

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

June 11, 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
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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 to execute a new loan agreement (the "New Borrowing") today in order to repay borrowings in the amount of JPY 1,000 million due on June 15, 2020, which is one of the tranches of the Term Loan (C) (Note) with a total outstanding amount of JPY 2,000 million.

(Note) For details of the Term Loan (C), please refer to "4. Details of Loan to be Repaid" below and the press release entitled "Notice concerning New Loan" dated June 13, 2016.

2. Details of the New Borrowing (anticipated)

< Term Loan (M) >

2-Year Loan

- | | |
|--------------------------------|---|
| (1) Lender | : Citibank, N.A., Tokyo Branch |
| (2) Borrowing amount | : JPY 1,000 million |
| (3) Interest rate, etc. | : 1-month JPY TIBOR (Base Rate) + spread (0.25000%)
Variable interest rate (Note) |
| (4) Borrowing method | : Borrowing based on separate term loan agreement dated June 11, 2020
Unsecured / with no guarantee |
| (5) Agreement date | : June 11, 2020 |
| (6) Anticipated borrowing date | : June 15, 2020 |
| (7) Interest payment date | : (i) The last Japanese business day of each month before the principal maturity date, beginning with June 30, 2020, and (ii) the principal maturity date |

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(8) Principal repayment method : Lump-sum repayment on the principal maturity date

(9) Principal maturity date : June 17, 2022

- (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 1,000 million

(2) Use of proceeds

To be appropriated for the repayment of a tranche of Term Loan (C)

(3) Scheduled timing of disbursement

June 15, 2020

4. Details of Loan to be Repaid

Term Loan (C)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Citibank, N.A., Tokyo Branch	June 15, 2016	1,000	1,000	—	0.54091% (Note)	June 15, 2020	Unsecured/ non-guaranteed
	June 15, 2016	1,000	—	1,000	0.64091% (Note)	June 15, 2021	
Total		2,000	1,000	1,000			

(Note) The interest rates applicable as of June 11, 2020 are shown.

5. Future outlook

The impact of the New Borrowing on financial results is minimal.

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/>

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■ Change in balance of interest-bearing liabilities (anticipated)

(Unit : JPY million)

	Before the New Borrowing (As of June 11, 2020)	After the New Borrowing (As of June 15, 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 June 11, 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 145 properties (including the two overseas real estate assets and excluding preferred equity interest in the TMK) owned by INV as of December 31, 2019 and two properties acquired on January 6, 2020 are based on figures stated in the appraisal reports on the valuation date of December 31, 2019 and October 1, 2019, respectively. 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.

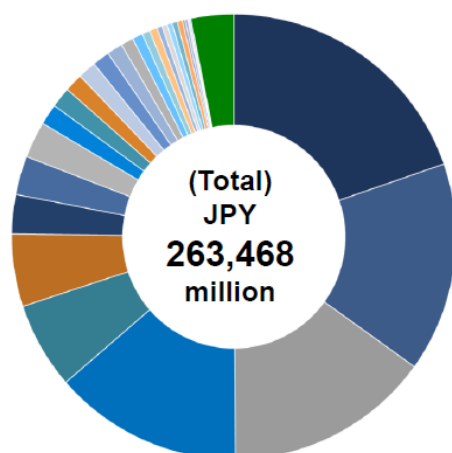
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:

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

“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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