

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

December 22, 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
(Tel. +81-3-5411-2731)

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 the borrowing in the amount of JPY 1,550 million due on January 6, 2023, which is one of the tranches of the New Syndicate Loan (P) with a total outstanding amount of JPY 6,041 million.

(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" dated December 9, 2019, "Notice concerning Loan Transfer" dated February 28, 2020, "Notice concerning Prepayment of Loan" dated October 30, 2020 and "Notice concerning Prepayment of Loans" dated January 20, 2021.

2. Details of the New Borrowing (anticipated)

< Term Loan (010) >

1-Year Loan

- | | | |
|--------------------------------|---|--|
| (1) Lender | : | Sumitomo Mitsui Trust Bank, Limited |
| (2) Borrowing amount | : | JPY 1,550 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 December 22, 2022
Unsecured / with no guarantee |
| (5) Agreement date | : | December 22, 2022 |
| (6) Anticipated borrowing date | : | January 6, 2023 |
| (7) Interest payment date | : | (i) The last Japanese business day of each month before the principal maturity date, beginning with January 31, 2023, and (ii) |

This English language notice is a translation of the Japanese-language notice released on December 22, 2022 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.

the principal maturity date

(8) Principal repayment method : Lump-sum repayment on the principal maturity date

(9) Principal maturity date : January 24, 2024

- (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>).

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

(1) Loan proceeds

JPY 1,550 million

(2) Use of proceeds

The proceeds will be appropriated for the repayment of one of the tranches of the New Syndicate Loan (P).

(3) Scheduled timing of disbursement

January 6, 2023

4. Details of loan to be repaid

New Syndicate Loan (P)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Sumitomo Mitsui Trust Bank, Limited	Jan. 6, 2020	1,550	1,550	—	0.41687% (Note 1)	Jan. 6, 2023	Unsecured/ non-guaranteed
Sumitomo Mitsui Trust Bank, Limited		4,491	—	4,491	0.64291% (Note 1)	Jan. 6, 2025	
Momiji Bank, Ltd. The Kiyo Bank							
Total		6,041	1,550	4,491			

(Note 1) The New Syndicate Loan (P) is a loan with a variable interest rate, but the interest rate is fixed by the interest swap agreement. Therefore, the effective fixed rate is shown. For details of the interest swap agreement, please refer to the press release “Notice concerning Execution of Interest Rate Swap Agreements” dated December 27, 2019.

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 June 2022 (from January 1, 2022 to June 30, 2022) (available in Japanese only) filed on September 26, 2022.

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

This English language notice is a translation of the Japanese-language notice released on December 22, 2022 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.

[For reference only]

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

(Unit : JPY million)

	Before the New Borrowing (As of December 22, 2022)	After the New Borrowing (As of January 6, 2023)	Increase (Decrease)
Total loans	232,597	232,597	—
Total investment corporation bonds	8,200	8,200	—
Total interest-bearing liabilities	240,797	240,797	—
Total appraisal value of assets owned by INV (Note 1)	537,738	537,738	—
LTV (based on appraisal value) (Note 2) (%)	44.8	44.8	—

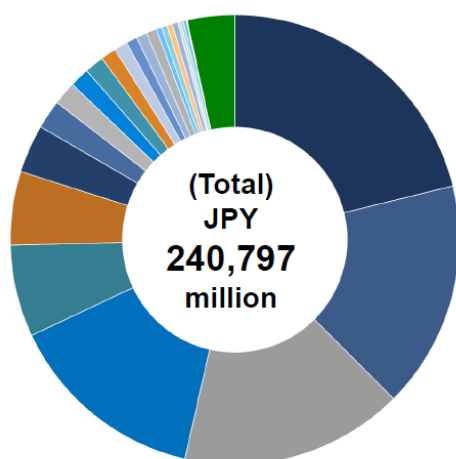
(Note 1) Based on the 128 properties owned by INV as of today (including preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel and the overseas real estate assets (“The Westin Grand Cayman Seven Mile Beach Resort & Spa” and “Sunshine Suites Resort”). The appraisal values for the 127 properties (excluding preferred equity interest in the TMK) are based on figures stated in the appraisal reports on the valuation date of June 30, 2022. As announced in “Notice concerning Acquisition of Domestic Real Estate (Additional Acquisition)” dated September 9, 2022, INV acquired a land adjacent to Hotel Epinard Nasu on September 9, 2022, and the above total appraisal value includes the appraisal value of the land in the amount of JPY 27 million (valuation date: June 21, 2022). 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	21.2%	Nishi-Nippon City Bank	0.8%
MUFG	16.3%	Aeon Bank	0.8%
SMBC	16.1%	Fukuoka Bank	0.8%
SMTB	14.4%	Kiraboshi Bank	0.4%
Citibank	6.6%	Momiji Bank	0.4%
Shinsei Bank	5.3%	Yamaguchi Bank	0.4%
DBJ	3.5%	The Chukyo Bank	0.4%
Resona Bank	2.1%	Kagawa Bank	0.2%
Tokyo Star Bank	1.7%	Tochigi Bank	0.2%
San ju San Bank	1.4%	Kiyo Bank	0.2%
Aozora Bank	1.4%	Ogaki Kyoritsu Bank	0.1%
Nomura TB	1.1%	REIT Bond	3.4%
Shizuoka Bank	1.0%		

This English language notice is a translation of the Japanese-language notice released on December 22, 2022 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.