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For Immediate Release

REIT Issuer

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

Takeshi Oodera
(Securities Code 8956)

Asset Management Company

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

Tomoyoshi Kosugi

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

Notice Concerning Interest Rate on Loan and Execution of Interest Rate Swap Agreements

Premier Investment Corporation ("PIC") announces that the applicable interest rates for the long-term loan to be conducted on March 4, 2021 (one agreement with a total borrowing amount of 2,500 million yen; hereinafter, the "Debt Finance") have been determined as follows. And with regard to the Debt Finance, PIC has executed interest rate swap agreement (one agreement; hereinafter, the "Swap Agreement") as described below.

1. Interest Rates

Contract Number	Term loan 101
Lenders and Amount of Debt Finance	NTT Finance Corporation: 2,500 million yen
Interest Rate (p.a.) (Note1)	Floating rate: 3-month TIBOR + 0.37000%
After concluding the Swap Agreement	Fixed rate: 0.61304 % (Note2)
Drawdown Date	March 4, 2021
Repayment Date	August 31, 2029
Reference	"Notice Concerning Debt Finance" dated February 22, 2021

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

(Note2) As a result of the Swap Agreement, the interest rate (p.a.) of the Debt Finance is fixed as described above. Please refer to "2. The Swap Agreement" below.

2. The Swap Agreement

(1) Reason for Execution of the Agreements

With regard to the Debt Finance, PIC seeks to hedge the risk of interest rate fluctuations for the one loan with floating interest rate borrowing by fixing, in effect, the interest rate applicable to the borrowing for the period through the repayment date of the term loan.

(2) Details of the Agreements

The details of the Swap Agreement concerning Term loan 101

Counterparty	Sumitomo Mitsui Trust Bank, Limited
Notional Principal	2,500 million yen
Interest Rate (p.a.), etc.	Fixed interest rate payable: 0.61304 % (Note) Floating interest rate receivable: 3-month TIBOR + 0.37000%
Commencement Date	March 4, 2021 (same date as the drawdown date for the Debt Finance)
Termination Date	August 31, 2029 (same date as the repayment date for the Debt Finance)
Interest Payment Dates	Both fixed interest payment and floating interest receipt shall be made on May 31, 2021 initially and subsequently on the end of February, May, August and November each year and the transaction termination date (or the preceding business day if the said date is not a business day).

(Note) The Swap Agreement effectively fixes the interest rate (p.a.) at 0.61304 % until the principal repayment date of the Debt Finance, as the floating interest rate receivable matches the floating interest rate payable of the Debt Finance.

3. Other Matters Required for Investors to Appropriately Understand and Evaluate the Above Information

There will be no change to the content of "Investment Risk / (2) Risk Related to Product Design and Related Parties / (iv) Risk Related to Loans and Investment Corporation Bonds" described in PIC's Securities Report filed on January 28, 2021, due to the Debt Finance and the Swap Agreement.

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

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