

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

July 14, 2020

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 New Syndicate Loan (E) due on July 16, 2020 (Note).

(Note) For details of the New Syndicate Loan (E), please refer to "4. Details of Loan to be Repaid" below and the press releases entitled "Notice concerning Debt Financing and Prepayment of Existing Borrowings" dated June 25, 2015, "Notice Concerning Implementation of Debt Financing and Prepayment of Existing Borrowings" dated July 16, 2015, "Notice concerning Debt Financing (Refinance)" dated July 12, 2018 and "Notice concerning Debt Financing (Refinance) and Execution of Interest Rate Swap Agreement" dated July 11, 2019.

2. Details of the New Borrowing (anticipated)

< New Syndicate Loan (R) >

1-Year Loan

- | | | |
|-------------------------|---|--|
| (1) Lenders | : | Sumitomo Mitsui Banking Corporation
MUFG Bank, Ltd.
Mizuho Bank, Ltd.
Shinsei Bank, Limited
Citibank, N.A., Tokyo Branch
Sumitomo Mitsui Trust Bank, Limited
Resona Bank, Limited. |
| (2) Borrowing amount | : | JPY 28,979 million |
| (3) Interest rate, etc. | : | 1-month JPY TIBOR (Base Rate) + spread (0.25000%)
Variable interest rate (Note) |

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Invincible Investment Corporation

- (4) Borrowing method : Borrowing based on separate term loan agreement dated July 14, 2020
Unsecured / with no guarantee
- (5) Agreement date : July 14, 2020
- (6) Anticipated borrowing date : July 16, 2020
- (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with July 31, 2020, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : July 16, 2021

- (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 (<http://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 28,979 million
- (2) Use of proceeds
To be appropriated for the repayment of New Syndicate Loan (E)
- (3) Scheduled timing of disbursement
July 16, 2020

4. Details of Loan to be Repaid

New Syndicate Loan (E)

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 Banking Corporation MUFG Bank, Ltd. Mizuho Bank, Ltd. Shinsei Bank, Limited Citibank, N.A., Tokyo Branch Sumitomo Mitsui Trust Bank, Limited Resona Bank, Limited.	July 16, 2015	28,979	28,979	—	0.59000% (Note)	July 16, 2020	Unsecured/ non-guaranteed

- (Note) Figure is shown as virtually fixed interest rate because interest rate is fixed by interest rate swap agreement while it is a borrowing with floating interest rate. For details of the interest rate swap agreement, please refer to "Notice concerning Execution of Interest Rate Swap Agreements" dated March 4, 2016.

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5. Future outlook

The impact of the New Borrowing on financial results is minimal. The forecasts of the financial results and distribution for the fiscal period ending December 2020 (35th Fiscal Period: from July 1, 2020 to December 31, 2020) will be announced later, once they are finalized.

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 2019 (from July 1, 2019 to December 31, 2019) (available in Japanese only) filed on March 25, 2020.

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 July 14, 2020)	After the New Borrowing (As of July 16, 2020)	Increase (Decrease)
Total loans	255,268	255,268	—
Total investment corporation bonds	8,200	8,200	—
Total interest-bearing liabilities	263,468	263,468	—
Total appraisal value of assets owned by INV (Note 1)	588,036	588,036	—
LTV (based on appraisal value) (Note 2) (%)	44.7	44.7	—

(Note 1) Based on the 148 properties owned by INV as of July 14, 2020 (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 147 properties (excluding preferred equity interest in the TMK) are based on figures stated in the appraisal reports on the valuation date of December 31, 2019. 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 implemented on September 26, 2018.

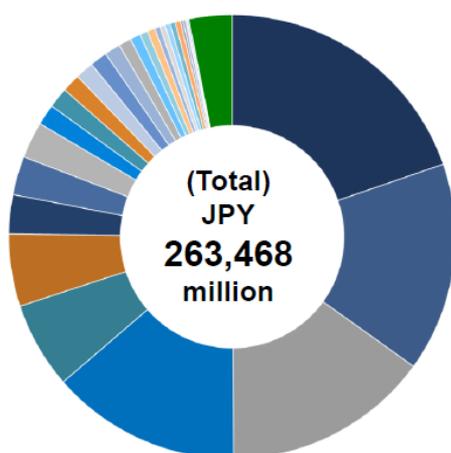
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:

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

“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	19.7%	Shizuoka Bank	0.9%
MUFG	15.2%	Nishi-Nippon City Bank	0.8%
SMBC	15.0%	Towa Bank	0.6%
SMTB	13.8%	Hiroshima Bank	0.6%
Citibank	6.3%	Kagawa Bank	0.4%
Shinsei Bank	5.3%	Kiraboshi Bank	0.4%
DBJ	2.8%	Momiji Bank	0.4%
Resona Bank	2.8%	Yamaguchi Bank	0.4%
Aeon Bank	2.6%	Chukyo Bank	0.4%
Dai-ichi Life Insurance	1.5%	Tochigi Bank	0.2%
Fukuoka Bank	1.5%	Kiyo Bank	0.2%
Daisan Bank	1.3%	Gunma Bank	0.1%
Aozora Bank	1.3%	Ikeda Sensyu Bank	0.1%
Nomura TB	1.3%	REIT Bond	3.1%
Tokyo Star Bank	1.1%		

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