237	¥ -
(2) Cash and deposits held in trust	13,042,995	13,042,995	-	12,793,389	12,793,389	-
TOTAL ASSETS	¥ 15,562,317	¥ 15,562,317	¥ -	¥ 16,534,627	¥ 16,534,627	¥ -
LIABILITIES						
(3) Short-term loans payable	¥ 3,055,000	¥ 3,055,000	¥ -	¥ 3,055,000	¥ 3,055,000	¥ -
(4) Long-term loans payable due within one year	10,050,000	10,096,220	46,220	7,850,000	7,873,887	23,887
(5) Corporate bonds payable due within one year	2,500,000	2,502,300	2,300	-	-	-
(6) Long-term loans payable	88,550,000	88,660,566	110,566	90,900,000	91,661,893	761,893
(7) Corporate bonds	8,500,000	8,477,460	(22,540)	8,500,000	8,524,295	24,295
TOTAL LIABILITIES	¥ 112,655,000	¥ 112,791,546	¥ 136,546	¥ 110,305,000	¥ 111,115,076	¥ 810,076
(8) Derivative Transactions	¥ -	¥ -	¥ -	¥ -	¥ -	¥ -

*1 The following methods are used to estimate the fair value of financial instruments:

- (1) Cash and deposits, and (2) cash and deposits held in trust** - Book values of these instruments are used to determine their fair values, as the fair values are considered to approximate the book values because these instruments are settled over the short term.
- (3) Short-term loans payable** - Book values of these instruments are used to determine their fair values, as the fair values are considered to approximate the book values because these instruments are settled over the short term.
- (4) Long-term loans payable due within one year and (6) long-term loans payable** - For long-term loans payable with floating interest rates, book values are used to determine their fair values as the fair values are considered to approximate the book values because these instruments reflect market interest rates over the short term. However, fair values of certain long-term loans payable with floating interest rates that qualify for the special accounting of interest rate swaps (refer to Note 16. Derivative Transactions below) are based on the method of calculating by discounting the sum of their principal and interest payments net of any cash flows from the interest-rate swap by estimated rates assumed in the event that PIC borrows new loans corresponding to the remaining periods. Moreover, fair values of long-term loans payable with fixed interest rates are based on the method of calculating by discounting the sum of their principal and interest by the rates assumed in the event that PIC borrows new loans corresponding to the remaining periods.
- (5) Corporate bonds payable due within one year and (7) Corporate bonds** - Fair values of these instruments are calculated based on their market prices.
- (8) Derivative Transactions** - Refer to Note 16. Derivative Transactions below.

*2 Financial instruments for which it is recognizably very difficult to estimate the fair value:

Investment securities - The preferred securities (recorded on the Balance Sheets at 20,035,175 thousand yen as of October 31, 2018 and April 30, 2019, respectively) do not have any market price and do not allow estimation of their future cash flows. Thus, it is recognized to be very difficult to estimate their fair value, and they are excluded from the disclosure of fair value of financial instruments.

*3 Planned redemption amount of monetary claims as of October 31, 2018 and April 30, 2019 are as follows:

	Thousands of yen					
	October 31, 2018					
	Within one year	More than one year and two years or less	More than two years and three years or less	More than three years and four years or less	More than four years and five years or less	More than five years
Cash and deposits	¥ 2,519,322	¥ -	¥ -	¥ -	¥ -	¥ -
Cash and deposits held in trust	13,042,995	-	-	-	-	-
TOTAL	¥ 15,562,317	¥ -	¥ -	¥ -	¥ -	¥ -
	Thousands of yen					
	April 30, 2019					
	Within one year	More than one year and two years or less	More than two years and three years or less	More than three years and four years or less	More than four years and five years or less	More than five years
Cash and deposits	¥ 3,741,237	¥ -	¥ -	¥ -	¥ -	¥ -
Cash and deposits held in trust	12,793,389	-	-	-	-	-
TOTAL	¥ 16,534,627	¥ -	¥ -	¥ -	¥ -	¥ -

*4 Planned repayment and redemption amounts of loans and corporate bonds as of October 31, 2018 and April 30, 2019 are as follows:

	Thousands of yen					
	October 31, 2018					
	Within one year	More than one year and two years or less	More than two years and three years or less	More than three years and four years or less	More than four years and five years or less	More than five years
Short-term loans payable	¥ 3,055,000	¥ -	¥ -	¥ -	¥ -	¥ -
Long-term loans payable	10,050,000	650,000	9,400,000	19,450,000	19,800,000	39,250,000
Corporate bonds	2,500,000	-	2,500,000	-	2,000,000	4,000,000
TOTAL	¥ 15,605,000	¥ 650,000	¥ 11,900,000	¥ 19,450,000	¥ 21,800,000	¥ 43,250,000
	Thousands of yen					
	April 30, 2019					
	Within one year	More than one year and two years or less	More than two years and three years or less	More than three years and four years or less	More than four years and five years or less	More than five years
Short-term loans payable	¥ 3,055,000	¥ -	¥ -	¥ -	¥ -	¥ -
Long-term loans payable	7,850,000	2,000,000	12,350,000	26,600,000	9,950,000	40,000,000
Corporate bonds	-	2,500,000	-	-	2,000,000	4,000,000
TOTAL	¥ 10,905,000	¥ 4,500,000	¥ 12,350,000	¥ 26,600,000	¥ 11,950,000	¥ 44,000,000

Note-15. Investment securities

Investment securities represent the preferred securities issued by UDX Special Purpose Company, which are backed by cash flows from Real Estate Property managed by UDX Special Purpose Company. PIC owns 53,580 units (19.0% equity) of the preferred securities (282,000 units in total) as of October 31, 2018 and April 30, 2019 respectively.

These securities do not have a readily available market price. Additionally, due to lack of the transparency of cash flow information from the underlying properties, there is inherent difficulty in estimating fair value, and accordingly they are excluded from the disclosure of fair value.

Note-16. Derivative transactions

(a) Derivatives to which hedge accounting is not applied - Not applicable for the six months ended October 31, 2018 and April 30, 2019.

(b) Derivatives to which hedge accounting is applied - For the six months ended October 31, 2018 and April 30, 2019, the following table shows the contract amount or amount equivalent to the principal provided in the contract as of the closing date for each method of hedge accounting.

Type of hedge accounting	Type of derivative transactions, etc.	Major hedged item	Thousands of yen			
			October 31, 2018		Fair value	Calculation method for the fair value
			Contract amount, etc.	Of which, exceeding one year		
Special accounting for interest rate swaps	Interest rate swap transaction Receivable floating; payable fixed	Long-term loans payable	¥ 70,780,000	¥ 65,980,000	*	-

Type of hedge accounting	Type of derivative transactions, etc.	Major hedged item	Thousands of yen			
			April 30, 2019		Fair value	Calculation method for the fair value
			Contract amount, etc.	Of which, exceeding one year		
Special accounting for interest rate swaps	Interest rate swap transaction Receivable floating; payable fixed	Long-term loans payable	¥ 73,780,000	¥ 68,980,000	*	-

* Transactions for which special accounting for interest rate swaps is applied are combined with long-term loans payable for accounting purposes. Accordingly, their fair value is included in the fair value of the relevant long-term loans payable.

Note-17. Rental property

PIC owns office buildings and residential properties for rental purposes mainly in the 23 wards of Tokyo. The book values of these rental properties recorded on the balance sheets as of October 31, 2018 and April 30, 2019, the changes during the fiscal period and their fair values are as follows:

	Thousands of yen							
	October 31, 2018				April 30, 2019			
	Book value at May 1, 2018	Increase and Decrease during the period	Book value at October 31, 2018	Fair value at October 31, 2018	Book value at November 1, 2018	Increase and Decrease during the period	Book value at April 30, 2019	Fair value at April 30, 2019
Office buildings	¥ 141,273,041	¥ (137,166)	¥ 141,135,875	¥ 161,810,000	¥ 141,135,875	¥ (2,145,500)	¥ 138,990,374	¥ 167,634,000
Residential properties	69,919,573	(461,045)	69,458,528	78,202,000	69,458,528	(497,649)	68,960,878	80,520,000
TOTAL	¥ 211,192,615	¥ (598,212)	¥ 210,594,403	¥ 240,012,000	¥ 210,594,403	¥ (2,643,150)	¥ 207,951,253	¥ 248,154,000

*1 The book values recorded on the balance sheets represent the amounts obtained by deducting the accumulated depreciation from the acquisition prices (including incidental expenses accompanying the acquisitions).

*2 Of the increases and decreases in rental properties during the period, major increases in the fiscal period ended October 31, 2018 are due to the capital expenditures (796,218 thousand yen), and major decreases are due to the depreciation (1,394,430 thousand yen). Major increases in the fiscal period ended April 30, 2019 are due to the acquisition of Urbannet Gotanda NN Building (5,307,534 thousand yen) and the capital expenditures (1,138,416 thousand yen), and major decreases are due to the sale of Premier Kaigan Building (4,906,464 thousand yen) and Urbannet Irifune Building (2,830,530 thousand yen) and the depreciation (1,395,495 thousand yen).

*3 The fair values at the end of the fiscal periods in the above table are appraisal values based on external real estate appraisers.

In addition, the operating revenues and expenses of the rental properties for the fiscal period ended October 31, 2018 and April 30, 2019 are as follows:

	Thousands of yen					
	October 31, 2018			April 30, 2019		
	Real estate rental revenues	Real estate rental expenses	Real estate rental income	Real estate rental revenues	Real estate rental expenses	Real estate rental income
Office buildings	¥ 6,063,367	¥ 3,097,794	¥ 2,965,572	¥ 5,926,870	¥ 3,118,480	¥ 2,808,389
Residential properties	2,581,059	1,446,478	1,134,581	2,608,767	1,474,625	1,134,141
TOTAL	¥ 8,644,426	¥ 4,544,272	¥ 4,100,153	¥ 8,535,637	¥ 4,593,106	¥ 3,942,531

* The real estate rental revenues and real estate rental expenses are rental revenues and corresponding expenses (depreciation, property management fees, utilities, etc.), and are recorded in "Operating revenues" and "Operating expenses", respectively.

Note-18. Segment information

(a) Segment information - Description has been omitted because the real estate business constitutes PIC's sole business segment.

(b) Related information -

(i) Information by product/service category - Description has been omitted because operating revenues from external customers in a single product/service category account for over 90% of the operating revenues on the profit and loss statements.

(ii) Information on geographical area -

Operating revenues - Description has been omitted because operating revenues from external customers in Japan account for over 90% of the operating revenues on the profit and loss statements.

Property and equipment - Description has been omitted because the amount of property and equipment located in Japan accounts for over 90% of the amount of property and equipment on the balance sheets.

(iii) Information by major customer - Description has been omitted because the operating revenues from a single external customer accounts for less than 10% of the operating revenues on the profit and loss statements.

OTHER INFORMATION (UNAUDITED)

FOR THE SIX MONTHS ENDED OCTOBER 31, 2018 AND APRIL 30, 2019

CAPITAL EXPENDITURES**1. Capital Expenditures**

PIC plans to incur capital expenditures for scheduled renovations, etc. of the portfolio it owns, including the following material expenditures.

Name	Address	Purpose	Scheduled Period	Planned Construction Expenditures (thousands of yen)		
				Total	Amount Paid during the 33rd Fiscal Period	Amount Paid before the 33rd Fiscal Period
Urbannet Ikebukuro Building	Toshima Ward, Tokyo	Renovation of air conditioning systems	December 2017 – April 2020	1,016,358	92,447	633,687
Sphere Tower Tennozu	Shinagawa Ward, Tokyo	Renovation of hot water supply facilities	February 2019 – April 2023	1,005,000	63,281	63,281
Urbannet Ikebukuro Building	Toshima Ward, Tokyo	Renovation of sanitary facilities	March 2018 – October 2020	989,848	169,035	348,526
Urban Ace Higobashi Building	Osaka City, Osaka	Work on countermeasures for long-period ground motion	February 2019 – December 2020	593,400	-	-
Urbannet Omori Building	Ota Ward, Tokyo	Renovation of air conditioning systems	June 2016 – April 2020	100,917	30,600	85,595
Urbannet Mita Building	Minato Ward, Tokyo	Work related to tenant move-in	April 2019 – June 2019	65,500	-	-
NTT CRED Okayama Building	Okayama City, Okayama	Work related to tenant move-in	April 2019 – June 2019	49,548	-	-
NTT CRED Okayama Building	Okayama City, Okayama	Work related to tenant move-in	May 2019 – July 2019	30,304	-	-
Roppongi Green Terrace	Minato Ward, Tokyo	Renovation of common spaces	July 2019 – September 2019	30,020	-	-
Premier Yokohama Nishiguchi Building	Yokohama City, Kanagawa	Renovation of elevators	May 2019 – October 2019	21,780	-	-
Sphere Tower Tennozu	Shinagawa Ward, Tokyo	Renovation of rooftop	June 2019 – June 2019	13,266	-	-
Urbannet Azabu Building	Minato Ward, Tokyo	Renovation of mechanical parking system	June 2019 – October 2019	12,000	-	-

2. Capital Expenditures during the 33rd Fiscal Period

The following is an overview of major construction classified as capital expenditures during the 33rd fiscal period (November 1, 2018 – April 30, 2019) for the portfolio owned by PIC. Capital expenditures during the period totaled 1,138,416 thousand yen. This amount, combined with maintenance and repair expenditures of 659,746 thousand yen, was classified as operating expenses for the period, aggregating a total of 1,798,162 thousand yen representing renovation expenditures.

Name	Address	Purpose	Period	Amount Paid (thousands of yen)
Urbannet Ikebukuro Building	Toshima Ward, Tokyo	Renovation of sanitary facilities	October 2018 – April 2019	169,035
Sphere Tower Tennozu	Shinagawa Ward, Tokyo	Work related to tenant move-in	November 2018 – January 2019	129,229
Urbannet Ikebukuro Building	Toshima Ward, Tokyo	Renovation of air conditioning systems	November 2018 – February 2019	92,447
Urbannet Mita Building	Minato Ward, Tokyo	Renovation of elevators	April 2018 – December 2018	80,445
The Kanagawa Science Park R&D Building	Kawasaki City, Kanagawa	Renovation of elevators	February 2019 – February 2019	72,168
Sphere Tower Tennozu	Shinagawa Ward, Tokyo	Renovation of hot water supply facilities	December 2018 – March 2019	63,281
NTT CRED Okayama Building	Okayama City, Okayama	Renovation of automatic fire alarm systems, etc.	August 2018 – March 2019	61,877
Urbannet Irifune Building	Chuo Ward, Tokyo	Renovation of smoke exhaust facilities	November 2018 – January 2019	47,383
The Kanagawa Science Park R&D Building	Kawasaki City, Kanagawa	Renovation of air conditioning systems, etc.	August 2018 – January 2019	32,446
The Kanagawa Science Park R&D Building	Kawasaki City, Kanagawa	Renovation of water supply and drainage facilities	October 2018 – February 2019	29,095
Granpark	Minato Ward, Tokyo	Renovation of emergency power supply	April 2018 – March 2019	23,767
Urbannet Omori Building	Ota Ward, Tokyo	Renovation of air conditioning systems	November 2018 – December 2018	20,356
Urbannet Azabu Building	Minato Ward, Tokyo	Installation of sanitary facilities	January 2019 – March 2019	18,484
Landic Shimbashi Building	Minato Ward, Tokyo	Renovation of air conditioning systems	October 2018 – November 2018	17,614
Granpark	Minato Ward, Tokyo	Renovation of air conditioning systems	December 2018 – February 2019	11,995
Granpark	Minato Ward, Tokyo	Renovation of central monitor device	December 2018 – March 2019	10,846
Urbannet Shizuoka Ote-machi Building	Shizuoka City, Shizuoka	Renovation of automatic fire alarm systems, etc.	November 2018 – January 2019	10,566
Urbannet Shizuoka Ote-machi Building	Shizuoka City, Shizuoka	Renovation of sanitary facilities	September 2018 – December 2018	10,327
Urbannet Omori Building	Ota Ward, Tokyo	Renovation of air conditioning systems	February 2019 – February 2019	10,243
Other construction	-	-	-	226,803
Total				1,138,416

3. Amounts Reserved for Long-Term Maintenance and Repair Plans

Item	Fiscal Period	Thousands of yen	
		32nd Fiscal Period (May 1, 2018 – October 31, 2018)	33rd Fiscal Period (November 1, 2018 – April 30, 2019)
Deposits at end of the preceding period		578,472	598,595
Deposits made during the period		20,123	14,323
Amounts used from deposits during the period		-	25,300
Deposits carried forward to the next period		598,595	587,618

OVERVIEW OF FUND PROCUREMENT

1. Borrowing of Funds, etc.

(1) PIC repaid and redeemed the 5,350 million yen in long-term loans and corporate bonds by using the proceeds from sale of Premier Kaigan Building, which was transferred on January 30, 2019, as well as cash on hand.

[Breakdown of repayment of borrowings, etc.]

- Repayment as scheduled of the 2,850 million yen in a long-term loan borrowed on February 28, 2013 (repayment date: February 28, 2019)
- Redemption on the due date of the 2,500 million yen in corporate bonds issued on March 6, 2014 (redemption date: March 6, 2019)

(2) PIC borrowed 3,000 million yen in total in long-term loans to partly fund the acquisition of the beneficiary interest in a real estate trust for Urbannet Gotanda NN Building, which PIC acquired as of April 5, 2019. The breakdown of lenders, etc. of the 3,000 million yen in these long-term loans is as follows.

Lenders	Sumitomo Mitsui Trust Bank, Limited	Mizuho Bank, Ltd.	Resona Bank, Limited
Amount of Debt Finance	1,500 million yen	750 million yen	750 million yen
Drawdown Date	April 5, 2019		
Repayment Date	March 29, 2024	March 30, 2029	March 30, 2029
Repayment Method	Lump-sum repayment upon maturity		
Interest Rate (p.a.), etc.	Fixed rate: 0.23375%*	Fixed rate: 0.65125%*	
Collateral/Guarantee	Unsecured and non-guaranteed		

* As PIC has conducted an interest rate swap transaction for the balance of the loan in order to reduce the interest rate fluctuation risk, the fixed rate interest obtained by taking into account the effect of the interest rate swaps is indicated.

As a result of the above, PIC's interest-bearing liabilities totaled 110,305 million yen as of April 30, 2019. The breakdown is as follows: 3,055 million yen in short-term loans, 98,750 million yen in long-term loans (including long-term loans due within one year) and 8,500 million yen in corporate bonds. Of the total interest-bearing liabilities, long-term interest-bearing liabilities accounted for 97.2%.

2. Credit Ratings

PIC has been granted the following issuer and bond credit ratings.

Rating Agency	Rating	
	Issuer rating (Rating outlook)	Bond rating
Japan Credit Rating Agency, Ltd. (JCR)	AA- (Stable)	AA- *1
Rating and Investment Information, Inc. (R&I)	A+ (Stable)	A+ *2

*1 The bond credit rating has been granted to the Unsecured bonds No. 7 and 8.

*2 The bond credit rating has been granted to the Unsecured bond No. 6.

I. INVESTMENT POLICY

1. Basic Policy

Premier Investment Corporation (PIC) shall invest in real estate located primarily in the Tokyo metropolitan area, comprising buildings and land which are primarily for office and residential uses, as well as in securities and other assets that are backed by such real estate. PIC shall conduct management with an aim to ensure solid growth of its assets and to secure stable earnings from medium- to long-term perspectives.

Premier REIT Advisors, Co., Ltd. (PRA), the asset manager of PIC, has established Asset Management Guidelines as its internal rules for conducting asset management of PIC.

PRA has established such Asset Management Guidelines based on the belief that they should be most suited to the basic policy for managing the assets of PIC in light of the existing market environment and economic conditions. The following is a summary of the Guidelines:

2. Portfolio Management Standards Based on Basic Policy

1. Holding Period

In principle, all investment assets are held for the medium to long term. No assets will be acquired solely for the purpose of divestiture after a short period of time.

2. Acquisition Standards

A) Acquisition Standards

In acquiring investment assets in which PIC invests, PRA shall comprehensively investigate the real estate market situation over the medium to long term, the investment returns assumed from the acquisition

prices of and the expected income from relevant investment assets, fluctuations in asset values and their forecasted fluctuations, prospects and stability of areas where the properties are located, building size, building and facility specifications, earthquake resistance performance, status of rights, tenants, property management conditions, environment and soil quality, current responses to deterioration or obsolescence of real estate, projected future capital expenditures thereof, status of insurance and other factors, and select investments after considering the importance of these assets in the portfolio structure. In doing so, steps shall be taken to construct a portfolio that clearly classifies the strategic position of these investment assets.

B) Use [▶see table on page 42](#)

- a. PIC shall invest in real estate, its leasehold interest or surface rights (chijo-ken), real estate in trust underlying its beneficial interests, its leasehold interest or surface rights, and real estate underlying equity investments in real estate backed securities or anonymous partnerships (hereinafter, "Real Estate Backed Securities, etc."), its leasehold interests or surface rights (collectively referred to as "Investment Real Estate"), all of which shall be primarily for office and residential uses. However, such properties may in some cases be used partially for retail or other purposes. Consequently, the office buildings and residential properties acquired by PIC may include properties that are partially used for retail or other purposes.
- b. In consideration of the characteristics of each real estate use indicated in the table on page 42, PIC works to ensure diversification of property uses by investing primarily in

both office buildings and residential properties while assigning a relatively high importance to office buildings, aiming to minimize the adverse effects of changes in economic and social conditions on PIC's earnings and ensure creation of stable cash flow over the medium to long term.

- c. PIC aims to maintain a portfolio ratio of office buildings to residential properties of around 6:4 (based on acquisition price) over the medium to long term. PIC plans to acquire investment assets based on this policy in the future. However, there is no guarantee that PIC will be able to smoothly acquire the investment assets as planned.

C) Areas [▶see table on page 43](#)

- a. As noted above, PIC's investments are focused primarily in the Tokyo Economic Bloc, which is characterized by high concentrations of people and industries and an established economic foundation, and in Major Regional Cities.
- b. Specifically, by dividing the investment target areas into the categories of the 5 Central Wards of Tokyo, the Other 18 Wards of Tokyo, the Urban Areas Surrounding Tokyo and the Major Regional Cities, and by considering the balance between those categories while concentrating on the 5 Central Wards, PIC seeks to achieve a portfolio diversified by asset type comprising office buildings and residential properties. The targeted ratio of office buildings to residential properties is stated above. Based on the abovementioned basic policy, PIC diversifies its investment targeting to achieve a geographical split as indicated in the table on page 43 for both office buildings and residential properties (each of which is set at 100% in the table).

Use

Use	Key Investment Points <small>(Note 1)</small>
Office Buildings	<ol style="list-style-type: none"> a. In the real estate market of Japan, office buildings are relatively less individualized and are available in a greater stock compared to real estate provided for other uses, and therefore may be considered relatively superior with respect to market scale and liquidity. For these reasons, PIC has positioned office buildings as its primary investment target. b. Demand from tenants (lessees) for office buildings may fluctuate, due to business cycles and other economic trends. Consequently, this might adversely affect PIC's profitability with regard to its office buildings. However, compared to real estate for other uses, office buildings are generally expected to generate relatively higher levels of profitability. c. PIC will consider acquisition of large-scale office buildings with great care, after thoroughly investigating future supply and demand trends and location characteristics.
Residential Properties	<ol style="list-style-type: none"> a. PIC invests in Japanese rental residential properties commanding relatively high quality in terms of designs of exteriors, entrances and other areas, specifications of story height, exterior walls and other items, total floor space, floor plans and other aspects. b. Rental residential properties are relatively resistant to adverse changes in economic and social conditions compared to real estate for other uses, and thus are expected to yield relatively stable earnings. Due to such characteristics, PIC has positioned rental residential properties as part of the main investment target for the purpose of stabilizing cash flow and diversifying investment assets. c. As of the date of this document, PRA expects that the market for rental residential properties in the Tokyo Economic Bloc will expand and diversify over the medium to long term due to the effects of the recent demand for returning to city centers and lifestyle changes. However, if PRA determines that the aforementioned characteristics have been damaged due to changes in the market or other reasons, different investment decisions may be made. d. Since tenants of rental residential properties are particularly selective about geographical areas, and different markets are formed for different types of residential properties, PIC invests in said properties based on the following analyses and understandings of the future supply and demand trends and other factors in accordance with the characteristics of respective property types.
<small>(Classification by type of residential properties)</small> Wide	<ol style="list-style-type: none"> a. This type refers to residential properties specially planned and designed for expatriates (i.e., persons dispatched or set off from abroad to offices established in the Tokyo Economic Bloc by Western and multinational companies) under limited location conditions in accordance with their lifestyles. b. Recently, the tenant demand for these properties has increased among wealthy Japanese families as well. Like those described in a. above, these tenants have higher creditworthiness than those of other types of residences, and the risk of delinquent rent and similar problems with regard to such tenants appears to be low. c. Because the properties with this type of units are in shorter supply than office buildings, residential properties intended for Japanese residents and real estate for other uses, stable income is expected due to its scarcity and other features. Also, depending on the quality of management performance, differences in profitability may arise regarding investments in these properties.
Family	<ol style="list-style-type: none"> a. This type refers to residential properties intended for mean-income Japanese families (especially families with three or more members, including children), and are designed to meet their lifestyles. b. Generally, these families tend to place emphasis on neighborhood scenes and living environments; thus, they tend to prefer locations away from the center of Tokyo. These properties are expected to yield relatively high levels of profitability.
DINKs	<ol style="list-style-type: none"> a. This type refers to residential properties intended for young households (without children) where both partners work, and are designed to meet their lifestyles. (DINK is the acronym for "Double Income, No Kids.") b. Demand of these tenants tends to focus on areas with convenient commuter access to the center of Tokyo. Since those properties appear to be in short supply in such areas and said households of DINKs earn high levels of income, these properties have a scarcity value, and are expected to yield relatively high profitability.
Single	<ol style="list-style-type: none"> a. This type refers to residential properties intended for persons living alone, and are designed to meet their lifestyles. b. Together with diversifying lifestyles, the market for more spacious and higher-quality residential properties targeting singles is growing steadily, and such properties are expected to continue yielding stable profitability going forward. c. Since the 5 Central Wards of Tokyo <small>(Note 2)</small>, especially Minato, Shinjuku and Shibuya Wards, enjoy higher average rents and more stable demand with respect to these properties compared to other areas, investments in properties located in these wards may increase cash flow.

(Note 1) The "Key Investment Points" in the table above reflect the current views of PRA as of the date of this document. These points may change due to future economic and real estate market trends. Moreover, they provide no guarantee of future trends regarding the degree of importance of properties for different uses, future earnings yield thereon or other considerations.

(Note 2) The 5 Central Wards of Tokyo in this Semiannual Report refer to Chiyoda, Chuo, Minato, Shinjuku and Shibuya Wards (hereinafter the same).

D) Asset Size by Property

▶see table below

a. Office buildings

In principle, office buildings with leasable floor space of approximately 2,000m² or more, and standard floor sizes of approximately 300m² or more, are the investment targets.

b. Residential properties

In principle, residential properties of the sizes indicated in the table below are the investment targets (in accordance with the classifications by unit type).

For both office buildings and residential properties, PIC will determine the appropriate size of each property based on the standards above and by considering the regional characteristics of the location and the compatibility of asset size with the location.

E) Due Diligence ▶see table on page 44

PIC decides on whether or not it will acquire investment assets in a comprehensive manner after conducting economic, physical and legal inspections of the assets. The table on page 44

lists the items that are, in principle, investigated in conducting such economic, physical and legal inspections. However, since the importance of each item listed in the table in deciding on the acquisition of investment assets may differ depending on the use of the Investment Real Estate or the type and nature of the investment assets, PIC will not necessarily examine all of the said items before acquiring the investment assets. In addition, the investment assets acquired by PIC may not in the end satisfy all of the standards of such items, which are intended for the inspections and investigations for deciding on the acquisition of the investment assets.

F) Standards for Tenant Selection

▶see table below

a. Credit, as well as other information, is checked regarding prospective tenants in line with the attribute classifications indicated in the table below. With respect to checks of corporate tenants, when their credit status cannot be determined from the materials obtained or when otherwise deemed neces-

sary, databases of outside research agencies and other materials will be used. When examination results of credit checks and other matters are recognized to be satisfactory, judgment will be made on the appropriateness of executing a lease agreement after comprehensively considering rent level, term of lease, amount of deposit, type of tenant business, balance with other tenants in the subject property, size and configuration of desired space, and other matters.

b. Concerning current tenants and new tenants with whom lease agreements have been concluded, PIC as a rule intends to maintain long-term relationships to the fullest extent possible. However, in Japan, the term of a lease agreement for both office buildings and residential properties is usually two years. Moreover, many agreements include provisions that allow tenants to cancel the agreement by providing notice in advance for a certain period of time. Such provisions are also included in many of the lease agreements for the investment assets of PIC.

Asset Size per Property

	Dedicated Use Area per Rental Unit	Number of Rental Units
Wide	80m ² or more	10 or more
Family	60m ² or more	20 or more
DINKs	40-80m ²	20 or more
Single	25-40m ²	30 or more

Areas

Area	5 Central Wards of Tokyo	Other 18 Wards of Tokyo	Urban Areas Surrounding Tokyo (Note 1)	Major Regional Cities (Note 2)
Office buildings	50% or more	0% - 20%	0% - 40%	0% - 20%
Residential properties	50% or more	0% - 40%	0% - 20%	0% - 20%

(Note 1) The Urban Areas Surrounding Tokyo refers to Tokyo Prefecture excluding the 23 wards of Tokyo, Kanagawa Prefecture (Yokohama City, Kawasaki City and other cities), Saitama Prefecture (Saitama City and other cities) and Chiba Prefecture (Chiba City and other cities) (hereinafter the same).

(Note 2) The Major Regional Cities refers to such cities as Sapporo, Sendai, Shizuoka, Nagoya, Osaka, Kyoto, Kobe, Hiroshima, Okayama and Fukuoka, etc. (hereinafter the same).

(Note 3) Diversification ratios by area show the respective ratios of office buildings and residential properties. Since the figures in the table represent ranges, the total of such figures is not necessarily 100%. Although PIC makes investments by aiming to achieve the ratios above, the actual ratios may differ in the course of acquiring the investment assets.

Standards for Tenant Selection

Classification	Check Items (Details)
Corporations	<ol style="list-style-type: none"> Business types, business history, financial details (i.e., financial soundness), etc. Purpose of lease (e.g., purpose of use, period) Existence or non-existence of joint and several guarantors and attributes of such guarantors
Individuals	<ol style="list-style-type: none"> Office and details of employment, service years, etc. Annual income (and the proportion of the total amount of rent to annual income, etc.) Purpose of lease (e.g., purpose of use, period and number of residents) Existence or non-existence of joint and several guarantors and attributes of such guarantors (e.g., relationship with such individuals) Age, gender, family structure, etc.

Due Diligence

Item	Details
Tenant inspection	<ol style="list-style-type: none"> Financial credibility, status of rent collection, etc. of tenants Tenants' business types, number of tenants, purposes of use, etc. (including household conditions for residential properties) Past occupancy rates, rent trends and future expectations Proportion occupied by each tenant, diversification of tenants, etc.
Economic Inspection	<p>Market research</p> <ol style="list-style-type: none"> Market rents, occupancy rates, trends in competing properties and tenant demand, etc. <p>Income-related</p> <ol style="list-style-type: none"> Inspection of competitive strength, including ability to attract tenants and resale potential Lease agreement levels, lease agreement structures, and possibility of renewal of such agreements Expense levels, structures of agreements related to expenses, and possibility of renewal of such agreements Inspection of appropriate levels of rents and expenses, and possibility of projected future expense burdens Comparison of maintenance and repair plans with actual funds accumulated
Location	<ol style="list-style-type: none"> Condition of roadways, access to primary means of transport (e.g., passenger trains), numbers of users of primary means of transport Location and accessibility of convenience facilities, commercial facilities, public offices, and recreational facilities, status of usage of neighboring and nearby land, and future indicators (all of which are specific to residential properties) Status of sunlight, vistas, views, noise, etc. (all of which are specific to residential properties) Area's name value, reputation, scale, etc.
Physical Inspection	<p>Construction, facilities and specifications</p> <ol style="list-style-type: none"> For both office buildings and residential properties: Design, primary structure, building age, construction companies, etc. Conditions of interior and exterior components Office buildings: Configuration of rental floors, free-access floors (e.g., OA floors), subdivision measures, ceiling heights, electrical capacity, air-conditioning system, floor load, illuminance, security measures, water supply and drainage facilities, elevator facilities, parking, other common facilities, etc. Residential properties: Configuration of rental rooms, floor plans, ceiling heights, security measures, broadcast reception equipment, water supply and drainage facilities, elevator facilities, parking for cars and bicycles, assembly rooms, other common facilities, etc. <p>Earthquake resistance</p> <ol style="list-style-type: none"> Achievement of abilities in line with new earthquake-resistant construction standards (the earthquake-resistant construction standards based on the Building Standards Act revised in 1981) or equivalent or higher standards In principle, the probable maximum loss (PML) value caused by an earthquake should be less than 20%. Reinforcement work for earthquake resistance or other similar measures must be taken for a property with a PML of 20% or more for acquiring the property. <p>Property management</p> <ol style="list-style-type: none"> Compliance with applicable laws and regulations (specifically, the Fire Service Act, City Planning Act and other building-related laws and regulations), etc. Estimates of future maintenance and repair expenses (for the next ten years or so) based on building condition reports Quality of property management, existence or non-existence of and terms of management bylaws, and the quality and financial credibility of a property management company <p>Environment, ground characteristics, etc.</p> <ol style="list-style-type: none"> Status of use and management of hazardous materials such as asbestos, chlorofluorocarbons, and PCBs Soil quality, land use history, status of soil contamination, etc.
Legal Inspection	<p>Matters relating to rights in a property, including the following items, will be carefully investigated, considering the reliability of titles of former owners and other parties. Particularly careful investigations are required with regard to properties with complex title arrangements such as those for which PIC does not hold any ownership or not hold ownership independently (e.g., properties for which PIC holds co-ownership or compartmentalized ownership or leased land).</p> <ol style="list-style-type: none"> Completion or incompleteness of the perfection of a leasehold interest and review of other interests or rights superseding the leasehold interest Existence or non-existence of registration of rights for a site where the building is located, existence or non-existence of (i) restrictions on separate disposition of a building and the right for a site where a property is located and (ii) registrations thereof, and (iii) proportions of ownership shares Measures for securing the repayment of deposit money, and policies and measures concerning reserve funds accumulated for long-term maintenance and repair plans Existence or non-existence of (i) special agreements prohibiting separation of co-ownership interest and (ii) registration thereof, appropriate measures concerning such matters as requests for separation of co-ownership interest and sales of said co-ownership interests, and obligations and rights between such owners Compartmentability of compartmentalized ownership Status of collateral established before acquisition of the property by PIC, terms of such collateral agreement, and whether any such collateral agreement is to be succeeded Terms of agreements, special agreements, etc. which are executed with lessors of leasehold interests, compartmentalized owners, co-owners and other related parties (particularly, existence or non-existence of first refusal right, and details of such right) Attributes of lessors of leasehold interests, compartmentalized owners, co-owners and other related parties (including whether they are corporations or individuals) Terms of trust agreements in the case of trust beneficial interests of real estate in trust <p>Property line inspection</p> <ol style="list-style-type: none"> Status of confirmation of boundaries, existence or non-existence of any assets extending beyond boundaries, and related circumstances <p>Tenant attributes</p> <ol style="list-style-type: none"> Purpose of use by tenants, and formats of agreements with tenants Existence or non-existence of any disputes with tenants

G) Amount of Investment

- a. From the standpoint of increasing the efficiency of asset and real estate management, the smallest amount of investment in each investment asset will be one billion yen (¥1,000,000,000) (which only covers the purchase price and excludes taxes, acquisition fees, etc.) as a rule.
- b. On the other hand, the maximum ratio of the investment amount of a single investment asset will, in principle, be 25% of the total amount invested in the investment assets after investing in that single asset, and an investment decision shall be made after considering the overall portfolio structure and effects of investments for diversification.

3. Sales Standards

- A) The basic policy is to hold the investment assets acquired by PIC over the medium to long term. In principle, PIC does not plan to sell the acquired investment assets over the short term.
- B) Considered in the medium to long term, however, PIC may investigate sales of its investment assets after the portfolio structure is strategically classified, comprehensively taking into consideration such factors as real estate market conditions, projected future earnings, current fluctuations and forecasted fluctuations in asset values, future prospects and stability of areas where the properties are located, and projected capital expenditures, etc. arising from the deterioration or obsolescence of the real estate. Moreover, while the sales policy for each investment asset will basically be determined in the annual asset management plan, this plan may be revised as necessary.

a. Strategic classifications

Classification	Strategic Significance
Core Assets	Assets with respect to which the basic policy is to carry over in the long term for the purpose of ensuring medium- to long-term stability of earnings.
Active Assets	The investment assets with higher liquidity, from which earnings based mainly on medium- to long-term rent income (income gains) are obtained, provided that the total returns (income gains plus capital gains) including earnings from sale (capital gains) based on the increased asset values (value enhancement) from the increase in the income gains after acquisition, are also intentionally and proactively sought.

- 1) The targets of the investment assets classified by PIC as active assets are as follows: The amount of investment per investment asset is four billion yen (¥4,000,000,000) or less for an office building and two billion yen (¥2,000,000,000) or less for a residential property.
- 2) The upper limit on active assets as a proportion of the portfolio shall be 20% as a rule.
- b. Specific cases where sale will be considered
 - 1) When a strategic sale would contribute to earnings of PIC:

[Example] When the property value increases through improved profitability resulting from measures such as lower vacancy rates, higher rent income, or reduced expenses.
 - 2) When an investor offers an attractive purchase price:

[Example] When the prospective purchaser indicates a strong intent to purchase, for instance, by making an attractive bid that exceeds appraisal value by 10% or more or otherwise exceeds the estimated value in the surrounding area due to such prospective purchaser's special circumstances.
 - 3) When the property has lost strategic importance:

[Example 1] When the age of the property reduces its profitability, and it is determined that the targeted earnings will not

be achieved even with additional allocation of capital.

[Example 2] When another investment asset with higher profitability has been acquired in the same area, or the fact that the marketability in the surrounding area has remarkably declined or other circumstances are judged to have led the asset to lose importance in the portfolio structure.

4) When the property is sold from a financial viewpoint:

[Example] When a reduction in the interest-bearing liabilities ratio is intended.

C) The Investment Real Estate related to the investment assets to be sold will be sold through measures such as the acceptance of competitive bids over a limited period and use of competitive real estate brokers and specialized agents, so that sales at high prices can be realized.

4. Policy for Investment in Development Projects

PIC shall, in principle, acquire investment assets that provide or promise stable rental income or similar earnings. PIC does not intend to acquire undeveloped land and construct buildings thereon. However, with regard to an investment property being constructed by a third party, PIC may decide on investing in it even before completion if, for example, it is determined that such property under construction is capable enough to securely attract tenants after completion and risks regarding completion and delivery have been minimized. In this case, the investment determination shall be made by comparing the benefits of acquiring such an investment asset with the negative impact of not earning rental income over the period until the asset begins to generate such income, as well as other risks possibly borne by PIC in connection with acquiring the investment asset.

5. Investment Policy for Real Estate Backed Securities, etc.

When PIC invests in the Real Estate Backed Securities, etc., the investment decision shall be made after additionally investigating the following items.

- A) The Investment Real Estate underlying the Real Estate Backed Securities, etc. shall be assets compliant with the Targets and Policies of Asset Management stipulated in the Attachment to the Articles of Incorporation of PIC.
- B) In principle, PIC shall be given an opportunity to acquire the underlying Investment Real Estate when it is being sold.
- C) The same policy as indicated in the above subparagraph shall be followed when PIC invests in the Real Estate Backed Securities, etc. of which the underlying Investment Real Estate is development properties.

6. Insurance Policy

Determination as to whether or not the investment assets should be insured against earthquake damage will be made by comparing the effects of such a disaster with the cost of casualty insurance premiums, using the PML value of the entire portfolio as a basis. If any individual property has a high PML value, taking out an earthquake insurance policy on such individual property will be considered.

(Note) Probable Maximum Loss (PML) refers to the maximum estimated rate of loss resulting from an earthquake. Although there is no single precise definition of PML, as used here, PML refers to the ratio (in terms of percentage) of projected construction costs to restore the damaged building to the state before suffering damage to total reconstruction work costs (replacement price) for the said building when there occurs the strongest earthquake (Probable Maximum Earthquake (PME): a major earthquake occurring once every 475 years with a 10% probability of occurrence during every fifty-year period) expected to occur in the area where the building is located. Furthermore, the PML value does not consider the impact of destruction of neighboring buildings or damages by water, fire or other causes.

7. Financial Policy

A) Loans and Corporate Bonds

a. In order to achieve the steady growth of management assets and efficient and stable operation of investments, PIC may borrow funds or issue corporate bonds to raise funds to acquire or repair assets, pay distributions, fund PIC's operation, or repay debts (including repayment of deposit money, loans and obligations of its corporate bonds (including short-term corporate bonds; hereinafter referred to as "Corporate Bonds"). However, the respective maximum limit of the loans and bond issuances shall be one trillion yen (¥1,000,000,000,000) and the combined amount shall not exceed one trillion yen (¥1,000,000,000,000) (Articles 14-1 and 14-3 of the Articles of Incorporation).

b. In the case of borrowing funds in accordance with above a., PIC shall select effective means of funding from the perspective of the term of the loan and the fixed or floating interest rate structures, and aim to raise funds at low costs after comprehensively considering the capital market and the financial environment, and after making projections concerning future changes in economic and social climates. Moreover, in order to flexibly respond to the capital needs for the acquisition of new investment assets, repayment of security deposits or other monies in custody for tenants, or other events, PIC may enter into agreements (e.g., commitment line agreements) by which a credit line will be established in advance or PIC may conclude agreements on the reservation of loans at any time it requires.

c. When borrowing funds in accordance with above a., the said funds shall only be borrowed from qualified institutional investors designated by the Financial Instruments and Exchange Act (hereinafter referred to as "FIEA") (on the condition, however, that they are the institutional investors designated in the "Special Tax Measures for an Investment Corporation" under the Act on Special Measures Concerning Taxation).

d. PIC may offer its investment assets as collateral for borrowed funds or the issuance of corporate bonds.

e. PIC shall aim to maintain the ratio of the balance of loans and issued corporate bonds to total assets (Note) at 60% or less. However, in connection with the acquisition of new investment assets and other circumstances, this ratio may tentatively exceed 60% for a short period of time.

(Note) Total assets is the amount entered in the Assets section of the balance sheet at the end of the fiscal period nearest to the time of calculation of the loan-to-value ratio. However, as far as property and equipment are concerned, when there is a disparity between the value of such assets calculated based on the appraisal values obtained from appraisers and their book values at the end of the fiscal period, the difference shall be added to or subtracted from the book values of those assets at the end of the fiscal period to calculate total assets.

- B) Issuance of Investment Units for Subscription
 - a. To raise funds, PIC may, upon approval of the Board of Directors, issue investment units for subscription.
 - b. Issuance of investment units for subscription shall be determined by considering PIC's financial situation, including the loan-to-value ratio, and the dilution of the investment units.

3. Property Management Policy

- A) In managing real estate, PIC intends to maintain and enhance the value and competitiveness of its assets through continuous capital expenditures made from a medium to long-term perspective, and aims to achieve steady growth in investment returns through higher earnings (e.g., increases in rents, decreases in vacancy rates, and prolonging and fixing the terms of agreements) and reduced expenses (e.g., reduction in outsourcing fees, utility expenses and other fees and expenses).
- B) PRA shall select the best possible party to contract with for the provision of property management services for each acquired investment property by considering the

details of quantitative and qualitative analyses as described below, and past experience in relation to each acquired investment property. PRA shall negotiate with such service providers the particulars concerning services, payments and other matters. (Refer to the table below.)

C) PIC may accumulate a long-term maintenance and repair reserve, a reserve for payments, a reserve for distributions and other similar reserves and allowances as deemed necessary to maintain the investment assets or enhance their value.

D) PIC will endeavor to take measures such as maintaining appropriate allocation rates of investments and taking out insurance against losses (e.g., fire and general liability insurance) in order to avoid major declines and fluctuations in earnings caused by disasters, move-outs of tenants and other factors.

E) To secure stable earnings over the medium to long term, PIC shall, in principle, lease all of its Investment Real Estate (including facilities such as parking lots and signage). At the time of leasing, PIC may collect deposits and guarantees and other similar monies. The said monies shall be invested pursuant to the provisions of the Targets and Policies of Asset Management stipulated in the Attachment to the Articles of Incorporation of PIC. The occur-

rence of unforeseen events, such as drastic changes in funding conditions, general market conditions, and real estate market conditions, may prevent the operations described above.

4. Disclosure Policy

A) PIC shall make efforts to provide appropriate information for making investment decisions at all times by disclosing, to the greatest extent possible, information that is considered useful for unitholders/investors to understand PIC.

B) PIC shall make efforts to establish a system which enables prompt transmission of accurate and unbiased information to unitholders/investors.

C) PIC shall disclose information in accordance with the contents and the formats required by the Act on Investment Trusts and Investment Corporations, the Financial Instruments and Exchange Act, the Tokyo Stock Exchange, The Investment Trusts Association, Japan, etc.

II. CASH DISTRIBUTION POLICY

1. Distribution of Profits

In principle, PIC shall make distributions based on the following policies:

- 1) Of the total cash amount to be distributed to unitholders, profits (the amount obtained by subtracting the sum total of unitholders' capital and surplus from the net assets amount appearing on the balance sheet of PIC; hereinafter the same) shall be calculated based on the Investment Trusts Act, corporate accounting standards generally accepted in Japan and other corporate accounting practices.
- 2) Where it is approved by tax-related laws and regulations in Japan to include the cash distributions to unitholders of PIC in deductible expenses under certain conditions, PIC must make cash distributions to its unitholders in a way that meets the requirements provided by the tax-related laws and regulations in Japan for approving the inclusion in deductible expenses.

2. Distributions in Excess of Earnings

When it is possible to reduce imposition of corporate tax and other taxes for PIC or is otherwise determined by the Board of Directors as appropriate, PIC shall be able to make cash distributions in excess of earnings based on the Statements of Cash Distributions approved by the Board of Directors, pursuant to the provisions of the Investment Trusts Act, on the condition

that, however, the distribution amount shall not exceed the amount designated by the rules of The Investment Trusts Association, Japan, etc.

3. Distribution Method

Distributions provided in 1. and 2. above shall be paid in cash and, in principle, distributed within three months from the

settlement date to the unitholders or registered investment unit pledgees who are listed or registered or recorded in the latest unitholders registry as of the settlement date, in accordance with the number of investment units held by the unitholders or the number of investment units subject to the registered pledges of investment units.

4. Limitation on Cash Distributions

If the distributions specified in 1. and 2. above are unclaimed for a period of three full years after the date on which such distributions first became payable, PIC shall be discharged from its payment obligation thereof. Furthermore, any distributions remaining unpaid shall bear no interest.

Standards for Selection of Property Manager

Item	Details
Details and achievements of business	<ol style="list-style-type: none"> 1. Experience and achievements as a property manager 2. Reputation in the industry and consistency of management policies 3. Soundness of company finances
Capabilities and corporate system	<ol style="list-style-type: none"> 1. Depth of knowledge of the market 2. Ability to find tenants and to connect to intermediaries' networks 3. Ability to perform accounting services and reporting with regard to the property
Fees	<ol style="list-style-type: none"> 1. Fee structure and level
Conflicts of interest	<ol style="list-style-type: none"> 1. Existence or non-existence of any competitive projects in the surrounding area

MEMO

Disclaimer

This English document contains selected information including a partial translation of certain documents originally prepared in accordance with the Financial Instruments and Exchange Act of Japan or the Law Concerning Investment Trusts and Investments Corporation of Japan. This document was prepared solely for the convenience of readers outside Japan, and the content of this document does not constitute an offer to sell, or a solicitation of an offer to buy or sell, any securities of PIC or otherwise, nor is it advice or the recommendation of PIC to enter into any transaction.

Unless otherwise specified, the information contained herein does not constitute disclosure documents or management reports stipulated by the Financial Instruments and Exchange Act or Law Concerning Investment Trusts and Investments Corporation, or requested by the listing regulations of the Tokyo Stock Exchange or other related rules and regulations. When purchasing investment units of PIC, investors are kindly requested to make investment decisions based on their own judgment and responsibility.

English terms for Japanese legal, accounting, tax and business concepts used herein may not be precisely identical to the concept of the equivalent Japanese terms. With respect to any and all terms herein, if there exist any discrepancies in the meaning or interpretation thereof between the original Japanese documents and English translation contained herein, the Japanese documents will always govern the meaning and interpretation. Neither PIC, PRA nor any of their respective directors, officers, employees, partners, shareholders, agents, affiliates or their advisors will be responsible or liable for the completeness, appropriateness or accuracy of English translations contained herein. No person has been authorized to give any information or make any representations, other than those contained in this document, in relation to the matters set out in this document, and if such information is given or representations are made, such information or representations must not be relied upon as having been authorized by PIC, PRA or any of their respective directors, officers, employees, partners, shareholders, agents, affiliates or their advisors.

The financial statements of PIC have been prepared in accordance with generally accepted accounting principles in Japan (Japanese GAAP), which may differ materially, in certain respects, from generally accepted accounting principles in other jurisdictions.

This document contains forward-looking statements. In some cases, readers of this document can identify forward-looking statements by terms such as "may," "will," "should," "would," "expect," "plan," "anticipate," "believe," "estimate," "potential," or the negative of these terms or other similar terminology. These statements discuss expectations, indicate our intent or belief, identify strategies, contain projections of results of operations or of PIC's financial condition, or state other forward-looking information. These statements are not guarantees of future performance and are subject to various risks and uncertainties. Actual results, performance or achievements, or those of the industries in which we operate, may differ materially from any future results, performance or achievements expressed or implied by these forward-looking statements. In addition, these forward-looking statements are necessarily dependent upon assumptions, estimates and data that may be incorrect or imprecise and involve known and unknown risks and uncertainties. Accordingly, readers of this document should not interpret the forward-looking statements included herein as predictions or representations of future events or circumstances. PIC and PRA do not intend and disclaim any duty or obligation to update or revise any forward-looking statements contained in this document to reflect new information, future events or otherwise.

PIC takes the utmost care to ensure that the information provided herein has no errors or omissions. However, this document has been prepared for the convenience of quick and easy reference, and the information provided may include inaccurate descriptions or typographical errors. In addition, the information provided is subject to change without notice. PIC shall not be liable for the accuracy, completeness, appropriateness and fairness of the information contained herein.

Use and perusal of this document shall be made at the responsibility of the reader. PIC and other related parties involved in the preparation and disclosure, etc. of this document shall not be liable for any damages (regardless of whether direct or indirect, or by whatever cause) that arise from the use of this document.