

April 30, 2024

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation

Name of Representative:

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 Prepayment of Loan

Invincible Investment Corporation (“INV”) today implemented the prepayment (the “Prepayment”) of its short-term consumption tax loan that constitutes a portion of the New Syndicate Loan (010), which was announced in the press release “Notice concerning Debt Financing” on July 19, 2023.

1. Details and Reasons for the Prepayment

The entire amount of INV’s outstanding short-term consumption tax loan (in the amount of JPY 3,086 million) has been prepaid today upon the refund of consumption tax relating to asset acquisitions in accordance with the terms of the relevant loan agreement.

Loan	Prepayment Amount (JPY million)	Prepayment Date	Source of Funds for Prepayment
New Syndicate Loan (010)	3,086	April 30, 2024	Refund of consumption tax with respect to asset acquisitions on August 1, 2023 and cash on hand

This English language notice is a translation of the Japanese-language notice released on April 30, 2024 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.

2. Status of Loans after the Prepayment

New Syndicate Loan (010)

(as of April 30, 2024)

Lender	Borrowing Date	Borrowing Amount Before the Prepayment (JPY million)	Prepayment Amount (JPY million)	Borrowing Amount After the Prepayment (JPY million)	Interest Rate (Annual Rate)	Maturity Date	Borrowing Method
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	August 1, 2023	3,086	3,086	-	-	August 1, 2024	Unsecured / with no guarantee
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited The Tokyo Star Bank, Ltd. Aozora Bank, Ltd.	August 1, 2023	9,195.7	-	9,195.7	0.69100% (Note 1)	July 16, 2026	
Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. The Tokyo Star Bank, Ltd. Aozora Bank, Ltd. The Ogaki Kyoritsu Bank, Ltd.	August 1, 2023	17,574.3	-	17,574.3	1.06900% (Note 1)	July 14, 2028	
Total		29,856	3,086	26,770			

(Note 1) Figures are shown as virtually fixed interest rates because interest rates are fixed by interest rate swap agreements while they are borrowings with floating interest rates. For details of the interest rate swap agreements, please refer to "Notice concerning Execution of Interest Rate Swap Agreements" on December 20, 2023.

(Note 2) For details of the loans, please refer to "Notice concerning Debt Financing" on July 19, 2023.

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3. Change in Balance of Interest-bearing Liabilities, etc.

(Unit : million yen)

	Before the Prepayment (As of April 29, 2024)	After the Prepayment (As of April 30, 2024)	Increase (Decrease)
Total Loans	253,340	250,254	(3,086)
Total Investment Corporation Bonds	20,900	20,900	—
Total Interest-bearing Liabilities	274,240	271,154	(3,086)
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.

4. Future Outlook

The impact of the Prepayment to financial results is minimal.

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