

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

March 12, 2024

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 with Green Loan and Others)**

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 JPY 7,114 million of new loan agreements in total (the "New Borrowing") today in order to repay the existing borrowings totaling the same amount. A portion of the New Borrowing will be executed as a green loan based on the Green Finance Framework (Note 1) established in August 2023.

(Note 1) For the details of the green finance framework, please refer to the INV's website below.

[https://www.invincible-inv.co.jp/en/upd/framework\\_202308\\_ENG.pdf](https://www.invincible-inv.co.jp/en/upd/framework_202308_ENG.pdf)

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

< New Syndicate Loan (013) >

6-Year Loan (green loan)

- |                                |   |  |
|--------------------------------|---|--|
| (1) Lenders                    | : | Mizuho Bank, Ltd.<br>MUFG Bank, Ltd.<br>Sumitomo Mitsui Trust Bank, Limited<br>Development Bank of Japan, Inc. |
| (2) Borrowing amount           | : | JPY 1,029 million  |
| (3) Interest rate, etc.        | : | 3-month JPY TIBOR (Base Rate) + spread (0.600%)<br>Floating interest rate (Note 1)                             |
| (4) Borrowing method           | : | Borrowing based on separate term loan agreement dated March 12, 2024<br>Unsecured / with no guarantee          |
| (5) Agreement date             | : | March 12, 2024   |
| (6) Anticipated borrowing date | : | March 14, 2024   |

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# Invincible Investment Corporation

(7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with March 31, 2024, and (ii) the principal maturity date

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

(9) Principal maturity date : March 14, 2030

## 5-Year Loan

(1) Lenders : The Nomura Trust and Banking Co., Ltd.

(2) Borrowing amount : JPY 350 million

(3) Interest rate, etc. : 3-month JPY TIBOR (Base Rate) + spread (0.500%)  
Floating interest rate (Note 1)

(4) Borrowing method : Borrowing based on separate term loan agreement dated March 12, 2024  
Unsecured / with no guarantee

(5) Agreement date : March 12, 2024

(6) Anticipated borrowing date : March 14, 2024

(7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with March 31, 2024, and (ii) the principal maturity date

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

(9) Principal maturity date : March 14, 2029

## 5-Year Loan

(1) Lenders : Aozora Bank, Ltd.  
The Tochigi Bank, Ltd.

(2) Borrowing amount : JPY 1,401 million

(3) Interest rate, etc. : 3-month JPY TIBOR (Base Rate) + spread (0.500%)  
Floating interest rate (Note 1)

(4) Borrowing method : Borrowing based on separate term loan agreement dated March 12, 2024  
Unsecured / with no guarantee

(5) Agreement date : March 12, 2024

(6) Anticipated borrowing date : March 29, 2024

(7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with June 30, 2024, and (ii) the principal maturity date

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

(9) Principal maturity date : March 14, 2029

## 4-Year Loan

(1) Lenders : The Nomura Trust and Banking Co., Ltd.

(2) Borrowing amount : JPY 350million

(3) Interest rate, etc. : 3-month JPY TIBOR (Base Rate) + spread (0.400%)  
Floating interest rate (Note 1)

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# Invincible Investment Corporation

- (4) Borrowing method : Borrowing based on separate term loan agreement dated March 12, 2024  
Unsecured / with no guarantee
- (5) Agreement date : March 12, 2024
- (6) Anticipated borrowing date : March 14, 2024
- (7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with March 31, 2024, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : March 14, 2028

## 3-Year Loan

- (1) Lenders : SBI Shinsei Bank, Limited  
The Shizuoka Bank, Ltd.  
The Bank of Fukuoka, Ltd.
- (2) Borrowing amount : JPY 1,746 million
- (3) Interest rate, etc. : 3-month JPY TIBOR (Base Rate) + spread (0.300%)  
Floating interest rate (Note 1)
- (4) Borrowing method : Borrowing based on separate term loan agreement dated March 12, 2024  
Unsecured / with no guarantee
- (5) Agreement date : March 12, 2024
- (6) Anticipated borrowing date : March 14, 2024
- (7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with March 31, 2024, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : March 14, 2027

## 3-Year Loan

- (1) Lender : Aozora Bank, Ltd.  
The Nishi-Nippon City Bank, Ltd.
- (2) Borrowing amount : JPY 1,000 million
- (3) Interest rate, etc. : 3-month JPY TIBOR (Base Rate) + spread (0.300%)  
Floating interest rate (Note 1)
- (4) Borrowing method : Borrowing based on separate term loan agreement dated March 12, 2024  
Unsecured / with no guarantee
- (5) Agreement date : March 12, 2024
- (6) Anticipated borrowing date : March 29, 2024
- (7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with June 30, 2024, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : March 14, 2027

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## 2-Year Loan

- (1) Lender : The Shizuoka Bank, Ltd.  
The Bank of Fukuoka, Ltd.
- (2) Borrowing amount : JPY 1,238 million
- (3) Interest rate, etc. : 3-month JPY TIBOR (Base Rate) + spread (0.200%)  
Floating interest rate (Note 1)
- (4) Borrowing method : Borrowing based on separate term loan agreement dated March 12, 2024  
Unsecured / with no guarantee
- (5) Agreement date : March 12, 2024
- (6) Anticipated borrowing date : March 14, 2024
- (7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with March 31, 2024, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : March 14, 2026

(Note 1) Base rate applicable to each interest calculation period for the interests to be paid on the relevant interest payment date shall be the 3-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).

(Note 2) JPY TIBOR announced by the Japanese Bankers Association is available at its website (<https://www.jbatibor.or.jp/english/>).

(Note 3) 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 7,114 million

### (2) Use of proceeds

The proceeds will be used for the repayment of a portion of the New Syndicate Loan (007) and a portion of the New Syndicate Loan (K).

Of the loan proceeds, the 6-Year Loan tranche of the New Syndicate Loan (013) will be procured as a green loan which will be used to repay the borrowing (including the refinance executed onwards) for the acquisition of Hotel Epinard Nasu (rated three stars "★★★" in BELS certification), a green building which satisfies the eligible criteria of the Green Finance Framework.

### (3) Scheduled timing of disbursement

March 14, 2024 for the repayment of a portion of the New Syndicate Loan (007)

March 29, 2024 for the repayment of a portion of the New Syndicate Loan (K)

## 4. Details of loans to be repaid

### New Syndicate Loan (007)

Lenders	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 Trust Bank, Limited SBI Shinsei Bank, Limited Development Bank of Japan, Inc. The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd.	Mar. 14, 2023	4,519	4,519	—	0.30455% (Note 1)	Mar. 14, 2024	Unsecured/ non-guaranteed
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	Mar. 14, 2023	7,521	—	7,521	0.71200% (Note 2)	Mar. 14, 2026	
MUFG Bank, Ltd. The Chiba Bank, Ltd.	Mar. 16, 2023	1,746	—	1,746	0.70700% (Note 2)	Mar. 14, 2026	
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	Mar. 16, 2023	194	194	—	0.30455% (Note 1)	Mar. 14, 2024	
Total		13,980	4,713	9,267			

### New Syndicate Loan (K)

Lenders	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Aozora Bank, Ltd. The Nishi-Nippon City Bank, Ltd. The Tochigi Bank, Ltd.	Mar. 29, 2019	2,401	2,401	—	0.59400% (Note 2)	Mar. 29, 2024	Unsecured/ non-guaranteed
Kiraboshi Bank, Ltd.		961	—	961	0.85455% (Note 1)	Mar. 29, 2029	
Total		3,362	2,401	961			

(Note 1) The interest rate applicable as of March 12, 2024 is shown

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(Note 2) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. Therefore, the effective fixed rate is shown. For details of the interest swap agreements, please refer to the following press releases: “Notice concerning Execution of Interest Rate Swap Agreements” dated December 20, 2023 for the New Syndicate Loan (007); “Notice concerning Execution of Interest Rate Swap Agreements” dated March 27, 2019 for the New Syndicate Loan (K).

## 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 2023 (from January 1, 2023 to June 30, 2023) (available in Japanese only) filed on September 26, 2023.

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

[For reference only]

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

(Unit : JPY million)

	Before the New Borrowing (As of March 12, 2024)	After the New Borrowing (As of March 29, 2024)	Increase (Decrease)
Total loans	253,340	253,340	—
Total investment corporation bonds	20,900	20,900	—
Total interest-bearing liabilities	274,240	274,240	—
Total appraisal value of assets owned by INV (Note 1)	629,696	629,696	—
LTV (based on appraisal value) (Note 2) (%)	43.1	43.1	—

(Note 1) Based on the 134 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 133 properties (excluding preferred equity interest in the TMK) are based on figures stated in the appraisal reports on the valuation date of December 31, 2023. 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:  

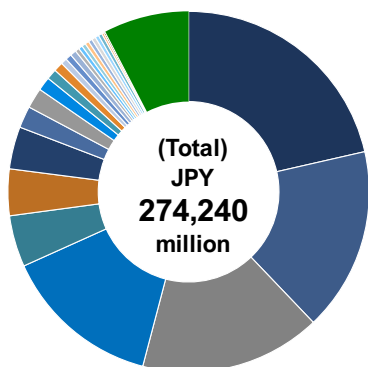
$$\text{LTV (based on appraisal value)} = \frac{\text{Total interest-bearing liabilities (excluding short-term consumption tax loan)}}{\text{Total appraisal value of assets owned by INV}} \times 100$$
 “Total interest-bearing liabilities” does not include the interest-bearing liabilities of the TMK which 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.

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## ■ Lender formation after the New Borrowing (anticipated)



Mizuho Bank	21.4%	Nishi-Nippon City Bank	0.5%
MUFG	16.5%	Fukuoka Bank	0.5%
SMBC	16.2%	Ogaki Kyoritsu Bank	0.4%
SMTB	14.2%	The Chiba Bank	0.4%
SBI Shinsei Bank	4.6%	Kiraboshi Bank	0.4%
DBJ	4.2%	Momiji Bank	0.4%
Tokyo Star Bank	3.8%	Yamaguchi Bank	0.4%
Aozora Bank	1.9%	The Chukyo Bank	0.4%
Resona Bank	1.8%	Tochigi Bank	0.3%
San ju San Bank	1.2%	Aeon Bank	0.3%
Nomura TB	0.9%	Kagawa Bank	0.2%
Shizuoka Bank	0.8%	Kiyo Bank	0.2%
Citibank	0.5%	REIT Bond	7.6%

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