

[For Information Purpose Only.  
The Japanese language press release should be referred to as the original.]

July 14, 2022

To All Concerned Parties

Name of REIT Issuer:  
Invincible Investment Corporation  
Naoki Fukuda, Executive Director  
(Securities code: 8963)

Asset Manager:  
Consonant Investment Management Co., Ltd.  
Naoki Fukuda, President & CEO  
Contact: Jun Komo  
General Manager of Planning Department  
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## **Notice concerning Debt Financing (Refinance)**

Invincible Investment Corporation ("INV") has determined today to obtain new debt financing to refinance existing debt. Details are as follows.

### 1. Reason for borrowing

INV has decided and executed a new loan agreement (the "New Borrowing") today in order to repay (i) the New Syndicate Loan (V) in the amount of JPY 40,024 million due on July 16, 2022, (ii) the borrowing in the amount of JPY 9,660 million due on July 17, 2022, which is one of the tranches of the New Syndicate Loan (I) with a total outstanding amount of JPY 19,319 million and (iii) the Term Loan (N) in the amount of JPY 600 million due on July 20, 2022.

The bank formation will be further reinforced by the addition of one new lender, The Ogaki Kyoritsu Bank, Ltd. The number of lenders will increase to 26 after the transaction.

(Note) For details of the borrowings to be repaid, please refer to "4. Details of loan to be repaid" below, as well as the following press releases: "Notice concerning Debt Financing (Refinance)" dated July 14, 2021 for the New Syndicate Loan (V); "Notice concerning Debt Financing (Refinance)" dated July 12, 2018 for the New Syndicate Loan (I); "Notice concerning Debt Financing (Refinance)" dated July 16, 2020 for the Term Loan (N). Moreover, since the maturity dates (July 16, 2022 for the New Syndicate Loan (V) and July 17, 2022 for one of the tranches of the New Syndicate Loan (I)) are non-business days, as per the provisions of the contract, the repayment dates will be adjusted to the following business day (July 19, 2022).

### 2. Details of the New Borrowing (anticipated)

< New Syndicate Loan (003) >

1-Year Loan

(1) Lenders

: Mizuho Bank, Ltd.  
MUFG Bank, Ltd.  
Sumitomo Mitsui Banking Corporation

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Sumitomo Mitsui Trust Bank, Limited  
 Citibank, N.A., Tokyo Branch  
 Shinsei Bank, Limited  
 Development Bank of Japan, Inc.  
 Resona Bank, Limited  
 The Ogaki Kyoritsu Bank, Ltd.

- (2) Borrowing amount : JPY 49,684 million  
 (3) Interest rate, etc. : 1-month JPY TIBOR (Base Rate) + spread (0.25000%)  
 : Variable interest rate (Note)  
 (4) Borrowing method : Borrowing based on separate term loan agreement dated July 14, 2022  
 Unsecured / with no guarantee  
 (5) Agreement date : July 14, 2022  
 (6) Anticipated borrowing date : July 19, 2022  
 (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with August 31, 2022, and (ii) the principal maturity date  
 (8) Principal repayment method : Lump-sum repayment on the principal maturity date  
 (9) Principal maturity date : July 19, 2023

< Term Loan (005) >

3-Year Loan

- (1) Lender : The Tokyo Star Bank, Limited  
 (2) Borrowing amount : JPY 600 million  
 (3) Interest rate, etc. : 1-month JPY TIBOR (Base Rate) + spread (0.35000%)  
 : Variable interest rate (Note)  
 (4) Borrowing method : Borrowing based on separate term loan agreement dated July 14, 2022  
 Unsecured / with no guarantee  
 (5) Agreement date : July 14, 2022  
 (6) Anticipated borrowing date : July 20, 2022  
 (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with July 29, 2022, and (ii) the principal maturity date  
 (8) Principal repayment method : Lump-sum repayment on the principal maturity date  
 (9) Principal maturity date : July 20, 2025

- (Note) · Base rate applicable to each interest calculation period for the interests to be paid on the relevant interest payment date shall be the 1-month JPY TIBOR announced by Japanese Bankers Association two Japanese business days prior to the immediately preceding interest payment date (in case of the initial interest calculation period, two Japanese business days prior to the borrowing date).  
 · JPY TIBOR announced by the Japanese Bankers Association is available at its website (<https://www.jbatibor.or.jp/english/>).  
 · Details of our debt financing is available at the "Borrowings & Investment Corporation Bonds" page of INV's website (<https://www.invincible-inv.co.jp/en/finance/loan.html>).

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### 3. Loan proceeds, use of proceeds and scheduled timing of disbursement

#### (1) Loan proceeds

JPY 50,284 million

#### (2) Use of proceeds

The proceeds will be appropriated for the repayment of the New Syndicate Loan (V), one of the tranches of the New Syndicate Loan (I) and the Term Loan (N).

#### (3) Scheduled timing of disbursement

July 19, 2022 for the repayment of the New Syndicate Loan (V) and the New Syndicate Loan (I)

July 20, 2022 for the repayment of the Term Loan (N)

### 4. Details of loan to be repaid

#### New Syndicate Loan (V)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited Resona Bank, Limited	Jul. 16, 2021	27,429	27,429	—	0.33182% (Note)	Jul. 16, 2022	Unsecured/non-guaranteed
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Citibank, N.A., Tokyo Branch Shinsei Bank, Limited	Jul. 19, 2021	9,660	9,660	—			
Development Bank of Japan, Inc.	Jul. 20, 2021	666	666	—			
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Citibank, N.A., Tokyo Branch Shinsei Bank, Limited	Aug. 2, 2021	2,269	2,269	—			
<b>Total</b>		<b>40,024</b>	<b>40,024</b>	<b>—</b>			

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## New Syndicate Loan (I)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	Jul. 17, 2018	9,660	9,660	—	0.48182% (Note)	Jul. 17, 2022	Unsecured/ non-guaranteed
Citibank, N.A., Tokyo Branch Shinsei Bank, Limited		9,659	—	9,659	0.58182% (Note)	Jul. 14, 2023	
Total		19,319	9,660	9,659			

## Term Loan (N)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
The Tokyo Star Bank, Limited	Jul. 20, 2020	600	600	—	0.33182% (Note)	Jul. 20, 2022	Unsecured/ non-guaranteed

(Note) The interest rate applicable as of July 14, 2022 is shown.

## 5. Future outlook

The impact of the New Borrowing on financial results is minimal.

## 6. Other matters necessary for investors' appropriate understanding/judgment of concerned information

With respect to the risks associated with the New Borrowing, please refer to the content of "Investment Risks" stated in the securities report for the fiscal period ended December 2021 (from July 1, 2021 to December 31, 2021) (available in Japanese only) filed on March 25, 2022.

Website of INV: <https://www.invincible-inv.co.jp/en/>

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■ Change in balance of interest-bearing liabilities (anticipated)

(Unit : JPY million)

	Before the New Borrowing (As of July 14, 2022)	After the New Borrowing (As of July 20, 2022)	Increase (Decrease)
Total loans	233,172	233,172	—
Total investment corporation bonds	8,200	8,200	—
Total interest-bearing liabilities	241,372	241,372	—
Total appraisal value of assets owned by INV (Note 1)	535,377	535,377	—
LTV (based on appraisal value) (Note 2) (%)	45.1	45.1	—

(Note 1) Based on the 128 properties owned by INV as of today (including preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel and the overseas real estate assets (“The Westin Grand Cayman Seven Mile Beach Resort & Spa” and “Sunshine Suites Resort”). The appraisal values for the 127 properties (excluding preferred equity interest in the TMK) are based on figures stated in the appraisal reports on the valuation date of December 31, 2021. For the preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset, the acquisition price (INV’s investment amount) of such preferred equity interest, JPY 17,845 million, is deemed as the appraisal value. For the appraisal value of overseas real estate assets, the exchange rate of 1 USD = 110.45 JPY is used under the foreign exchange forward entered into on July 26, 2018 and executed on September 26, 2018.

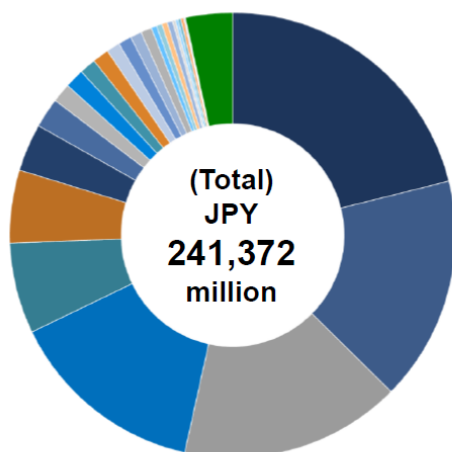
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:  

$$\text{LTV (based on appraisal value)} = \frac{\text{Total interest-bearing liabilities (excluding short-term consumption tax loan)} + \text{Total appraisal value of assets owned by INV}}{\text{Total appraisal value of assets owned by INV}} \times 100$$

“Total interest-bearing liabilities” does not include the interest-bearing liabilities of the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset.

(Note 3) The amounts are rounded down to the nearest million yen. The percentages are rounded to the nearest one decimal place.

■ Lender formation after the New Borrowing (anticipated)



Mizuho Bank	21.1%	Fukuoka Bank	0.8%
MUFG	16.3%	Nishi-Nippon City Bank	0.8%
SMBC	16.0%	Kiraboshi Bank	0.4%
SMTB	14.4%	Momiji Bank	0.4%
Citibank	6.6%	Yamaguchi Bank	0.4%
Shinsei Bank	5.3%	The Chukyo Bank	0.4%
DBJ	3.5%	Dai-ichi Life Insurance	0.2%
Resona Bank	2.2%	Kagawa Bank	0.2%
San ju San Bank	1.4%	Tochigi Bank	0.2%
Aozora Bank	1.4%	Kiyo Bank	0.2%
Tokyo Star Bank	1.2%	Ogaki Kyoritsu Bank	0.1%
Nomura TB	1.2%	Hiroshima Bank	0.1%
Aeon Bank	1.0%	REIT Bond	3.4%
Shizuoka Bank	1.0%		

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