

[For Information Purpose Only.]

The Japanese language press release should be referred to as the original.]

June 25, 2018

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 Acquisition of Assets

Invincible Investment Corporation (“INV”) announced the decision to acquire (the “Acquisition”) two hotel properties (the “Two Hotel Properties”) as decided today by Consonant Investment Management Co., Ltd. (“CIM”), the asset manager of INV.

### 1. Overview of Acquisition

Use	Property Number	Property Name	Location	Anticipated Acquisition Price (million yen) (Note 1)	Appraisal Value (million yen) (Note 2)	Seller (Note 3)	Category of Specified Assets
Hotel	D58	Hotel MyStays Gotanda	Shinagawa -ku, Tokyo	4,068	4,110	Calvis Tokutei Mokuteki Kaisha	Trust Beneficial Interest
	D59	Hotel MyStays Tachikawa	Tachikawa, Tokyo	3,257	3,290		
Total				7,325	7,400		

(Note 1) Anticipated Acquisition Prices show purchase prices set forth in the purchase and sale agreements for the trust beneficiary interests and do not include adjustments for property taxes, city planning taxes, or national or local consumption taxes.

(Note 2) Appraisal Value is based on appraisal value stated in the appraisal report by The Tanizawa Sōgō Appraisal Co., Ltd. and Daiwa Real Estate Appraisal Co., Ltd. on the valuation date of April 1, 2018. For details, please refer to “(1) Details of the Two Hotel Properties” of “4. Details of the Two Hotel Properties” below.

(Note 3) For an overview of the sellers, please refer to “5. Overview of Seller of the Two Hotel Properties” below.

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(Note 4) Amounts are rounded down to the nearest unit; hereinafter the same.

## 2. Reasons for Acquisitions

As described in the press release “Notice concerning Sale of Assets” dated February 13, 2018, INV sold (the “Sale”) one of its non-core assets<sup>1</sup> Lexington Plaza Nishi-Gotanda (the “Property Sold”) on March 9, 2018 for a price of JPY 5,160 million which is equivalent to a 4.2% NOI cap rate<sup>2</sup>

Using these proceeds, as well as net proceeds from investment corporation bonds issued on May 25, 2018<sup>3</sup> and borrowings<sup>4</sup>, INV is now acquiring two hotels from affiliates of the Sponsor, Fortress Investment Group LLC (“FIG”), for a price of JPY 7,325 million and at an appraisal NOI cap rate<sup>5</sup> of 4.7%. Since July 2017, INV sold 12 assets for a total sale price of JPY 16,397 million at a NOI cap rate<sup>6</sup> of 4.1%, bought six assets for a total acquisition price of JPY 19,750 million at an NOI appraisal cap rate<sup>7</sup> of 5.6%, and increased NOI after depreciation<sup>8</sup> by JPY 333 million.

The Two Hotel Properties are well located and positioned in their respective sub-markets and are both operated by MyStays Hotel Management Co., Ltd. (hereinafter “MHM”). The acquisition is in line with the INV’s overall growth strategy, which is to acquire properties expected to contribute growth and income stability with a focus on increasing exposure to hotels competitively located in their respective markets, are well positioned to capture the increasing demand from inbound visitors, and which can be purchased at attractive cap rates. Hotel MyStays Tachikawa is located on the western outskirts of Tokyo and is a major transportation artery with direct access to JR Yamanote Line and other lines Shinjuku Station and JR Yamanote Line and other lines Tokyo Station. Tachikawa is home to numerous modern industrial facilities as well as various national research institutions and administrative office buildings, providing constant demand for both business and leisure travelers. Hotel MyStays Gotanda is located a few minute walk from Gotanda Station on the JR Yamanote Line, one of Tokyo’s busiest and important lines, connecting Tokyo’s major stations and urban centers. Gotanda Station provides convenient access to Haneda airport and is only two stops from Shinagawa Station on JR Tokaido Shinkansen which has a bullet train stop.

(Note 1) Properties other than core assets, i.e., hotels and residential properties.

(Note 2) Calculated by dividing actual NOI for January 1, 2017 – December 31, 2017 of the Property Sold by the sales price.

(Note 3) Please refer to the press releases “Notice concerning Issuance of Investment Corporation Bonds” dated May 18, 2018 for issuance of Investment Corporation Bonds.

(Note 4) Please refer to the press release “Notice concerning Debt Financing” dated today for details of borrowings.

(Note 5) “Appraisal NOI Yield” is calculated by dividing the total NOI derived from the direct capitalization method stated in the appraisal reports by The Tanizawa Sōgō Appraisal Co., Ltd. and Daiwa Real Estate Appraisal Co., Ltd. on the valuation date of April 1, 2018 by the total of Anticipated Acquisition Price, and rounded to one decimal place.

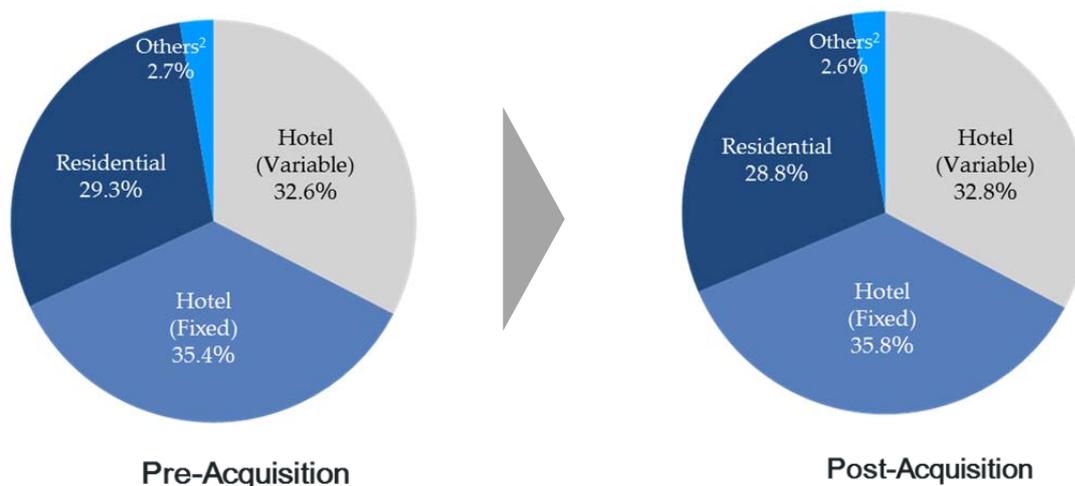
(Note 6) NOI Yield is calculated by dividing the actual NOI for 2017 by the sales price, and rounded to one decimal place.

(Note 7) Appraisal NOI Yield of the newly acquired properties is calculated by dividing the total NOI derived from the direct capitalization method stated in the appraisal reports obtained for the acquisition by the total of Anticipated Acquisition Price, and rounded to one decimal place.

(Note 8) The difference of total appraisal NOI after depreciation of the newly acquired properties and total actual NOI after depreciation for the sold assets. The amount of increase is an estimated amount and does not show the actual impact on NOI after depreciation of INV’s portfolio. INV does not guarantee that such amount will increase in NOI after depreciation of INV’s portfolio.

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## Rent Revenue Composition (Normalized) (Note 1)

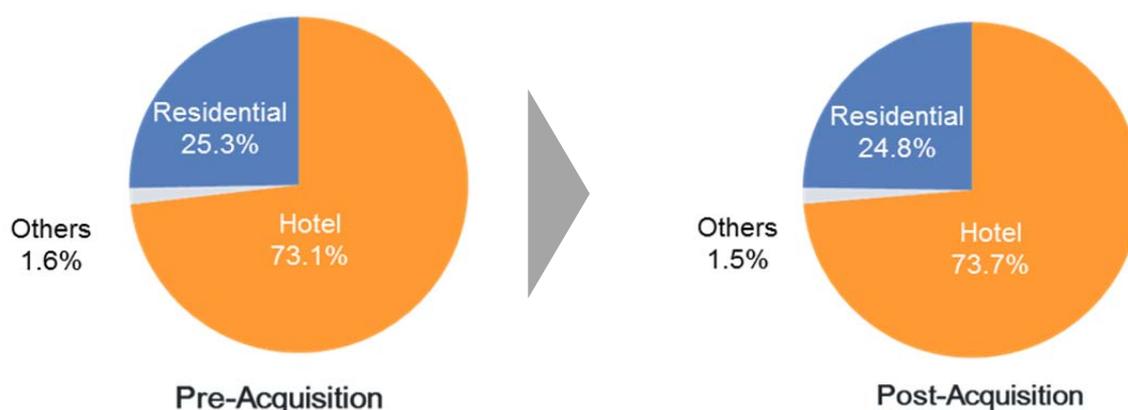


(Note 1) The percentages in the above pie chart of “Pre-Acquisition” indicate the composition of annual rent revenue concerning all the properties held by INV as of today, which is a sum of forecasts for the period from January 2018 to December 2018 for all the properties. The percentages in the pie chart of “Post-Acquisition” are calculated by adding the expected annual operating revenue in 2018 to be generated by the Two Hotel Properties calculated by CIM to the figures of the “Pre-Acquisition”. In addition, the figures for the Four Hotel Properties acquired in February 2018 and Two Hotels are calculated on the assumption INV had acquired these properties on January 1, 2018, using the actual figures provided by the sellers of such properties for the period before the acquisition. Moreover, annual rent revenue does not include the dividend from the preferred equity interest (the “Preferred Equity Interest”) of a TMK held by INV, nor the rental revenue from Sheraton Grande Tokyo Bay Hotel, the underlying asset of the Preferred Equity Interest

(Note 2) The item of “Others” consists of retail properties; the same shall apply hereinafter.

(Note 3) The ratio figures are rounded to one decimal place.

## Portfolio Composition by Asset Type (Note)



(Note) Based on (anticipated) acquisition price. INV’s investment amount to the Preferred Equity Interest is recognized as the acquisition price of the Preferred Equity Interest. The Preferred Equity Interest is categorized in the hotel portfolio based on the use of its underlying asset; preferred equity interest is counted as a property in the portfolio based on the number of underlying assets, when counting the number of assets. Unless otherwise noted, the same shall apply hereinafter.

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The summary of the portfolio inclusive of the preferred equity interest is as follows;

	Pre-Acquisition (Note 1)	Two Hotel Properties To be Acquired	Post-Acquisition (Note 1)
Number of Properties (Hotel Properties)	124 (58)	2 (2)	126 (60)
Total (Anticipated) Acquisition Price (mn JPY) (Note 2)	356,506	7,325	363,831

(Note 1) The figures described in the columns of "Pre-Acquisition" and "Post-Acquisition" are inclusive of Preferred Equity Interest.

(Note 2) The figures described in the row of "Total (Anticipated) Acquisition Price" are rounded down to the nearest unit.

The summary of the portfolio exclusive of the preferred equity interest is as follows;

	Pre-Acquisition	Two Hotel Properties To be Acquired	Post-Acquisition
Number of Properties (Hotel Properties)	123 (57)	2 (2)	125 (59)
Total (Anticipated) Acquisition Price (mn JPY) (Note 2)	338,660	7,325	345,985
Total Appraisal Value (mn JPY) (Note 2) (Note 3)	403,505	7,400	410,905
Appraisal NOI Yield (Note 4)	6.6%	4.7%	6.5%

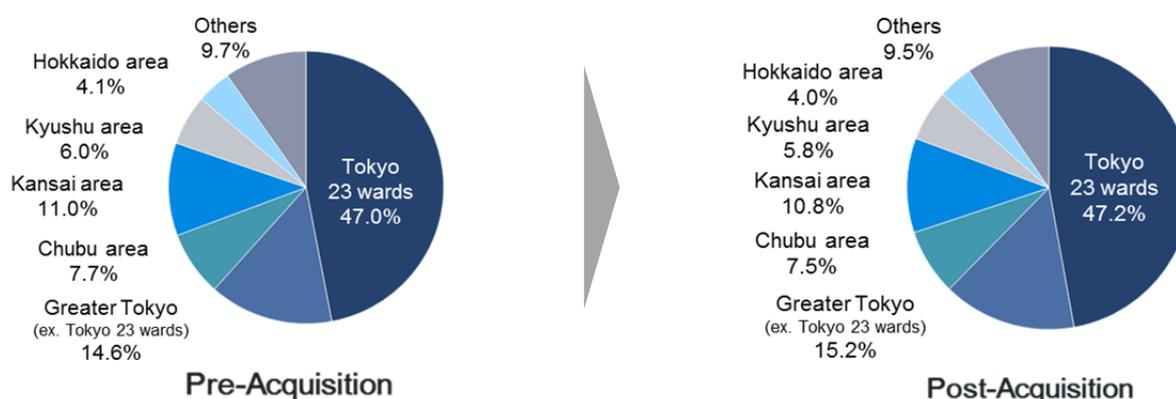
(Note 1) The figures described in the columns of "Pre-Acquisition" and "Post-Acquisition" do not include the Preferred Equity Interest.

(Note 2) The figures for "Total (Anticipated) Acquisition Price" and "Total Appraisal Value" are rounded down to the nearest units.

(Note 3) "Total Appraisal Value" is based on the appraisal value stated in the appraisal reports on the valuation date of December 31, 2017 for the 119 properties owned as of December 31, 2017, on the valuation date of January 1, 2018 for the four hotel properties acquired on February 7, 2018, on the valuation date of April 1, 2018 for the Two Hotel Properties.

(Note 4) "Appraisal NOI Yield" is calculated by dividing the total NOI derived from the direct capitalization method stated in the appraisal reports of (Note 3) above by the total of (Anticipated) Acquisition Price, and rounded to one decimal place.

## Portfolio Composition by Geography (Note 1) (Note 2)



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(Note 1) Calculated based on the (anticipated) acquisition price. INV's investment amount to the Preferred Equity Interest is recognized as the acquisition price of the Preferred Equity Interest. The Preferred Equity Interest is categorized in Greater Tokyo (ex. Tokyo 23 wards) portfolio based on the location of its underlying asset

(Note 2) The definition of areas used in the circle charts is as follows;  
 Greater Tokyo (excluding Tokyo 23 wards): Tokyo Metropolis (excluding Tokyo 23 wards), the three surrounding prefectures of Kanagawa, Chiba, and Saitama  
 Kansai : Osaka, Hyogo, Kyoto, Shiga, Wakayama, and Nara  
 Chubu : Aichi, Gifu, Mie, Shizuoka, Nagano, Yamanashi, Niigata, Toyama, Ishikawa, and Fukui

### 3. Execution of Lease Agreement

In regards to the Two Hotel Properties, INV will enter into lease agreements with MHM based on the combination of fixed rents and variable rents linked to Gross Operating Profit (GOP) (Note 1). Of 60 hotels in INV's portfolio after the acquisition of the Two Hotel Properties, 49 hotels use a variable rent scheme described above (Note 2).

After this transaction, MHM manages 48 hotels owned by INV and overall manages 86 hotels in Japan. MHM has continued to invest in its systems and people in order to improve the operations and profitability of its managed hotels.

MHM recently launched its new websites and is in the process of launching a new online reservation system in order to increase direct bookings to save commissions and have more direct customers. MHM has also recently launched a new revenue management system based on machine learning to improve the overbooking algorithms to help offset cancelation and improve revenue at the hotels overall.

MHM is continuing to court the increasing foreign tourism business which accounted for 41% of INV owned MyStays Hotel revenue in 2017. In addition to having multi-lingual chat and staff, MHM has sought to increase its Chinese guest count by being the first Japanese hotel company to list its rooms on Fliggy, Alibaba's online marketplace in China selling hotels, tours and other travel-related services from online travel agencies and direct travel service providers. MHM was the top international chain by revenue on Fliggy and won an award for Single's Day in China.

INV is of the opinion that the tenants for the Two Hotel Properties match the standard for selection of tenants described in Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties (Japanese only) filed on March 27, 2018.

(Note 1) In this case, Gross Operating Profit is rent revenue INV receives as a rent which is the amount remaining after deducting operating expenses such as personnel expenses, cost of utilities, and advertising expenses, as well as management fee for operators (if any) from the hotel's revenues.

(Note 2) Including the Sheraton Grande Tokyo Bay Hotel, the underlying asset of the Preferred Equity Interest.

#### <Overview of Tenant and Operator>

An overview of the tenants and operators for the Two Hotel Properties is as follows;

(i)	Name	MyStays Hotel Management Co., Ltd.
(ii)	Location	Roppongi Hills North Tower 14th Floor, 6-2-31 Roppongi, Minato-ku, Tokyo, Japan
(iii)	Title and name of representative officer	Atsuki Asano, President and CEO

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(iv)	Business	Hotel and Ryokan (Japanese inn) operation and management
(v)	Capital	JPY 100 million (as of December 31, 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/CIM and MHM, the parent company of MHM is indirectly owned by funds managed by affiliates of FIG, which is a subsidiary of SoftBank Group Corp. (“SoftBank Group”) who owns 100% of CIM’s issued shares directly and indirectly.
	Personal relationships	While there are no personnel relationships that should be noted between INV/CIM and MHM, as of today, 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 Godo Kaisha (“Calliope”), an affiliate of FIG. 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 today, INV has entered into lease agreements with MHM with respect to 44 hotel properties (Note).
	Whether the 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 (the “Investment Trust Act”).

(Note) Agreements with MHM subsidiaries and management contract among MHM and tenant are included.

#### 4. Details of the Two Hotel Properties

##### (1) Details of the Two Hotel Properties

Details, profit and loss status and outline of appraisal reports of the Two Hotel Properties are as follows:

##### <Explanation of details of the Two Hotel Properties>

- a. “Outline of Specified Assets and Properties” column:
  - “Legal form of Asset” shows the type (the legal form) of real estate and other assets as specified assets.
  - “Date of Planned Acquisition” shows the date when an acquisition is executed, which is specified in the purchase agreement or the trust beneficiary right sales agreement.
  - “Planned Purchase Price” shows a purchase price of the Two Hotel Properties which is specified in the purchase agreement or the trust beneficiary right sales agreement; Consumption tax is not included, and rounded down to the nearest million yen.
  - “Appraisal Value” shows reported price by appraisal agency for anticipated acquisitions.

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- The details in “Location (excluding address)”, “Lot Area” of the “Land” and, “Total Floor Area”, “Structure/No. of Stories”, “Purpose of Use”, and “Completion Date” of the “Building” are, unless otherwise specified, as shown in the property register. The “Total Floor Area” is the gross floor area (if no annotation in the context, an annex building would not be included), and with respect to “Purpose of Use,” the primary ones of the purposes shown in the property register is listed. Further, the “Completion Date” lists the time at which the building was newly constructed, as shown in the property register.
  - “Transport” shows the time to walk to the nearest station based on the description in the Real Estate Appraisal Report (in case there is no description of time distance in the Real Estate Appraisal Report, “Transport” is calculated by assuming walking time on the road distance of 80 meters per minute in accordance with the Fair Competition Code on the Real Estate Representations (Fair Trade Commission Notification No.2 of 2003, including subsequent revisions)(hereinafter, referred to as the “Fair Competition Code”) and the Ordinance for Enforcement of the Fair Competition Code). If unidentified, it is based on the description in other materials.
  - In “Zoning”, the class of zoning under the respective items of Article 8(1)① of the City Planning Act (Act No.100 of 1968, as amended) is listed.
  - In “Building Coverage Ratio”, the ratio of a building’s area with regard to the land area as set forth under Article 53 of the Building Standards Act (Act No. 201 of 1950, as amended; the “Building Standards Act”) is listed.
  - In “Floor Area Ratio”, the ratio of a building’s floor area with regard to the land area as set forth under Article 52 of the Building Standards Act is listed.
  - In “Trustee”, the planned trustee at the time of INV’s acquisition of the assets for anticipated acquisitions is listed.
  - In “Trust Period”, the planned trust period at the time of INV’s acquisition of the assets for anticipated acquisitions is listed.
- b. “Lease Overview” column:
- Based on lease agreements with tenants effective as of April 30, 2018.
  - “Total No. of Tenant(s)” is calculated by counting a lessee who has directly concluded a lease agreement for each property as one tenant, and a tenant who has rented two or more rooms in a single property is calculated as one tenant.
  - In “Number of Guest Rooms”, indicates the number of guest rooms their tenant(s) can sublease. “(S/T/D/O)” indicates the breakdown of the number of guest rooms categorized as (Single/Twin/Double/Other).
  - In “Leasable Area”, the total leasable floor are for guest room, residential, office, retail and others for the area of the Two Hotel Properties to be owned by INV is listed.
  - In “Leased Area”, the total sum of the leased area with respect to which a lease agreement with end-tenant have actually been entered into and which are leased to the end-tenant or will be leased to the end-tenant after acquisitions (the area specified in the lease agreement) is listed.
  - In “Occupancy Rate”, the ratio of the leased area to the leasable area is shown, rounded to the nearest first decimal place.

- In “Security Deposit/Guarantee”, the security deposit and guarantee after amortization as specified in the lease agreements executed or to be executed after the acquisition is stated.
  - “Rental Revenue (monthly amount)”, the gross operating profit, or “GOP”, which is the amount remaining after deducting the personnel, utility and advertising expenses as well as the management service fees for the hotel operations from the hotel’s revenues of the tenant, and is the rental revenues received as rent, is listed.
- c. “Overview of Lease Agreement” column:
- Based on the lease agreements with tenants effective as of April 30, 2018.
  - “Type of Agreement” is the type of rent received from the relevant operator (either a fixed-rent or a fixed rent plus variable rent) is indicated. “Fixed rent” is defined as an agreement under which INV or the trustee shall receive a specified rent, regardless of the operational results of the relevant hotel. “Fixed rent plus variable rent” is defined as an agreement under which INV or the trustee shall receive rent that varies based on the GOP (Gross Operating Profit), in addition to a fixed rent.
  - In “Determination of rent of lease agreement,” monthly rent amount is rounded down to nearest ten thousand yen, and annual rent is rounded down to the nearest million yen.
  - The “Management Services Fee” is a commission fee payable to the tenant from landlord in accordance with the provisions of the lease agreement as a compensation for operational service provided by a tenant under the agreement. The management services fee is not disclosed, as tentative consent has not been obtained for disclosure. However, for MHM, an amount of the management services fee to be received is, in principle the sum of (i) an amount equal to 2% of monthly sales, (ii) an amount equal to 0-6% of monthly sales from direct bookings made through the MHM’s marketing department or website, and (iii) an amount equal to 4-6% of the monthly GOP (pre-fees) after deducting the amounts of (i) and (ii) above.
  - In “Security Deposit/Guarantee Money,” the amount of the security deposit/guarantee money after amortization pursuant to the lease agreement is listed.
- d. “Overview of Building Conditions Survey Report” column:

For the Two Hotel Properties, INV has received a report from Tokio Marine & Nichido Risk Consulting Co., Ltd. on building deterioration survey, short- and long-term repair plan decision, a condition survey in compliance with the Building Standards Act, a survey of dangerous substances contained in a building, and soil survey, amongst others, and has provided an overview of the report in this column.

- “Replacement Price” means the total amount of the appropriate costs needed in the event that the appraised building is to be rebuilt at the time of the survey.
- “Short-term Repair Costs” indicates the repair and/or replacement costs for items which, at the time of the survey, are below minimum maintenance level due to deterioration or items which are in violation of law or regulations, etc. and which can be judged as best to be repaired or replaced within one year.
- “Long-term Repair Costs” consist of capital expenditures and repair costs. Capital expenditures means, of the anticipated improvement costs necessary to maintain the building at the set building functionality level, the costs to extend the use period of the building’s equipment or to replace it entirely. Repair costs means, of the anticipated improvement costs necessary to maintain the building at the set building functionality level, costs other than capital expenditures.

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e. About the section of “Summary of the Report on Earthquake Risk”

For the Two Hotel Properties, INV has received a seismic risk assessment from Tokio Marine & Nichido Risk Consulting Co., Ltd. The summary of the report is described in this section.

- Probable Maximum Loss (PML) is a term that means the value of the largest loss that could result from an earthquake, used for a specific property and for an overall portfolio as well. As there is not a universal definition for PML in the strict sense, this press release uses the term under the definition of “a loss (damage) estimate expressed as a percentage of the total replacement cost of real property,” assuming an earthquake of the largest magnitude in the 50-year period of a property’s expected lifetime, or a mega-quake of recurrence interval (return period) of 475 years, which translates into a probability of recurrence 10 % in 50 years.

f. Descriptions in the “Area Characteristics, etc.” :

Descriptions in the “Area Characteristics, etc.” field are an abstract or summary of descriptions in the Real Estate Appraisal Report on the Two Hotel Properties, prepared by appraisal agencies or market report, or created by referring to such descriptions.

g. Descriptions in the “Special Notes”:

Descriptions in the “Special Notes” fields are matters that are deemed important in consideration of their impact on rights, appraisal value, profitability and disposability of the Two Hotel Properties.

h. “Income and Expenditures, Etc.” column:

- Based on the information provided from the sellers for each operating period from January 1, 2016 to December 31, 2017. This is not a guarantee of future income and expenditures.
- Amounts are rounded down to the nearest 1,000 yen. Therefore, the figures may not necessarily match the total value when added together. Unless otherwise specifically noted, the amounts do not include consumption tax, etc.
- “Taxes and Public Dues,” include property tax and city planning tax, which are generally imposed on the owner on January 1 of each year. For property tax and city planning tax that were borne by the current owner or previous owner at the time of INV’s acquisition of the Two Hotel Properties, the estimated amount is included in the acquisition price, and is therefore not included in “Taxes and Public Dues.”
- “Non-life Insurance Premiums” is the total amount of paid insurance premiums distributed proportionally over the relevant period.
- “NOI” (Net Operating Income) lists in principle the actual figures as provided by the seller. With respect to the trust fees, administration fees, depreciation and insurance premiums, the figure following the adjustments assuming the asset is held by INV is listed.
- “Room Income” includes room use fees and lease fees.
- “Other Income” includes items such as parking lot use fees, laundry fees, vending machine transaction fees, etc. which do not fall under “Room Income”.
- “ADR,” or Average Daily Rate, is the value of the total room sales for a certain period (excluding service fees) divided by the total number of sold rooms for the same period.
- “RevPAR”, or Revenues Per Available Room, is calculated by dividing the total sales for a certain period by the aggregate number of rooms for the same period (rooms x number of

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days), and is the same figure as that of a product of room occupancy rate and ADR.

- “Room Occupancy Rate” is calculated using the following formula:

room occupancy rate = the aggregate number of days per room for which each room was occupied divided by the number of available rooms (aggregate number of rooms during the relevant period x number of business days during target period) during the relevant period

- “GOP Ratio” is calculated using the following formula:

GOP ratio =  $\text{GOP} \div \text{sales figure}$

- “Daily / Weekly / Monthly” is the ratio for each classification of length of stay (i.e., daily/weekly/monthly), and is calculated by dividing total room sales for the relevant classification during each operational period by the aggregate room sales for the same operational period and then multiplying the figure by 100. Daily, weekly and monthly are classified by the number of days of stays, with daily being 1-6 nights, weekly being 7-29 nights, and monthly being 30 or more nights.
- “Overseas Sales Amount” is the sales amount via overseas web agents, who operate a business managing application from abroad.
- i. “Summary of Real Estate Appraisal Report” column:

INV has requested real estate appraisal from appraisal agency for the Two Hotel Properties based on the matters for consideration in a real estate appraisal under the Investment Trust Act, the Act on Real Estate Appraisal (Act No. 152 of 1963, as amended; the “Act on Real Estate Appraisal”) and the real estate appraisal standards.

An appraisal value of a property is merely an opinion of the real estate appraiser regarding the value of the appraised property at the time the appraisal was conducted in accordance with the Act on Real Estate Appraisal and real estate appraisal standards, etc.

A real estate appraisal is neither a guarantee nor a promise that an asset can be sold or purchased at such appraisal value either now or in the future.

D58: Hotel MyStays Gotanda

Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of Planned Acquisition	June 27, 2018			
Planned Purchase Price	JPY 4,068 million			
Appraisal Value	JPY 4,110 million			
Appraisal Agency	The Tanizawa Sōgō Appraisal Co., Ltd.			
Location	(Lot Number)	2-512-1, Higashigotanda, Shinagawa-ku, Tokyo		
	(Address)	2-5-4, Higashigotanda, Shinagawa-ku, Tokyo		
Transport	6-minute walk from Gotanda Station on JR Line			
Land	Form of Possession	Ownership	Zoning	Commercial area, Semi-industrial area
	Lot Area (m <sup>2</sup> )	439.74 m <sup>2</sup>	Building Coverage Ratio/Floor Area Ratio	80%,60% / 500%,300%
Building	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m <sup>2</sup> )	1,839.77 m <sup>2</sup>	Construction Date	June 6, 1988
	Structure/No. of Stories	Steel reinforced concrete / Steel structure with flat floor, 11 stories		
	Renovation Date	August, 2016		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: April 8, 2016; Until: June 30, 2028			
Creation of Security Interest	None			
Lease Overview (April 30, 2018)				
Total No. of Tenant (s)	1	Number of Guest Rooms	110 rooms (D110)	
Leasable Area (m <sup>2</sup> )	1,839.77 m <sup>2</sup>			
Lease Area (m <sup>2</sup> )	1,839.77 m <sup>2</sup>	Security Deposit/Guarantee Money	-	
Occupancy Rate	100.0%	GOP (per month)	JPY 23,698 thousand	
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: June 27, 2018 Until: June 26, 2028			
Determination of rent of lease contract	Fixed rent (JPY 112.5 million per annum (JPY 9.3 million per month) plus variable rent based on GOP of hotel operation. (Note)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	-			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term.			
Rent Revision	Rent cannot be revised during the lease term.			

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Early Termination	Termination prior to the expiration of the lease term is not permitted.		
Other Special Matters	-		
<b>Overview of Building Conditions Survey Report</b>			
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report	May 2018
Short term Repair Costs (within 1 year)	-	Replacement Price	JPY 624,900 thousand
Long term Repair Costs (in 12 years)	JPY 101,612 thousand		
<b>Overview of PML report</b>			
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report	May 2018
Probable Maximum Loss (PML)	10.1%		
<b>Area Characteristic</b>			
<p>This property is a limited-service hotel located a 6-minute walk from Gotanda Station on the JR Yamanote Line, one of Tokyo's busiest and important lines, connecting Tokyo's major stations and urban centers. Gotanda Station provides access to Haneda Airport and is only two stops from Shinagawa Station which has a bullet train stop. All rooms are 12.8 m<sup>2</sup> and are comfortably appointed to accommodate two guests, offering a quality room at affordable rates to meet both business and leisure demand.</p>			
<b>Special Notes</b>			
None			

(Note) Variable rent is the amount of difference between (i) the GOP during the three-month variable rent calculation period and (ii) the sum of fixed rent during the same period. However, when the balance is zero or negative, variable rent will be deemed to be zero.

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Income and Expenditures, Etc.							
Operating Period		January 1, 2016 – December 31, 2016			January 1, 2017 – December 31, 2017		
GOP (= (1) - (2))		JPY 119,622 thousand			JPY 203,390 thousand		
a. Land Lease Fees		-			-		
b. Taxes and Public Dues		JPY 8,298 thousand			JPY 8,298 thousand		
c. Non life Insurance Premiums		JPY 117 thousand			JPY 117 thousand		
d. Trust Fees		JPY 800 thousand			JPY 800 thousand		
NOI (= GOP - [a. + b. + c. + d.])		JPY 110,406 thousand			JPY 194,173 thousand		
(Reference)	(1) Sales		JPY 313,373 thousand			JPY 384,909 thousand	
		Room Income	JPY 312,356 thousand			JPY 382,043 thousand	
		Other Income	JPY 1,016 thousand			JPY 2,866 thousand	
	(2) Operating Costs (not including a. through e. above)		JPY 193,750 thousand			JPY 181,519 thousand	
	ADR		JPY 9,484			JPY9,710	
	RevPAR		JPY 7,758			JPY9,515	
	Room Occupancy Rates		81.8%			98.0%	
	GOP Ratio		38.2%			52.8%	
	Daily/ Weekly/ Monthly		100.0%/	0.0%/	0.0%	100.0%/	0.0%/
	Overseas Sales Share		23.9%			25.5%	

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Summary of Real Estate Appraisal Report	
Appraising Organization	The Tanizawa Sōgō Appraisal Co., Ltd.
Appraisal Value (Market Value)	JPY 4,110 million
Time of Valuation	April 1, 2018

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY 202,452 thousand	Room Rental Income and Common Area Maintenance Fee are estimated based on anticipated lease agreement, historical data, comparable assets and project medium- to long-term rents
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(l) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY 202,452 thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(ll) Operating Revenue = [(l) - (f) - (g)]	JPY 202,452 thousand	
(h) Maintenance and Management Costs	—	Not expected since it is included in hotel operation cost
(i) Utility Costs	—	Not expected since it is included in hotel operation cost
(j) Repair Costs	JPY 2,520 thousand	Based on comparable assets and average annual estimate in the engineering report (0.4% of the Replacement Cost)
(k) Property Management Fee	—	
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY 8,466 thousand	Based on standard taxable value as stated in the documents relating to taxes and public dues, tax rate adjustments and details of renovation works
(n) Non-life Insurance Premiums	JPY 117 thousand	Based on estimates
(o) Other Costs	JPY 202 thousand	0.1% of operating revenue
(III) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY 11,306 thousand	
(IV) Net Operating Income = [(ll) - (III)]	JPY 191,146 thousand	
(p) One Time Investment Gains	—	
(q) Capital Improvements and Expenses	JPY 5,355 thousand	Based on comparable assets and average annual estimate in the engineering report (0.85% of the Replacement Cost)
(r) FF&E Reserve	JPY 5,700 thousand	1.5% of total sales(sale of initial year at DCF Method)
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY 180,090 thousand	

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(VI) Capitalization Yield	4.3 %	Based on comparing multiple transaction yield in the neighboring areas or similar areas with the same supply and demand taking into consideration of the future changes in revenues
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY 4,190,000 thousand	
(Reference) NOI Yield [(IV) ÷ (VII)]	4.6%	
(2) DCF Method	Contents	Overview
(I) Total of Current Value of Net Income during Analysis Period	JPY 1,440,000 thousand	
(a) Sale Price	JPY 4,140,000 thousand	
(b) Sale Costs	JPY 82,800 thousand	Assume 2.0% of sale price
(c) Returning Price [(a) - (b)]	JPY 4,057,200 thousand	
(II) Returning Price, Current Value	JPY 2,640,000 thousand	
(III) Discount Rate	4.4%	Based on transaction yield of comparable assets and characteristics of the property
(IV) Final Capitalization Yield	4.5%	Based on transaction yield of comparable assets taking into consideration of future prediction uncertainty
(V) Income Price using DCF Method = [(I) + (II)]	JPY 4,080,000 thousand	
(3) Income Price using Income Capitalization Method	JPY 4,110,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 3,400,000 thousand	
(ii) Building Price	JPY 300,000 thousand	
(iii) Furnishings/Appliances/Equipment/ Upholstery Price	JPY 120,000 thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Uphol stery = [(i) + (ii) + (iii)]	JPY 3,820,000 thousand	

Other Points to be Noted for Appraisal by Appraising Organization
Judged that income approach value truly replicates the price formation process from an income perspective, is more persuasive and adopted the Income Price, with the cost approach value as a reference.

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Type and Location of Specified Assets, etc.				
Type of Specified Assets	Trust Beneficiary Right			
Date of Planned Acquisition	June 27, 2018			
Planned Purchase Price	JPY 3,257 million			
Appraisal Value	JPY 3,290 million			
Appraisal Agency	Daiwa Real Estate Appraisal Co., Ltd.			
Location	(Lot Number)	1-355, Nishiki-cho, Tachikawa-shi, Tokyo		
	(Address)	1-8-14, Nishiki-cho, Tachikawa-shi, Tokyo		
Transport	8-minute walk from Tachikawa Station South Exit on JR Chuo Line and other lines			
Land	Form of Possession	Ownership	Zoning	Commercial area, Fire prevention area
	Lot Area (m <sup>2</sup> )	1,179.52m <sup>2</sup>	Building Coverage Ratio/Floor Area Ratio	80%/400%
Building (Note1)	Form of Possession	Ownership	Purpose of Use	Hotel
	Total Floor Area (m <sup>2</sup> )	3,844.64 m <sup>2</sup>	Construction Date	May 10, 1991
	Structure/No. of Stories	Steel reinforced concrete / Steel structure with flat floor, basement 1 story / 9 stories		
	Renovation Date	April 2016 – June 2016		
Trustee	Sumitomo Mitsui Trust Bank, Limited			
Trust Period	From: December 17, 2015; Until: June 30, 2028			
Creation of Security Interest	None			
Lease Overview (April 30, 2018)				
Total No. of Tenant (s)	1	Number of Guest Rooms	121 rooms (T37 · D84)	
Leasable Area (m <sup>2</sup> )	3,844.64 m <sup>2</sup>			
Lease Area (m <sup>2</sup> )	3,844.64 m <sup>2</sup>	Security Deposit/Guarantee Money	JPY 360 thousand	
Occupancy Rate	100.0%	GOP (per month)	JPY 15,650 thousand	
Overview of Lease Agreement				
Tenant	MyStays Hotel Management Co., Ltd.			
Type of Contract	Fixed rent plus variable rent type			
Term	From: June 27, 2018 Until: June 26, 2028			
Determination of rent of lease contract	Fixed rent (JPY 93 million per annum (JPY 7.8 million per month) plus variable rent based on GOP of hotel operation. (Note2)			
Management services fee	Not disclosed, as tenant's consent has not been obtained for disclosure.			
Security Deposit/Guarantee Money	JPY 360 thousand			
Renewal Upon Expiration	The contract is a Fixed Term Building Lease, therefore the contract will terminate at the expiration of the lease term.			
Rent Revision	Rent cannot be revised during the lease term.			

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Early Termination	Termination prior to the expiration of the lease term is not permitted.		
Other Special Matters	-		
Overview of Building Conditions Survey Report			
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report	May 2018
Short term Repair Costs (within 1 year)	-	Replacement Price	JPY 1,400,600 thousand
Long term Repair Costs (in 12 years)	JPY 101,522 thousand		
Overview of PML report			
Company Conducting Survey	Tokio Marine & Nichido Risk Consulting Co., Ltd.	Date of Report	May 2018
Probable Maximum Loss (PML)	6.5%		
Area Characteristic			
<p>This property is a limited-service hotel located an 8-minute walk from Tachikawa Station on the JR Chuo Main Line, a major artery with direct access to Shinjuku Station and Tokyo Station. Tachikawa has a population of 180,000 people on the western outskirts of Tokyo and serves as a major traffic hub and shopping center zone. Tachikawa is home to numerous modern industrial facilities as well as various national research institutions and administrative office buildings, providing constant demand for both business and leisure travelers. Popular tourist attractions include the spectacular scenery of Showa Memorial Park and picturesque views from Mount Takao.</p>			
Special Notes			
None			

(Note1) In addition to the building described at the table above, a registered parking building (60.67 m<sup>2</sup>) exists on the land. The description of such parking building is omitted and excluded.

(Note 2) Variable rent is the amount of difference between (i) the GOP during the three-month variable rent calculation period and (ii) the sum of fixed rent during the same period. However, when the balance is zero or negative, variable rent will be deemed to be zero.

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D59: Hotel MyStays Tachikawa

Income and Expenditures, Etc.								
Operating Period		January 1, 2016 – December 31, 2016			January 1, 2017 – December 31, 2017			
GOP (= (1) - (2))		JPY 120,886 thousand			JPY 165,974 thousand			
a. Land Lease Fees		-			-			
b. Taxes and Public Dues		JPY 12,397 thousand			JPY 12,397 thousand			
c. Non life Insurance Premiums		JPY 222 thousand			JPY 222 thousand			
d. Trust Fees		JPY 800 thousand			JPY 800 thousand			
NOI (= GOP - [a. + b. + c. + d.])		JPY 107,466 thousand			JPY 152,554 thousand			
(Reference)	(1) Sales		JPY 284,664 thousand			JPY 353,511 thousand		
		Room Income	JPY 268,908 thousand			JPY 334,659 thousand		
		Other Income	JPY 15,755 thousand			JPY 18,852 thousand		
	(2) Operating Costs (not including a. through d. above)		JPY 163,777 thousand			JPY 187,537 thousand		
	ADR		JPY 7,603			JPY 8,038		
	RevPAR		JPY 6,122			JPY 7,577		
	Room Occupancy Rates		80.5%			94.3%		
	GOP Ratio		42.5%			47.0%		
	Daily/ Weekly/ Monthly (Note2)		100.0%/	0.0%/	0.0%	100.0%/	0.0%/	0.0%
	Overseas Sales Share		11.8%			19.7%		

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Summary of Real Estate Appraisal Report	
Appraising Organization	Daiwa Real Estate Appraisal Co., Ltd.
Appraisal Value (Market Value)	JPY 3,290 million
Time of Valuation	April 1, 2018

1. Value of Profits using the Profit Capitalization Method		
(1) Direct Capitalization Method	Contents	Overview
(a) Room Rental Income	JPY172,614 thousand	Room Rental Income and Common Area Maintenance Fee are estimated based on anticipated lease agreement, historical data, comparable assets and project medium- to long-term rents
(b) Common Area Maintenance Fee Income	—	
(c) Utility Income	—	
(d) Parking Lot Income	—	
(e) Other Income	—	
(l) Total Potential Revenue = [(a) + (b) + (c) + (d) + (e)]	JPY 172,614 thousand	
(f) Vacant Room Losses	—	
(g) Irrecoverable Debt Losses	—	
(ll) Operating Revenue = [(l) - (f) - (g)]	JPY 172,614 thousand	
(h) Maintenance and Management Costs	—	Not expected since it is included in hotel operation cost
(i) Utility Costs	—	Not expected since it is included in hotel operation cost
(j) Repair Costs	JPY 2,691 thousand	Based on comparable assets and average annual estimate in the engineering report
(k) Property Management Fee	JPY 360 thousand	Although there is no actual money transfer, as a general monitoring cost for managing the lessee, assessed based on comparable assets
(l) Tenant Solicitation Expenses	—	
(m) Taxes and Public Dues	JPY 12,877 thousand	Based on standard taxable value as stated in the documents relating to taxes and public dues, tax rate adjustments and details of renovation works
(n) Non-life Insurance Premiums	JPY 222 thousand	Based on estimate
(o) Other Costs	JPY 1,130 thousand	Assumed JPY70/ tsubo
(lll) Operating Costs (Expense Rate) = [(h) + (i) + (j) + (k) + (l) + (m) + (n) + (o)]	JPY 17,281 thousand	
(IV) Net Operating Income = [(ll) - (lll)]	JPY 155,333 thousand	
(p) One Time Investment Gains	JPY 9 thousand	Assessed based on assuming investment yield is 1.0%, by conducting a comprehensive assessment from the perspective of both the operational and procurement aspects regarding the actual management condition, etc. of one-time investment gains.

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(q) Capital Improvements and Expenses	JPY 5,768 thousand	Based on comparable assets and average annual estimate in the engineering report
(r) FF&E Reserve	JPY 3,541 thousand	1% of accommodation division revenue
(V) Net Income = [(IV) + (p) - (q) - (r)]	JPY 146,031 thousand	
(VI) Capitalization Yield	4.4%	Based on comparing multiple transaction yield in the neighboring areas or similar areas with the same supply and demand taking into consideration of the future changes in revenues
(VII) Income Price using Direct Capitalization Method = [(V) ÷ (VI)]	JPY 3,320,000 thousand	
(Reference) NOI Yield [(IV) ÷ (VII)]	4.7%	
(2) DCF Method	Contents	Overview
(I) Total of Current Value of Net Income during Analysis Period	JPY 1,180,919 thousand	
(a) Sale Price	JPY 3,234,374 thousand	
(b) Sale Costs	JPY 64,687 thousand	Assume 2.0% of sale price
(c) Returning Price [(a) - (b)]	JPY 3,169,687 thousand	
(II) Returning Price, Current Value	JPY 2,100,579 thousand	
(III) Discount Rate	4.2%	Based on transaction yield of comparable assets and characteristics of the property
(IV) Final Capitalization Yield	4.6%	Based on transaction yield of comparable assets taking into consideration of future prediction uncertainty
(V) Income Price using DCF Method = [(I) + (II)]	JPY 3,280,000 thousand	
(3) Income Price using Income Capitalization Method	JPY 3,290,000 thousand	

2. Estimated Price using Cost Method		
	Contents	Overview
(i) Land Price	JPY 1,203,110 thousand	
(ii) Building Price	JPY 404,173 thousand	
(iii) Furnishings/Appliances/Equipment/Upholstery Price	JPY 217,977 thousand	
(iv) Total Price of Land, Building, and Furnishings/Appliances/Equipment/Upholstery = [(i) + (ii) + (iii)]	JPY 1,830,000 thousand	

Other Points to be Noted for Appraisal by Appraising Organization
Judged that income approach value truly replicates the price formation process from an income perspective, is more persuasive and adopted the Income Price, with the cost approach value as a reference.

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(2) Matters relating to Seismic Resistance etc. for the Two Hotel Properties

With respect to “Hotel MyStays Gotanda,” INV has confirmed based on the seismic diagnosis report issued by a third party expert, Tokio Marine & Nichido Risk Consulting Co., Ltd., that there are no issues on seismic performance.

With respect to “Hotel MyStays Tachikawa”, INV has confirmed based on the structure design evaluation report issued by a third party expert, Deloitte Tohmatsu Property Risk Solution Co., Ltd., that structural design has been conducted appropriately and no concerns are recognized. All of the Two Hotel properties satisfied requirements under new seismic code (Note 1).

As a part of due diligence (Note 2) routine, INV conducts investigation on seismic risks for new acquisitions.

(Note 1) New seismic code refers to the seismic resistance standards in regard to building design, which is applied in construction certificate after June 1, 1981.

(Note 2) The due diligence conducted in connection with the acquisition includes examination of appraisal values, building inspection, seismic risk inspection and legal due diligence.

5. Overview of Seller

Overview of Seller of the Two Hotel properties are as follows;

(i)	Name	Calvis Tokutei Mokuteki Kaisha(“Calvis TMK”)
(ii)	Location	5-1-4, Toranomom, Minato-ku, Tokyo
(iii)	Title and name of representative officer	Takaaki Fukunaga, Director
(iv)	Business	1. Asset liquidation business of specified assets. 2. All other business ancillary to the above-mentioned asset liquidation of specified assets.
(v)	Capital (as of today)	Specified Capital: JPY100,000 Preferred Capital: JPY4,419 million
(vi)	Date of establishment	October 31, 2014
(vii)	Net assets	Not disclosed (Note)
(viii)	Total assets	Not disclosed (Note)
(ix)	Investor	Not disclosed (Note)
(x)	Relationship between INV/Asset Manager and the Seller	
	Capital relationships	While there are no capital relationships that should be noted between INV/CIM and Calvis TMK, Calvis TMK has indirectly received investments through funds operated by affiliates of FIG, which is a subsidiary of SoftBank Group who owns 100% of CIM's issued shares directly and indirectly.
	Personal relationships	While there are no personal relationships that should be noted between INV/CIM and Calvis TMK, as of today, 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	There are no transactional relationships that should be noted.

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relationships	
Whether the TMK is a related party	Calvis TMK is not a related party of INV or CIM. Further, related persons and affiliates of Calvis TMK are not related parties of INV or CIM. Furthermore, Calvis TMK is not an interested party, etc. of CIM as provided in the Investment Trust Act.

(Note) Not disclosed because consent from the seller has not been obtained.

## 6. Transactions with Interested Persons etc.

The seller of the Two Hotel Properties, namely Calvis TMK, is not Sponsor-related Persons (Note) under the voluntary rules specified by CIM as countermeasures against conflicts of interests in the management of INV's investments. However, such seller have indirectly received investments through funds managed by affiliates of FIG (FIG is a subsidiary of SoftBank Group who owns 100% of CIM's issued shares directly and indirectly, and thus a Sponsor-related Person.). Therefore, CIM treats the seller as persons equivalent to Sponsor-related Persons.

The Acquisitions are to be acquired at prices not exceeding their appraisal value in accordance with Sponsor-Related Person Transaction Rules and Sponsor-Related Person Transaction Management Manual, which are internal rules of CIM, and after deliberation and resolution of the compliance committee meeting of CIM and the investment committee meeting of CIM held on June 25, 2018, the board of directors of CIM approved the acquisitions at the meeting held on the same day and the board of directors of INV approved the acquisitions at the meeting held on the same day.

In addition, MHM, the tenant/operator of the Hotel MyStays Gotanda and Hotel MyStays Tachikawa, is not a Sponsor-related Person under the voluntary rules specified by CIM as countermeasures against conflicts of interests in the management of INV's investments. However, the tenant/operator indirectly received investments through funds managed by affiliates of FIG (FIG is a subsidiary of SoftBank Group who owns 100% of CIM's issued shares directly and indirectly, and thus a Sponsor-related Person.). Therefore, CIM treats MHM as a person equivalent to a Sponsor-related Person.

In accordance with Sponsor-Related Person Transaction Rules and Sponsor-Related Person Transaction Management Manual of CIM and following the deliberation and resolution of the compliance committee meeting and the investment committee meeting both held on June 25 2018, the boards of directors of CIM and INV each approved the lease agreements expected to be entered into with MHM at meeting both held on June 25 2018, subject to hotel operating capability of MHM being confirmed as sufficient through a third party report and other relevant information, the rent level of each properties being reasonable considering the market level, and management services fee amount and structure being fair compared with similar properties.

(Note) A Sponsor-related Person is (i) any person who falls under the "Interested Persons, etc." set forth in the Investment Trust Act and the Enforcement Order of the Investment Trust Act, (ii) all shareholders of CIM and (iii) special purpose companies (tokubetsu mokusetsu kaisha) (a) which delegate their management to persons who fall under (ii) above, or (b) which are invested by or invested in anonymous partnership (tokumei kumiai) by persons who fall under (ii) above.

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## 7. Summary of Current and Previous Owners

1. Name; 2. Relationship with Persons Having Special Conflict of Interests Relationships; 3. Detail/reason for Acquisition; 4. Acquisition Price, and 5. Acquisition Timing

Property Name	D58 Hotel MyStays Gotanda
Current owner/trust beneficiary	<ol style="list-style-type: none"> <li>1. Calvis TMK</li> <li>2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, a subsidiary of SoftBank Group who is the parent company of CIM.</li> <li>3. Acquisition for investment purposes</li> <li>4. Omitted because held for longer than one year</li> <li>5. April 2016</li> </ol>
Preceding owner/trust beneficiary	Persons having no special conflict of interests relationship

Property Name	D59 Hotel MyStays Tachikawa
Current owner/trust beneficiary	<ol style="list-style-type: none"> <li>1. Calvis TMK</li> <li>2. The TMK has received tokumei kumiai contributions through funds, etc. operated by affiliates of FIG, a subsidiary of SoftBank Group who is the parent company of CIM.</li> <li>3. Acquisition for investment purposes</li> <li>4. Omitted because held for longer than one year</li> <li>5. December 2015</li> </ol>
Preceding owner/trust beneficiary	Persons having no special conflict of interests relationship

## 8. Overview of Brokerage

Not applicable for the Two Hotel Properties.

## 9. Schedules

Acquisition decision date:	June 25, 2018
Agreement execution date:	
Anticipated acquisition date:	June 27, 2018
Anticipated source of acquisition funds:	Cash-on-hand, net proceeds from Investment Corporation Bonds <sup>1</sup> , and Borrowings <sup>2</sup> .
Anticipated acquisition proceeds payment method:	Lump-sum payment

(Note 1) Please refer to the press release "Notice concerning Issuance of Investment Corporation Bonds" dated May 18, 2018 for issuance of investment corporation bonds.

(Note 2) Please refer to the press release "Notice concerning Debt Financing" dated today for details of the borrowings.

## 10. Future Outlook

For information on the revision of INV's forecasts for financial results and distribution for the fiscal period ending June 2018 (January 1, 2018 to June 30, 2018) and December 2018 (July 1, 2018 to December 31, 2018) in connection with the Acquisition, please refer to "Notice concerning Revision of Forecast of Financial Results and Distribution for the 30th Fiscal Period Ending June 2018 and the 31st Fiscal Period Ending December 2018" dated as of today.

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11. Other Matters that are Necessary for Investors to Properly Understand and Make Judgment on Relevant Information

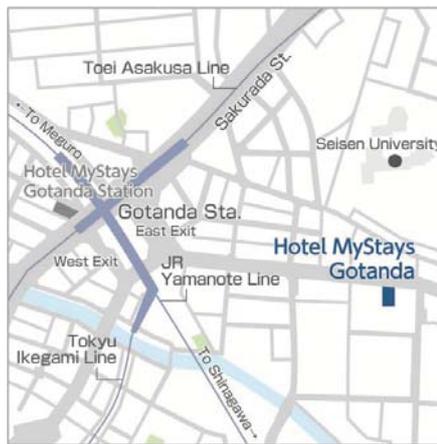
For risks relating to investments in the Two Hotel Properties, please refer to the “Investment Risks” (*toshi risuku*) in the securities report (*yuka shoken hokokusho*) of INV for the fiscal period ended December 2017 (from July 1, 2017 to December 31, 2017) (available in Japanese only), filed as of March 26, 2018.

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

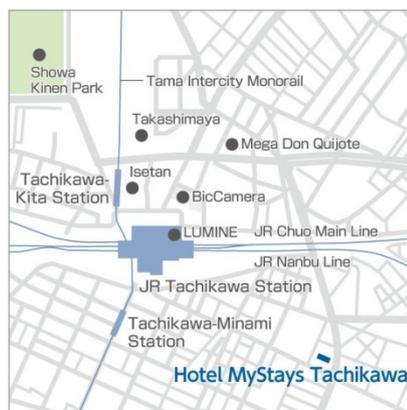
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Photos and Maps of the Two Hotel Properties

D58 Hotel MyStays Gotanda



D59 Hotel MyStays Tachikawa



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