

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

March 26, 2021

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
General Manager of Planning Department
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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 and executed a new loan agreement (the "New Borrowing") today in order to refinance the borrowings (i) in the amount of JPY 927 million (Note 1) due on March 14, 2021, which is one of the tranches of the New Syndicate Loan (G) and (ii) in the amount of JPY 6,396 million (Note 2) due on March 30, 2021, which is one of the tranches of the New Syndicate Loan (F).

At the time of the New Borrowing (Refinance), INV intends to reduce interest-bearing debt by JPY 657 million and maintain an appropriate LTV ratio, using a part of the sales proceeds of the six residential properties sold on December 18, 2020, similar to the prepayment (Note 3) implemented on January 29, 2021. In addition, INV will borrow the New Syndicate Loan (U) from the major lenders of INV.

Prior to the New Borrowing, the abovementioned New Syndicated Loan (G) in the amount of JPY 927 million was repaid on March 15, 2021, or the maturity date, with cash on hand. This was to refinance the New Syndicated Loan (G) together with the New Syndicated Loan (F).

(Note 1) For details of the New Syndicate Loan (G), please refer to "4. Details of loan to be repaid" below, the press release entitled "Notice concerning Debt Financing" dated February 22, 2017 and the press release entitled "Notice concerning Prepayment of Loans" dated January 20, 2021. Since the maturity date (March 14, 2021) was a non-business day, as per the provisions of the contract, the repayment date was adjusted to the following business day (March 15, 2021).

(Note 2) For details of the New Syndicate Loan (F), please refer to "4. Details of loan to be repaid" below, the press release entitled "Notice concerning Debt Financing" dated March 10, 2016, the press release entitled "Notice concerning Implementation of Debt Financing" dated March 31, 2016, the press release entitled "Notice concerning Loan Transfer and New Loan" dated July 15, 2016, the respective press releases entitled "Notice concerning Loan Transfer" dated July 27, 2016 and

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Invincible Investment Corporation

December 20, 2016, and the respective press releases entitled "Notice concerning Prepayment of Loans" dated November 30, 2016 and January 20, 2021.

(Note 3) For details of the prepayment, please refer to the press release entitled "Notice concerning Prepayment of Loans" dated January 20, 2021.

2. Details of the New Borrowing (anticipated)

< New Syndicate Loan (T) >

1-Year Loan

- (1) Lender : Mizuho Bank, Ltd.
MUFG Bank, Ltd.
Sumitomo Mitsui Trust Bank, Limited
Shinsei Bank, Limited
The Bank of Fukuoka, Ltd.
The Nomura Trust and Banking Co., Ltd.
The Shizuoka Bank, Ltd.
- (2) Borrowing amount : JPY 3,057 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 March 26, 2021
Unsecured / with no guarantee
- (5) Agreement date : March 26, 2021
- (6) Anticipated borrowing date : March 30, 2021
- (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with April 30, 2021, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : March 30, 2022

< New Syndicate Loan (U) >

1-Year Loan

- (1) Lender : Mizuho Bank, Ltd.
MUFG Bank, Ltd.
Sumitomo Mitsui Banking Corporation
Sumitomo Mitsui Trust Bank, Limited
Development Bank of Japan, Inc.
- (2) Borrowing amount : JPY 3,039 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 March 26, 2021
Unsecured / with no guarantee
- (5) Agreement date : March 26, 2021
- (6) Anticipated borrowing date : March 30, 2021

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- (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with April 30, 2021, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : March 30, 2022

< Term Loan (T) >

3-Month Loan

- (1) Lender : Resona Bank, Limited
- (2) Borrowing amount : JPY 570 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 March 26, 2021
Unsecured / with no guarantee
- (5) Agreement date : March 26, 2021
- (6) Anticipated borrowing date : March 30, 2021
- (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with April 30, 2021, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : June 30, 2021

- (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 6,666 million
- (2) Use of proceeds
To be appropriated for the repayment of New Syndicate Loan (F) and the replenishment of cash on hand which decreased due to the repayment of New Syndicated Loan (G) on March 15, 2021
- (3) Scheduled timing of disbursement
March 30, 2021

4. Details of loan to be repaid

New Syndicate Loan (F)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Sumitomo Mitsui Trust Bank, Limited Mizuho Bank, Ltd. MUFG Bank, Ltd. The Bank of Fukuoka, Ltd. The Shizuoka Bank, Ltd. Shinsei Bank, Limited Resona Bank, Limited The Kagawa Bank, Ltd. The Hiroshima Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	Mar. 31, 2016	6,396	6,396	—	0.67818% (Note)	Mar. 30, 2021	Unsecured/non-guaranteed

(Note) The interest rate applicable as of March 26, 2021 is shown

(Reference) New Syndicate Loan (G)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Resona Bank, Limited The Bank of Fukuoka, Ltd. The Nomura Trust and Banking Co., Ltd. The Towa Bank, Ltd. The Shizuoka Bank, Ltd. The Gunma Bank, Ltd.	Mar. 14, 2017	927	927	—	0.57818% (Note 1)	Mar. 14, 2021	Unsecured/non-guaranteed
Mizuho Bank, Ltd. Resona Bank, Limited The Bank of Fukuoka, Ltd. The Nomura Trust and Banking Co., Ltd. AEON Bank, Ltd. The Towa Bank, Ltd. The Shizuoka Bank, Ltd. The Dai-ichi Life Insurance Company, Limited The Gunma Bank, Ltd.		4,750	—	4,750	0.67818% (Note 2)	Mar. 14, 2022	
Total		5,677	927	4,750			

(Note 1) The interest rate applicable as of March 14, 2021 is shown.

(Note 2) The interest rate applicable as of March 26, 2021 is shown.

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5. Future outlook

The impact of the New Borrowing on financial results is minimal. Moreover, the forecast of financial results and DPU for the fiscal period ending June 2021 and onwards will be announced at a later date, once we have a clearer outlook.

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 2020 (from July 1, 2020 to December 30, 2020) (available in Japanese only) filed today.

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 March 14, 2021)	After the New Borrowing (As of March 30, 2021)	Increase (Decrease)
Total loans	244,388	243,731	-657
Total investment corporation bonds	8,200	8,200	—
Total interest-bearing liabilities	252,588	251,931	-657
Total appraisal value of assets owned by INV (Note 1)	551,293	551,293	—
LTV (based on appraisal value) (Note 2) (%)	45.8	45.7	-0.1

(Note 1) Based on the 142 properties owned by INV as of today (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 141 properties (excluding preferred equity interest in the TMK) are based on figures stated in the appraisal reports on the valuation date of December 31, 2020. 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 executed on September 26, 2018.

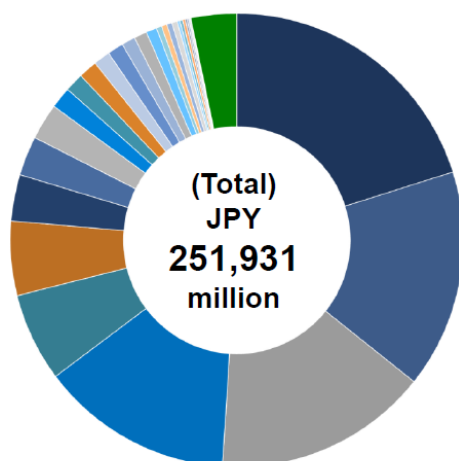
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:

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

“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	20.1%	Shizuoka Bank	0.9%
MUFG	15.6%	Nishi-Nippon City Bank	0.8%
SMBC	15.3%	Kiraboshi Bank	0.4%
SMTB	13.7%	Momiji Bank	0.4%
Citibank	6.3%	Yamaguchi Bank	0.4%
Shinsei Bank	5.3%	The Chukyo Bank	0.4%
DBJ	3.3%	Kagawa Bank	0.2%
Resona Bank	2.8%	Tochigi Bank	0.2%
Aeon Bank	2.6%	Kiyo Bank	0.2%
Dai-ichi Life Insurance	1.5%	Hiroshima Bank	0.1%
Daisan Bank	1.3%	The Sensyu Ikeda Bank	0.1%
Aozora Bank	1.3%	Towa Bank	0.1%
Nomura TB	1.2%	Gunma Bank	0.1%
Tokyo Star Bank	1.1%	REIT Bond	3.3%
Fukuoka Bank	1.0%		

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