

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation

Name of representative:

Naoki Fukuda, Executive Director

Roppongi Hills Mori Tower

6-10-1 Roppongi, Minato-ku, Tokyo, Japan

(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 Change of Master Lessee and Property Manager**

Invincible Investment Corporation (“INV”) announced today its decision to change (the “Change”) the master lessee (“ML”) and property manager (“PM”) for the properties listed below.

### 1. Details of Changes

No.	Property Name	Old ML/PM	New ML/PM
D52	Beppu Kamenoi Hotel	Beppu Hotel Management Godo Kaisha	MyStays Hotel Management Co., Ltd. (“MHM”)

### 2. Effective Date of Change

February 1, 2018 (Expected)

### 3. Reason for Changes

The Change will be implemented to simplify the lease structure with regard to the Beppu Kamenoi Hotel (the “Property”).

MHM has been serving as hotel operator for the hotel portion of the Property by entering into a hotel management contract regarding the hotel operations with Beppu Hotel Management Godo Kaisha, the tenant of the Property. Upon the Change, MHM will be the tenant of the Property, but the Change will have limited impact on the hotel operation, as there will be no change in hotel operator as mentioned above.

This English language notice is a translation of the Japanese-language notice released on January 31, 2018 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.

## 4. Profile of New ML/PM

(i)	Name	MyStays Hotel Management Co., Ltd.
(ii)	Location	6-2-31, Roppongi, Minato-ku, Tokyo
(iii)	Title and name of representative officer	Atsuki Asano, President and CEO
(iv)	Business	Hotel and Ryokan (Japanese inn) operation and management
(v)	Capital	JPY 100 million (as of end of December 2017)
(vi)	Date of establishment	July 8, 1999
(vii)	Relationship between INV/Asset Manager and the Tenant/Operator	
	Capital relationships	While there are no capital relationships that should be noted between INV/Consonant Investment Management Co., Ltd. ("CIM") and MHM, the parent company of MHM is indirectly owned by funds managed by affiliates of Fortress Investment Group LLC ("FIG"), which is an affiliate of Calliope Godo Kaisha ("Calliope"). Calliope holds 609,942 units of INV's outstanding investment units (12.72% stake) as of today. Further, as of the date of this notice, Calliope is the parent company of CIM, holding 100% of its outstanding shares.
	Personnel relationships	While there are no personnel relationships that should be noted between INV/CIM and MHM, as of the date of this notice, among the directors of INV and the officers and employees of CIM, Naoki Fukuda, who is Executive Director of INV and CEO of CIM, is seconded from Calliope. Further, part-time director of CIM, Christopher Reed, is seconded from Fortress Investment Group Japan Godo Kaisha, a subsidiary of FIG.
	Transactional relationships	As of the date of this notice, INV has entered into lease agreements with MHM with respect to 41 hotel properties <sup>1</sup> .
	Whether the Tenant/Operator is a related party	MHM is not a related party of INV/CIM. Further, related persons and affiliates of MHM are not related parties of INV/CIM. Furthermore, MHM is not an interested party, etc. of CIM as provided in the Act on Investment Trusts and Investment Corporations.

(Note 1) Includes agreement with MHM subsidiary and management contract between MHM and tenant.

## 5. Future Outlook

The Operator Change is expected to have limited impact on the fiscal period ending June 2018 (January 1, 2018 to June 30, 2018). The financial forecasts for the fiscal period ending June 2018 will be announce at a later date, once they are determined.

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

This English language notice is a translation of the Japanese-language notice released on January 31, 2018 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.