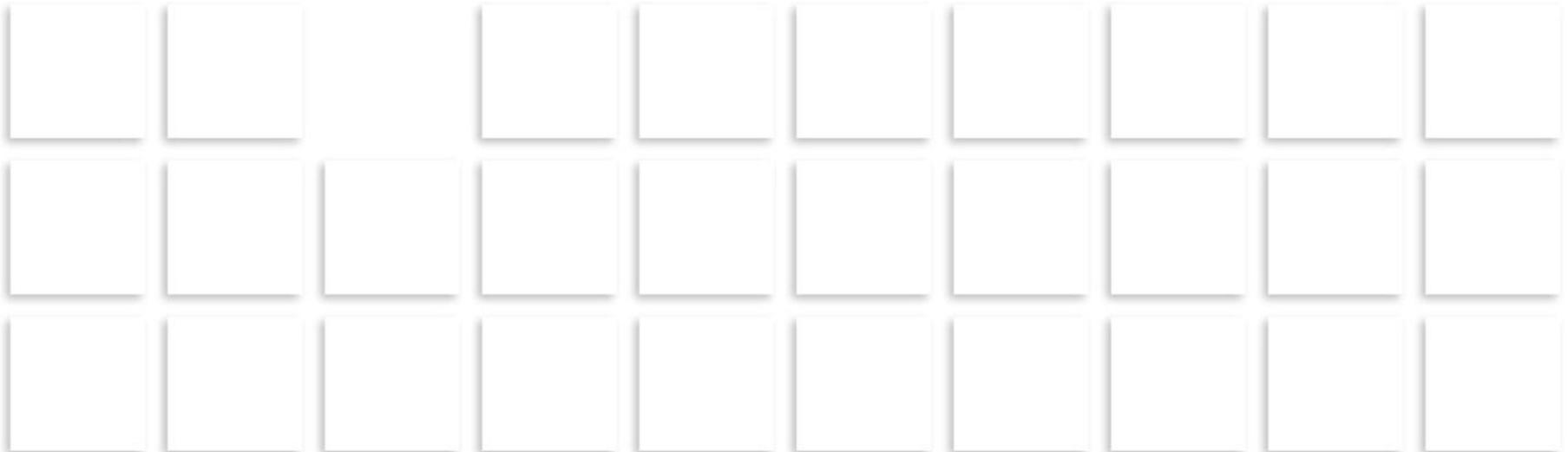


Invincible Investment Corporation
Supplemental Information Regarding Press Releases
announced as of February 22, 2017



Invincible Investment
Corporation

TSE Code: 8963



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- ◆ INV has given its attention that the information provided herein does not contain mistakes or omissions. However, there is no assurance given as to the accuracy, certainty or completeness, validity or fairness of any such information and such information is subject to revision or retraction without prior notice.
- ◆ This material is supplement information regarding “Notice concerning Issuance of New Investment Units and Secondary Distribution of Investment Units”, “Notice concerning Acquisition of Assets and Entering into Leasing Contract”, “Notice concerning Debt Financing” and “ Notice concerning Revision of Forecast of Financial Results and Distribution for the 28th Fiscal Period Ending June 2017 and the 29th Fiscal Period Ending December 2017” announced as of February 22, 2017

For the further information (including the forecast information), please refer to the notes in this material and the original press releases described above.

The forecast DPU is a forecast as of the date of this material, and actual DPU may differ significantly due to factors, such as change in circumstances and audit by the independent auditor. There is no guarantee of the payment of the forecast distribution amount.



INQUIRIES:

Consonant Investment Management Co., Ltd. (Asset Manager of INV)

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New Acquisition of High Quality Residential Assets to Provide Further Stability and Growth Potential

- ✓ Two residential assets to be acquired for JPY 24.5 billion, with 5.4% on average appraisal NOI yield¹
- ✓ High quality assets in the Minami-Senju area², Tokyo
- ✓ Portfolio to grow to 126 properties with 65.4%³ located in Greater Tokyo⁴
- ✓ After anticipated acquisitions, rental revenue from the portfolio⁵ will consist of 70.0% from fixed hotel rent, residential rent and rent from other assets (offices, commercial facilities and parking lots), providing further stability
- ✓ Royal Parks Tower Minami-Senju has achieved 17.3% average rent increase on the new leases⁶ in 2016 and the appraisal rents⁶ are 7.7% above in-place rents⁶, providing INV room to increase rents
- ✓ Royal Parks Seasir Minami-Senju is on a fixed term master lease with a fixed rent to Daiwa Living. Master lease will expire on November 21, 2019 and master lease fixed rents⁷ are at JPY 7,252 per tsubo per month versus end-tenant rent⁷ of JPY 8,332 per tsubo per month, which shows potential for growth after the expiry of master lease⁸

Continued Organic Growth from Portfolio

- ✓ Pro-active asset management over the last three years has driven residential and hotel rent increases
- ✓ In 2016 residential rents in our portfolio increased at 51.0% of new leases with an average increase of 1.2% and 39.1% of renewal leases with an average increase of 1.2%

Financial Strength and Stability

- ✓ LTV expected to be 44.4%⁹ post transaction
- ✓ Three lenders are newly added, further reinforcing the lender formation

(Note 1) "Appraisal NOI" is the NOI derived from the direct capitalization method in appraisal reports, and the NOI yield is calculated by dividing the total of appraisal NOI by anticipated acquisition price and rounded to one decimal place.

(Note 2) Minami-Senju 1chome – 8chome. Hereinafter the same

(Note 3) Based on (anticipated) acquisition price

(Note 4) "Greater Tokyo" is Tokyo, Kanagawa, Chiba and Saitama

(Note 5) Annual revenue, assuming all of INV's assets post acquisition were owned as of January 1, 2016, calculated based on actual 2016 full year results. Performance of the properties acquired in 2016 for the pre-acquisition period and for the properties anticipated to be acquired is based on actual results provided by sellers.

(Note 6) "New leases" means the lease agreements with the end-tenants newly signed in 2016 and rent for new leases is calculated based on average of per-month rents as of December 31, 2016 of new leases, weighted by leased area.

"Appraisal rent" means the rent per month which is estimated as reasonable by Japan Real Estate Institute based on quality of the property and market value for all type as of January 1, 2017, and indicates the weighted average per tsubo for the units leased as of December 31, 2016. Appraisal rent does not indicate that the in-place rents with the existing tenants can be increased up to such appraisal rent and also does not guarantee that INV can enter into lease agreements with new tenants at such appraisal rent.

"In-place rent" means the average of per-month rents for the lease agreements with the end-tenants effective as of December 31, 2016 weighted by leased area.

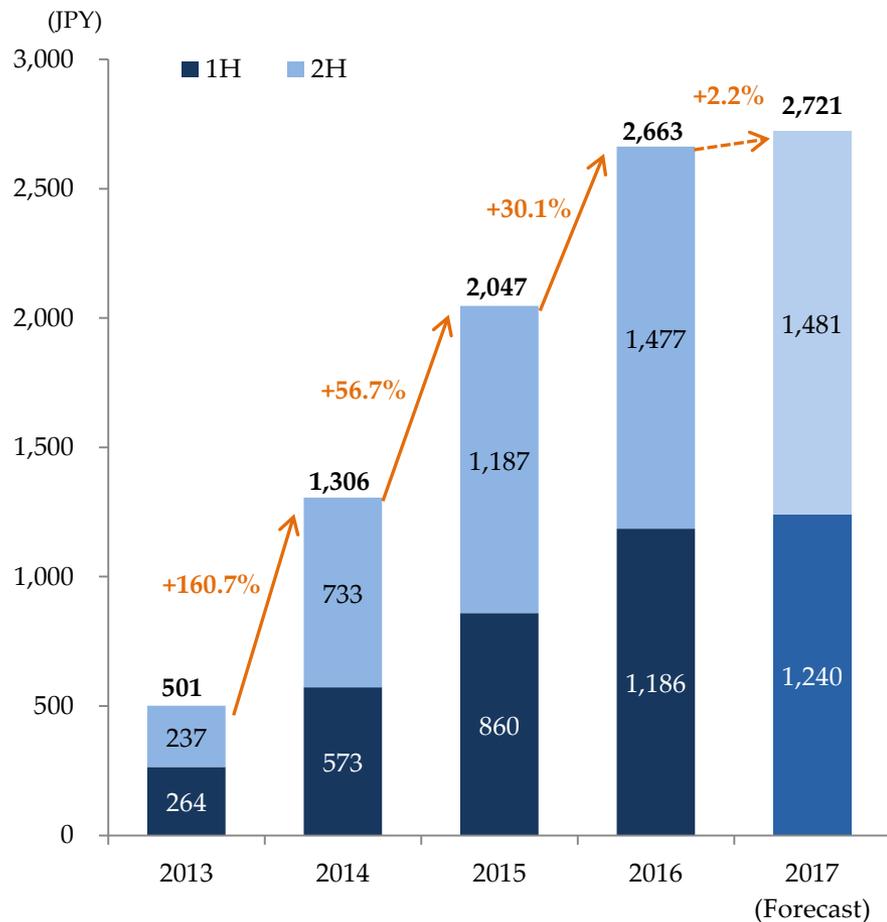
(Note 7) Calculated by dividing rent or the total of rent as of December 31, 2016 by leased area as of the same date.

(Note 8) The difference between (i) the actual rent paid by the master lessee under the rent-guarantee type master lease agreement and (ii) the actual rent paid by the end tenants indicates the potential increase in the rental income which INV might be able to enjoy if the in place rent-guarantee type master lease agreement expires in November 2019 (expected) and should not be construed as a guarantee of such increase in rental income. Moreover, since such difference does not take into consideration for changes in expenses after changing to a pass-through type master lease agreement, such difference in amount will not necessarily equal to an increase in NOI of INV.

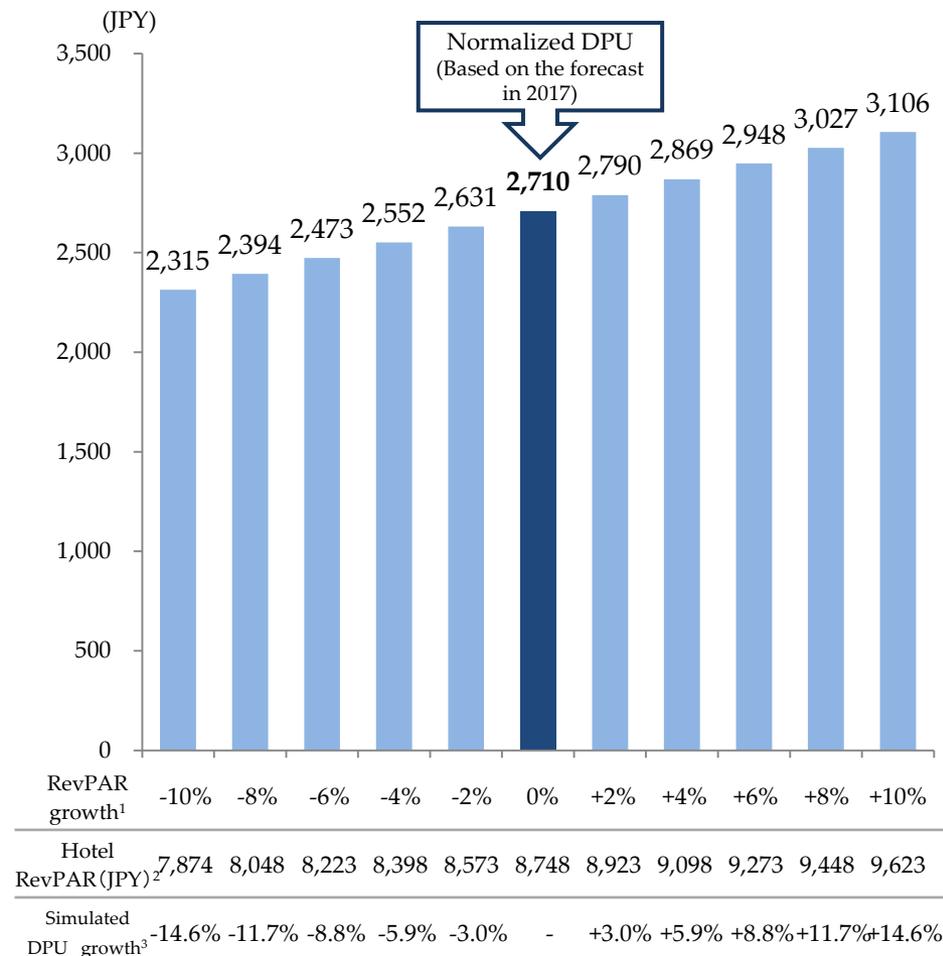
(Note 9) LTV is calculated by the following formula: (Interest-bearing debts at the end of December 2016 + Total loan amount of new borrowings)/(Total appraisal value as of the end of December 2016 + Total appraisal value for the anticipated properties) x 100

Internal and external growth have provided continuous growth of DPU since 2013

DPU Growth



Analysis on DPU simulation of 2017 (vs RevPAR growth)



(Note 1) RevPAR growth is shown as a % change from the RevPAR assumption for the 2017 forecast; the sensitivity analysis is based on potential changes to RevPAR for the 39 hotels with a variable rent scheme

(Note 2) The average RevPAR for the 39 hotels with a variable rent scheme

(Note 3) Simulated DPU Growth is calculated by using the normalized DPU, which is annualized by assuming all of INV's assets as of today and properties anticipated to be acquired, and all assumptions for the 2017 DPU simulation except for the RevPAR remain the same. See the announcement as of February 22, 2017 of "Notice concerning Revision of Forecast of Financial Results and Distribution for the 28th Fiscal Period Ending June 2017 and the 29th Fiscal Period Ending December 2017 for the assumption for the 2017 DPU simulation."

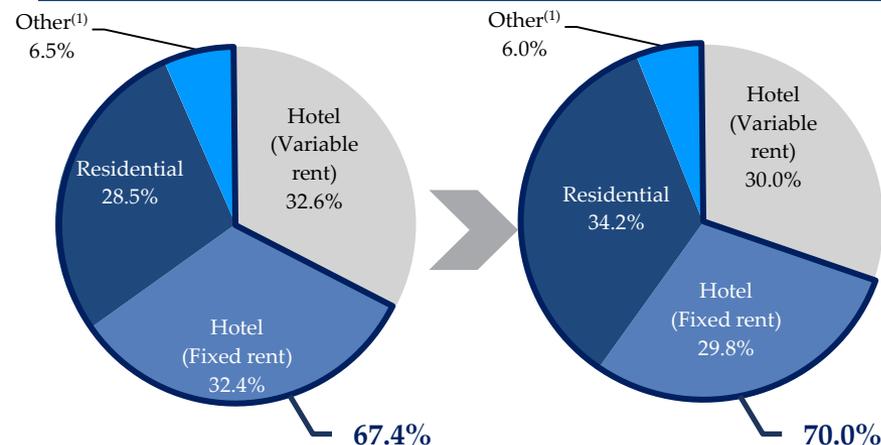
New Acquisition of High Quality Residential Assets to Provide Further Stability and Growth Potential

- Robust pipeline provides opportunity for acquisitions of properties contributing to portfolio growth and stability
- After anticipated acquisition, rent revenue from hotels with fixed rent, residential assets and other assets¹ will account for 70.0%³ of revenue which is enhancing the stability of portfolio

Portfolio by asset type²



Rent revenue structure post-transaction³

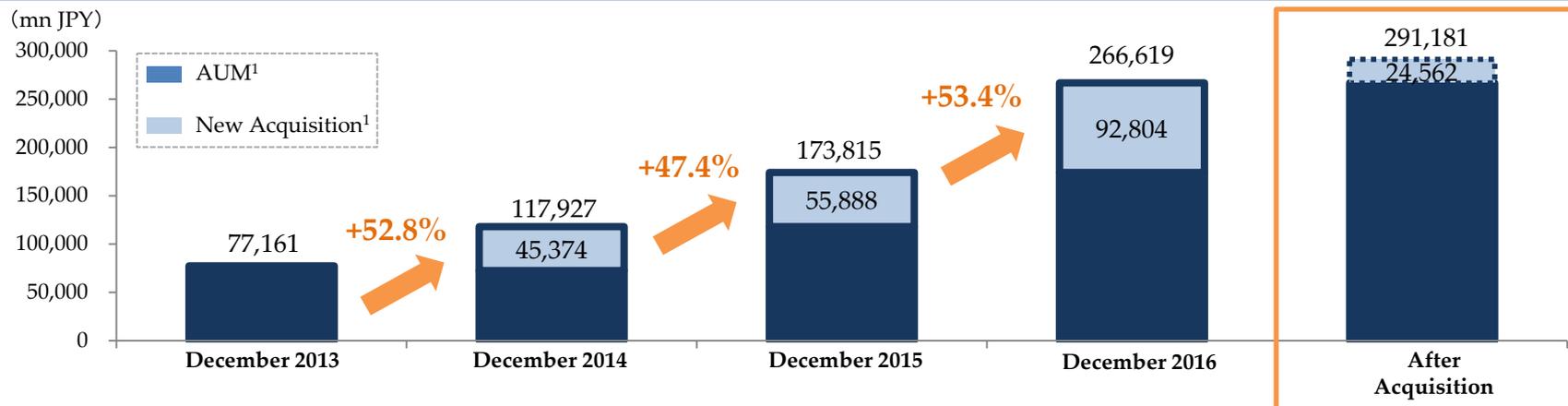


(Note 1) Includes offices, commercial facilities and parking lots

(Note 2) Based on (anticipated) acquisition price

(Note 3) Annual revenue, assuming all of INV's assets as of relevant point of time (pre-acquisition/post-acquisition) were owned as of January 1, 2016, calculated based on actual 2016 full year results. Performance for the pre-acquisition period and for the properties anticipated to be acquired is based on actual results provided by sellers.

Growth of AUM

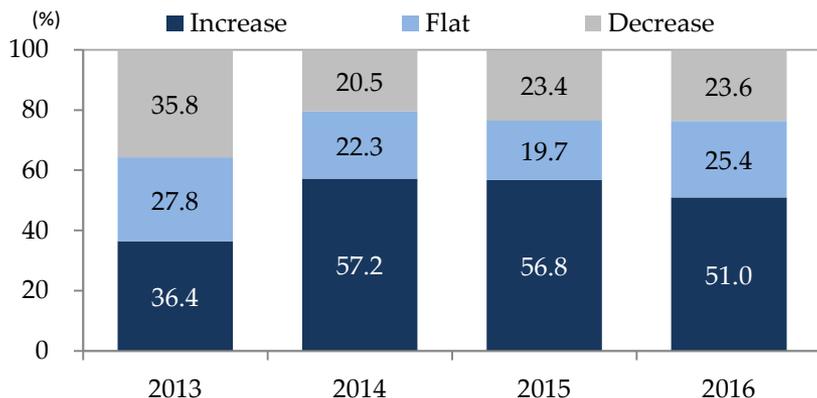


(Note 1) "AUM" is total acquisition amount of the properties owned as of the end of the relevant year, or the sum of AUM as of the end of December 2016 and total anticipated acquisition amount for "After Anticipated Acquisition", and "New Acquisition" shows total (anticipated) acquisition amount for the properties acquired in the relevant year or for the properties to be acquired

Residential Rent Increase Initiative

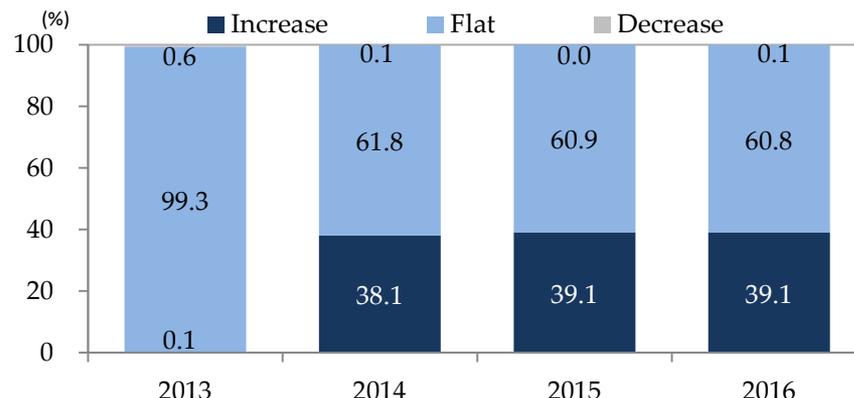
■ In 2014, INV initiated a Rent Increase Program to increase rents on new and renewal contracts

Change in Rent for New Contracts¹



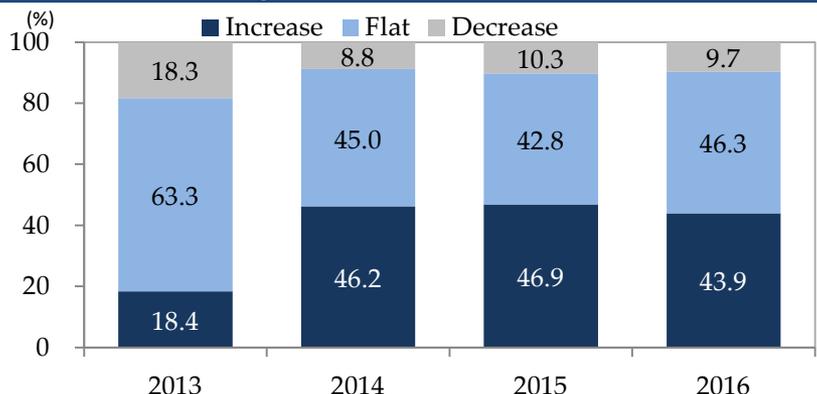
No. of New Contracts	827	649	943	783
Occupancy ² (%)	95.5	94.0	94.7	95.9
Net Leasing Cost (No. of months) ³	1.15	1.01	1.23	1.15

Change in Rent for Renewal Contracts¹

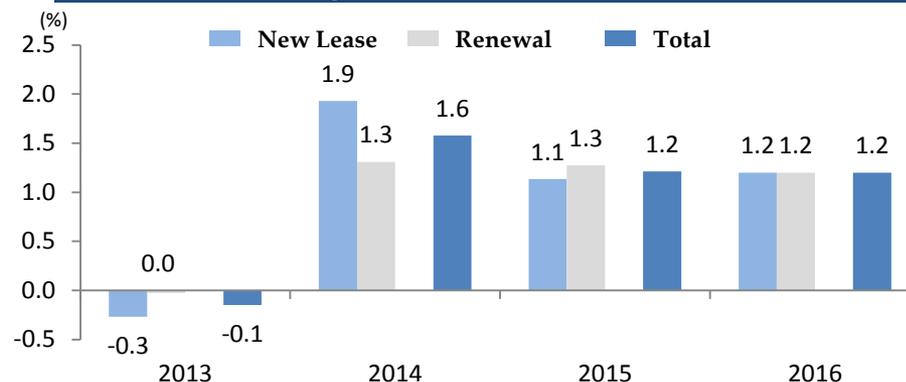


No. of Renewals	818	872	1,209	1,126
Renewal Rate ⁴ (%)	81.2	84.7	85.4	83.7

Change in Rent for All Contracts¹



Average Rent Increase / Decrease⁵



(Note 1) Based on the residential properties owned in relevant year excluding the performance for the properties during the pre-acquisition period. The number of properties at the end of each year is as follows; 63 properties for 2013, 63 properties for 2014, 66 properties for 2015, and 68 properties for 2016

(Note 2) Occupancy is calculated by dividing the sum of leased area by the sum of leasable area at the end of each month, based on the properties owned in relevant year excluding the performance for the properties during the pre-acquisition period

(Note 3) Net Leasing Cost (Multiple of Monthly Rent) = Advertising Expenses (Multiple of Monthly Rent) + Free Rent (Multiple of Monthly Rent) - Key Money (Multiple of Monthly Rent). Multiple of Monthly rent is converted by the monthly rent for new lease agreement during the relevant period and rounded to two decimal places

(Note 4) Renewal rate is calculated by the number of renewal rents during the relevant period divided by the number of contracts due up for renewal during the relevant period

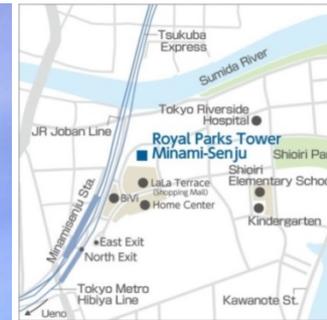
(Note 5) Increase or decrease (%) in the sum of monthly rents on new or renewal contracts, or the total of both, compared with the sum of previous rents for properties owned at the end of each month during relevant year

Two new residential properties

Royal Parks Tower Minami-Senju

- A high quality asset in the Minami-Senju area
- 39 floors, 557¹ units residential tower built in 2008
- Five minute walk to Minami-Senju Station with service from three train lines and is adjacent to a shopping mall
- Attractive common facilities for the residents including party room , an Onsen(Hot spring)/Sauna, a gym and library
- The Tower was developed by Daiwa House as part of the Minami-Senju master redevelopment project

Anticipated Acquisition Price	JPY 21,879mn
Appraisal Value	JPY 22,100mn
Appraisal NOI yield ²	5.4%
Address	Minami-Senju 4-chome, Arakawa-ku, Tokyo
Access	5 minute walk from Minami-Senju Station (Tokyo Metro Hibiya Line, JR Joban Line, Tsukuba Express Line)
Completion Date	May 2008
Rentable Units	557 (Apartments 555, Nursing home ¹ , Shop ¹) ¹
Rentable Area	39,113.46m ²
Land Area	8,738.44m ²



Royal Parks Seasir Minami-Senju

- 10 minute walk to Minami-Senju Station with service from three train lines
- Master-leased on a fixed rent basis to Daiwa Living, a subsidiary of Daiwa House
- 113 units, high quality residential asset with concierge available at the front desk
- Unit size ranging from approximately 40m² to approximately 120m², targeting singles, DINKS³ and families

Anticipated Acquisition Price	JPY 2,683mn
Appraisal Value	JPY 2,710mn
Appraisal NOI yield ²	5.3%
Address	Minami-Senju 3-chome, Arakawa-ku, Tokyo
Access	10 minute walk from Minami-Senju Station (Tokyo Metro Hibiya Line, JR Joban Line, Tsukuba Express Line)
Completion Date	August 2006
Rentable Units	113
Rentable Area	6,496.86m ²
Land Area	3,570.00m ²



(Note 1) The nursing home and the shop are counted as 1 unit, respectively, for the counting of the number of units

(Note 2) Appraisal NOI yield is calculated by dividing the NOI derived from the direct capitalization method in appraisal reports by anticipated acquisition price and the percentage is rounded to one decimal place

(Note 3) Stands for "Double Income No Kids"