

[For Information Purpose Only

The Japanese language press release should be referred to as the original.]

August 24, 2023

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 Filing of Amendment to Shelf Registration Statement for the Issuance of Green Bonds

Invincible Investment Corporation (“INV”) hereby announces that it has filed today an amendment to the shelf registration statement filed on July 26, 2023, for the issuance of unsecured bonds (pari passu conditions among specified investment corporation bonds) (green bonds) (hereinafter the “Green Bonds”) to the Kanto Local Finance Bureau as follows.

Details

1. Content of the amended shelf registration statement for issuance of the Green Bonds

INV filed an amendment to the shelf registration statement of investment corporation bonds to the Kanto Local Finance Bureau today to enable the issuance of the Green Bonds. For the issuance of the Green Bonds, INV will appoint Nomura Securities Co., Ltd. (green bond structuring agent) (Note), Mizuho Securities Co., Ltd., SMBC Nikko Securities Inc., Ltd., and Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. as the lead managers to examine whether the issuance of the Green Bonds is possible and consider the terms of issuance including, but not limited to the interest rates. INV plans to appropriate all the proceeds from the Green Bonds for the acquisition or renovation of green buildings that meet eligibility criteria (indicated in 3. below), or for the refinance of those funds used for the acquisition or renovation of green buildings.

(Note) “green bond structuring agent” is one who supports the issuance of green bonds in formulating a green bond framework and advising on acquisition of second-party opinions.

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2. Purpose and background of the issuance of the Green Bonds

INV and Consonant Investment Management Co., Ltd. ("CIM"), the asset manager of INV, recognize the importance of environmental, social, and governance (ESG) considerations in real estate investment management from the viewpoint of sustainability such as economic and social development and contributing to global environmental conservation, and regard the improvement of sustainability as an important management issue.

Through this Green Bond financing, we aim to further promote our sustainability initiatives and strengthen our fund-raising base by expanding the investor base interested in ESG investment. To this end, INV has filed the amendment to shelf registration statement.

3. Overview of the green finance framework

INV has formulated a green finance framework (the "Green Finance Framework") in accordance with the "Green Bond Principles 2021" (Note 1), "Green Loan Principles 2023" (Note 2), "Green Bond Guidelines 2022" (Note 3) and "Green Loan and Sustainability Linked Loan Guidelines 2022" (Note 4) to conduct green financing including the issuance of the Green Bonds. Please refer to the following for the content of the Green Finance Framework.

Content of the Green Finance Framework:

(1) Use of the funds procured through the green finance

INV will appropriate all the funds procured through the green bonds or green loans for the acquisition or renovation of green buildings that meet eligibility criteria, or for the refinance of those funds used for the acquisition or renovation of green buildings. The eligibility criteria are as follows:

<Eligibility Criteria>

Eligibility Criteria-1: Green Building

Properties that have or will have one of the following third-party certifications in effect as of the date of payment of the green bond or as of the date of the green loan.

- (i) BELS Certification: five stars, four stars or three stars
- (ii) CASBEE Appraisal: rank S, A, or B+
- (iii) DBJ Green Building Certification: five stars, four stars or three stars
- (iv) LEED Certification: Platinum, Gold or Silver

Eligibility Criteria-2: Renovation

Renovation of facilities that meets either of the following (i) or (ii).

- (i) Renovation work intended to improve the number of stars or the rank by one or more for properties that have or will have one of the third-party certifications listed in Eligibility Criteria-1.
- (ii) Renovation work that is expected to reduce either energy consumption, greenhouse gas emissions, or water consumption by 30% or more.

(2) Project evaluation and selection process

The Finance Department and Asset Management Department of CIM will select the eligible

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projects for which funds will be appropriated, and the Sustainability Committee will make the final decision. The President and CEO of CIM is the final decision-maker for the Sustainability Committee.

(3) Management of proceeds

Proceeds will be appropriated promptly after confirming that the use is tied to the acquisition or renovation of green buildings, or refinance of debt required for the acquisition or renovation of green buildings. Until the proceeds are appropriated, they will be managed in cash or cash equivalents as unappropriated funds.

In addition, the amount of debt calculated by adding (a) the amount obtained by multiplying the total acquisition value of the Green Buildings by the interest-bearing debt ratio and (b) the amount invested in Eligible Criteria-2 (the "Eligible Green Debt Amount"), will be the upper limit of the amount that can be procured through green finance, and we will manage the balance of green finance so that it does not exceed the Eligible Green Debt Amount.

(4) Reporting

<Fund allocation status reporting>

Until the proceeds are allocated to eligible projects, the following will be reported on INV's website to the extent practically possible.

- (i) Total amount of proceeds appropriated
- (ii) Balance of unappropriated funds
- (iii) If there are unappropriated funds, the planned allocation timing and method of fund management during the unallocated period

In addition, if there is a material change in the funding situation after the amount of the procured funds has been allocated, we will disclose it in a timely manner.

< Impact Reporting >

To the extent practicable, the following information will be disclosed on an annual basis on INV's website.

(a) Green Building

- (i) Type and level of environmental certifications obtained by the subject property
- (ii) Greenhouse gas emissions of the subject property
- (iii) Energy consumption of the subject property
- (iv) Water consumption of the subject property

(b) Renovation

In the case of renovation work intended to improve the number of stars or rank by one or more for any of the green building certifications set forth in the Eligible Criteria-1, the following indicators

- (i) Environmental certification obtained and rank

In the case of renovation work that can reduce energy consumption, greenhouse gas emissions,

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or water consumption by 30% or more, the pre- and post-renovation values or reduction ratios for one of the following indicators:

- (i) Energy consumption
- (ii) Greenhouse gas emissions
- (iii) Water consumption

(Note 1) "Green Bond Principles 2021" (the "Green Bond Principles") is a set of guidelines for the issuance of green bonds established by the Green Bond Principles and Social Bond Principles Executive Committee, a private organization with the International Capital Markets Association (ICMA) serving as its secretariat.

(Note 2) "Green Loan Principles 2023" (the "Green Loan Principles") refers to the guidelines for loans that are restricted to the environmental sector established by the Loan Market Association (LMA), the Asia Pacific Loan Market Association (APLMA), and the Loan Syndication and Trading Association (LSTA).

(Note 3) "Green Bond Guideline 2022" (the "Green Bond Guideline") is a guideline for the purpose of further promoting green bonds in Japan by providing examples of specific responses and interpretations suited to the characteristics of Japan that can be used as reference when market participants in charge consider specific responses to green bonds, while giving due consideration to consistency with the Green Bond Principles.

(Note 4) "Green Loan Guidelines 2022" (the "Green Loan Guidelines") refers to the guidelines formulated and published by the Ministry of the Environment in March 2020 and revised in July 2022. The Guidelines aim to further promote the use of green loans in Japan, while taking into consideration the consistency with the Green Loan Principles, and provide examples of specific measures and interpretations that are consistent with the characteristics of the Japanese market that can be used as reference by borrowers, lenders, and other relevant organizations when considering specific measures to be taken regarding green loans.

4. Evaluation by an external organization

With respect to the eligibility of the Green Finance Framework, INV has obtained "Green1 (F)" rating, the highest rating in the "JCR Green Finance Framework Evaluation" (Note 1), from Japan Credit Rating Agency, Ltd. Please refer to the following website for the details of the "JCR Green Finance Framework Evaluation".

<https://www.jcr.co.jp/greenfinance/>

In connection with the acquisition of third-party evaluation on the Green Finance Framework, JCR, the issuance supporter, has received a notice from the Environmental Partnership Council stating that it is eligible to receive a subsidy under the Ministry of the Environment's FY2023 Market Infrastructure Development Support Project for Expanding Green Finance (Note 2).

(Note1) "JCR Green Finance Framework Evaluation" means a third-party evaluation of an issuer's or borrower's green bond issuance or green loan borrowing policy (green finance policy) in accordance with the Green Bond Principles, Green Loan Principles, Green Bond Guidelines and Green Loan Guidelines. In this evaluation, the issuer's or borrower's Green Finance Policy will be assessed to

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determine whether the project categories described in the Green Finance Policy qualify for green projects; a "greenness evaluation" will be conducted to evaluate the use of proceeds (percentage of proceeds allocated to green projects) and a "transparency evaluation" will be conducted to evaluate the issuer's or borrower's management and operational structure and transparency. The "JCR Green Finance Framework Evaluation" will be determined as an overall evaluation of these evaluations. The "JCR Green Finance Framework Evaluation" will be indicated by adding an "F" to the end of the evaluation symbol to distinguish it from the evaluation of individual bonds or borrowings.

(Note2) "FY2023 Market Infrastructure Development Support Project for Expanding Green Finance (Decarbonization-related Sector)" is a project to provide support to companies, local governments, etc. that intend to issue green bonds, etc. by granting external reviews and consulting on the development of green bond frameworks, etc. to registered issuers. The program subsidizes the costs required for such support to registered issuers. Eligible green bonds must satisfy the following requirements at the time of issuance.

- (1) In the case of green bonds, 100% of the procured funds must be allocated to green projects, and at least half of the procured funds must be allocated to domestic decarbonization projects or at least half of the number of green projects must be domestic decarbonization projects.
- (2) The green bond framework must be verified by an external review organization prior to the issuance to ensure that it complies with the Green Bond Guidelines.
- (3) The green bond framework must have been published prior to the issuance.

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