

# Invincible Investment Corporation

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

July 10, 2019

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, CEO  
Contact: Jun Komo,  
General Manager of Planning Department  
(Tel. +81-3-5411-2731)

## **Notice concerning Determination of the Issue Value and Offer Price of Investment Units**

Invincible Investment Corporation (“INV”) announced today that, at the Board of Directors Meeting of INV held on July 10, 2019, a resolution was passed concerning the issue value and offer price and other related matters for the issuance of new investment units and secondary offering (the “Offerings”), which was approved at the Board of Directors Meeting of INV held on July 1, 2019, as outlined below:

1. Issuance of new investment units through public offering
  - (1) Number of Investment Units to be offered : 409,524 investment units  
Domestic public offering: 194,524 investment units  
Overseas offering: 215,000 investment units
  - (2) Amount to be paid (issue value) : JPY 56,939 per unit
  - (3) Total amount to be paid (total issue value) : JPY 23,317,887,036
  - (4) Issue price (offer price) : JPY 58,898 per unit
  - (5) Total issue price (total offer price) : JPY 24,120,144,552
  - (6) Subscription period (domestic public offering) : Thursday, July 11, 2019 to Friday, July 12, 2019
  - (7) Payment date : Thursday, July 18, 2019
  - (8) Delivery date : Friday, July 19, 2019

(Note) The underwriters shall underwrite the investment units at the amount to be paid (issue value) and offer at the issue price (offer price).

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2. Secondary offering of investment units (overallotment secondary offering)
  - (1) Number of Investment Units to be offered in the secondary offering : 20,476 investment units
  - (2) Offer price : JPY 58,898 per unit
  - (3) Total offer price : JPY 1,205,995,448
  - (4) Subscription period : Thursday, July 11, 2019 to Friday, July 12, 2019
  - (5) Delivery date : Friday, July 19, 2019
  
3. Issuance of new investment units through third-party allotment
  - (1) Amount to be paid (issue value) : JPY 56,939 per unit
  - (2) Total amount to be paid (total issue value)(Maximum) : JPY 1,165,882,964
  - (3) Subscription period (Subscription date) : Wednesday, August 14, 2019
  - (4) Payment date : Thursday, August 15, 2019
  - (5) Investment units for which no application for subscription has been made during the Subscription period (Subscription date), mentioned in (3) shown above, shall not be issued.

## <Reference>

1. Basis for calculating the issue value and offer price
  - (1) Reference date of calculation and price: Wednesday, July 10, 2019 JPY 60,100
  - (2) Discount rate: 2.00%
  
2. Syndicate cover transaction period:

Saturday, July 13, 2019 to Friday, August 9, 2019
  
3. Amount, use and schedule of expenditure of proceeds from the Offerings

INV will use the proceeds from the domestic public offering (JPY 11,076,002,036) and the overseas offering (JPY 12,241,885,000) to fund part of its acquisition of specified assets (which shall have the meaning as defined in Article 2, Paragraph 1 of the Act on Investment Trusts and Investment Corporations of Japan, and such specified assets are referred to as the "Anticipated Acquisitions") announced in "Notice concerning Acquisition and Lease of Domestic Trust Beneficiary Interests" dated July 1, 2019. The remainder of the proceeds, if any, as well as the maximum amount of proceeds from the issuance of new Investment Units through the third-party allotment (JPY 1,165,882,964) decided on the same day as the domestic public offering will be retained as cash on hand and be deposited to the financial institution as the fund for a part of future acquisitions of specified assets. However, if the total proceeds from the domestic public offering, the overseas offering and the anticipated borrowings (which are

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expected to amount to JPY 27,400 million as of today) announced in “Notice concerning Debt Financing” dated July 1, 2019, fall short of the total amount of acquisition fund of the Anticipated Acquisitions (Note), INV may use the whole or a part of proceeds from the issuance of new Investment Units through the third-party allotment to fund part of the Anticipated Acquisitions.

(Note) Under such circumstances, INV will acquire four properties among the Anticipated Acquisitions (Hotel MyStays Matsuyama, Hotel MyStays Kanazawa Castle, Flexstay Inn Sakuragicho and MyCUBE by MYSTAYS Asakusa Kuramae) on the anticipated acquisition date and also pay the whole or a part of the acquisition price of these four properties on another date as agreed respectively, pursuant to the relevant purchase and sale agreement. For more details, please refer to the press release entitled “Notice concerning Acquisition and Lease of Domestic Trust Beneficiary Interests” dated July 1, 2019.

Website of INV: <http://www.invincible-inv.co.jp/eng/>

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