

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

July 14, 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  
(Tel. +81-3-5411-2731)

## **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 repay (i) the New Syndicate Loan (R) in the amount of JPY 27,429 million due on July 16, 2021, (ii) the borrowing in the amount of JPY 9,660 million due on July 17, 2021, which is one of the tranches of the New Syndicate Loan (I) with a total outstanding amount of JPY 28,979 million, (iii) the Term Loan (E) in the amount of JPY 1,582 million due on July 20, 2021, (iv) the Term Loan (O) in the amount of JPY 666 million due on July 20, 2021 and (v) the borrowing in the amount of JPY 2,359 million due on August 2, 2021, which is one of the tranches of the New Syndicate Loan (J) with a total outstanding amount of JPY 39,359 million.

(Note) For details of the borrowings to be repaid, please refer to “4. Details of loan to be repaid” below, as well as the following press releases: “Notice concerning Debt Financing (Refinance)” dated July 14, 2020 and “Notice concerning Prepayment of Loans” dated January 20, 2021 for the New Syndicate Loan (R); “Notice concerning Debt Financing (Refinance)” dated July 12, 2018 for the New Syndicate Loan (I); “Notice concerning Loan Transfer and New Loan” dated July 15, 2016 and “Notice concerning Prepayment of Loans” dated January 20, 2021 for the Term Loan (E); “Notice concerning Debt Financing (Refinance)” dated July 16, 2020 and “Notice concerning Prepayment of Loans” dated January 20, 2021 for the Term Loan (O); and “Notice concerning Debt Financing” dated July 17, 2018 and “Notice concerning Debt Financing (Execution of Loan Agreement)” dated July 31, 2018 for the New Syndicate Loan (J). Moreover, since the maturity date (July 17, 2021) of the New Syndicate Loan (I) is a non-business day, as per the provisions of the contract, the repayment date will be adjusted to the following business day (July 19, 2021).

This English language notice is a translation of the Japanese-language notice released on July 14, 2021 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.

## 2. Details of the New Borrowing (anticipated)

### < New Syndicate Loan (V) >

#### 1-Year Loan

- (1) Lender : Sumitomo Mitsui Banking Corporation  
MUFG Bank, Ltd.  
Mizuho Bank, Ltd.  
Shinsei Bank, Limited  
Citibank, N.A., Tokyo Branch  
Sumitomo Mitsui Trust Bank, Limited  
Resona Bank, Limited
- (2) Borrowing amount : JPY 27,429 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 July 14, 2021  
Unsecured / with no guarantee
- (5) Agreement date : July 14, 2021
- (6) Anticipated borrowing date : July 16, 2021
- (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with July 30, 2021, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : July 16, 2022

#### 1-Year Loan

- (1) Lender : Mizuho Bank, Ltd.  
MUFG Bank, Ltd.  
Sumitomo Mitsui Banking Corporation  
Sumitomo Mitsui Trust Bank, Limited  
Shinsei Bank, Limited  
Citibank, N.A., Tokyo Branch
- (2) Borrowing amount : JPY 9,660 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 July 14, 2021  
Unsecured / with no guarantee
- (5) Agreement date : July 14, 2021
- (6) Anticipated borrowing date : July 19, 2021
- (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with July 30, 2021, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : July 16, 2022

This English language notice is a translation of the Japanese-language notice released on July 14, 2021 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.

## 1-Year Loan

- (1) Lender : Development Bank of Japan, Inc.  
(2) Borrowing amount : JPY 666 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 July 14, 2021  
Unsecured / with no guarantee  
(5) Agreement date : July 14, 2021  
(6) Anticipated borrowing date : July 20, 2021  
(7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with July 30, 2021, and (ii) the principal maturity date  
(8) Principal repayment method : Lump-sum repayment on the principal maturity date  
(9) Principal maturity date : July 16, 2022

## 1-Year Loan

- (1) Lender : Mizuho Bank, Ltd.  
Sumitomo Mitsui Banking Corporation  
MUFG Bank, Ltd.  
Shinsei Bank, Limited  
Citibank, N.A., Tokyo Branch  
(2) Borrowing amount : JPY 2,269 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 July 14, 2021  
Unsecured / with no guarantee  
(5) Agreement date : July 14, 2021  
(6) Anticipated borrowing date : August 2, 2021  
(7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with August 31, 2021, and (ii) the principal maturity date  
(8) Principal repayment method : Lump-sum repayment on the principal maturity date  
(9) Principal maturity date : July 16, 2022

## < Term Loan (W) >

### 3-Year Loan

- (1) Lender : The Tokyo Star Bank, Limited  
(2) Borrowing amount : JPY 1,582 million  
(3) Interest rate, etc. : 1-month JPY TIBOR (Base Rate) + spread (0.35000%)  
: Variable interest rate (Note)

This English language notice is a translation of the Japanese-language notice released on July 14, 2021 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) Borrowing method : Borrowing based on separate term loan agreement dated July 14, 2021  
Unsecured / with no guarantee
- (5) Agreement date : July 14, 2021
- (6) Anticipated borrowing date : July 20, 2021
- (7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with July 30, 2021, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : July 20, 2024

- (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 41,606 million
- (2) Use of proceeds  
Together with cash on hand, the proceeds will be appropriated for the repayment of the New Syndicate Loan (R), one of the tranches of the New Syndicate Loan (I), the Term Loan (E), the Term Loan (O) and one of the tranches of the New Syndicate Loan (J).
- (3) Scheduled timing of disbursement  
July 16, 2021 for the repayment of the New Syndicate Loan (R)  
July 19, 2021 for the repayment of the New Syndicate Loan (I)  
July 20, 2021 for the repayment of the Term Loan (E) and the Term Loan (O)  
August 2, 2021 for the repayment of the New Syndicate Loan (J)

## 4. Details of loan to be repaid

### New Syndicate Loan (R)

| 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 Banking Corporation<br>MUFG Bank, Ltd.<br>Mizuho Bank, Ltd.<br>Shinsei Bank, Limited<br>Citibank, N.A., Tokyo Branch<br>Sumitomo Mitsui Trust Bank, Limited<br>Resona Bank, Limited | Jul. 16, 2020  | 27,429                                 | 27,429                         | —                                     | 0.33545% (Note 1)      | Jul. 16, 2021 | Unsecured/non-guaranteed |

### New Syndicate Loan (I)

| Lender   | Borrowing Date | Balance before Repayment (JPY million) | Repayment Amount (JPY million) | Balance after Repayment (JPY million) | Interest Rate (annual) | Maturity Date | Borrowing Method         |
|--|----------------|--|--------------------------------|---------------------------------------|------------------------|---------------|--------------------------|
| Mizuho Bank, Ltd.<br>MUFG Bank, Ltd.                                       | Jul. 17, 2018  | 9,660                                  | 9,660                          | —                                     | 0.38545% (Note 1)      | Jul. 17, 2021 | Unsecured/non-guaranteed |
| Sumitomo Mitsui Banking Corporation<br>Sumitomo Mitsui Trust Bank, Limited |                | 9,660                                  | —                              | 9,660                                 | 0.48545% (Note 1)      | Jul. 17, 2022 |                          |
| Shinsei Bank, Limited<br>Citibank, N.A., Tokyo Branch                      |                | 9,659                                  | —                              | 9,659                                 | 0.58545% (Note 1)      | Jul. 14, 2023 |                          |
| Total  |                | 28,979                                 | 9,660                          | 19,319                                |                        |               |                          |

### Term Loan (E)

| Lender                       | Borrowing Date | Balance before Repayment (JPY million) | Repayment Amount (JPY million) | Balance after Repayment (JPY million) | Interest Rate (annual) | Maturity Date | Borrowing Method         |
|------------------------------|----------------|--|--------------------------------|---------------------------------------|------------------------|---------------|--------------------------|
| The Tokyo Star Bank, Limited | Jul. 20, 2016  | 1,582                                  | 1,582                          | —                                     | 0.68545% (Note 1)      | Jul. 20, 2021 | Unsecured/non-guaranteed |

This English language notice is a translation of the Japanese-language notice released on July 14, 2021 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.

## Term Loan (O)

| Lender                          | Borrowing Date | Balance before Repayment (JPY million) | Repayment Amount (JPY million) | Balance after Repayment (JPY million) | Interest Rate (annual) | Maturity Date | Borrowing Method         |
|---------------------------------|----------------|--|--------------------------------|---------------------------------------|------------------------|---------------|--------------------------|
| Development Bank of Japan, Inc. | Jul. 20, 2020  | 666                                    | 666                            | —                                     | 0.33545% (Note 1)      | Jul. 20, 2021 | Unsecured/non-guaranteed |

## New Syndicate Loan (J)

| Lender  | Borrowing Date | Balance before Repayment (JPY million) | Repayment Amount (JPY million) | Balance after Repayment (JPY million) | Interest Rate (annual) | Maturity Date | Borrowing Method         |
|---|----------------|--|--------------------------------|---------------------------------------|------------------------|---------------|--------------------------|
| Mizuho Bank, Ltd.<br>Sumitomo Mitsui Banking Corporation<br>MUFG Bank, Ltd.<br>Shinsei Bank, Limited<br>Citibank, N.A., Tokyo Branch<br>The Nomura Trust and Banking Co., Ltd.<br>AEON Bank, Ltd. | Aug. 2, 2018   | 2,359                                  | 2,359 (Note 2)                 | —                                     | 0.38545% (Note 1)      | Aug. 2, 2021  | Unsecured/non-guaranteed |
| Mizuho Bank, Ltd.<br>Sumitomo Mitsui Banking Corporation<br>MUFG Bank, Ltd.   | Sep. 26, 2018  | 10,761                                 | —                              | 10,761                                | 0.38545% (Note 1)      | Sep. 26, 2021 |                          |
| Sumitomo Mitsui Trust Bank, Limited<br>Shinsei Bank, Limited<br>Citibank, N.A., Tokyo Branch  |                | 13,120                                 | —                              | 13,120                                | 0.48545% (Note 1)      | Sep. 26, 2022 |                          |
| Development Bank of Japan, Inc.<br>Resona Bank, Limited<br>The Nomura Trust and Banking Co., Ltd.<br>AEON Bank, Ltd.  |                | 13,119                                 | —                              | 13,119                                | 0.58545% (Note 1)      | Sep. 26, 2023 |                          |
| <b>Total</b>  |                | <b>39,359</b>                          | <b>2,359</b>                   | <b>37,000</b>                         |                        |               |                          |

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

(Note 2) For repayment, INV plans to allocate JPY 90 million on hand in addition to the New Borrowing.

This English language notice is a translation of the Japanese-language notice released on July 14, 2021 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.

## 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 2020 (from July 1, 2020 to December 30, 2020) (available in Japanese only) filed on March 26, 2021.

Website of INV: <https://www.invincible-inv.co.jp/en/>

This English language notice is a translation of the Japanese-language notice released on July 14, 2021 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.

[For reference only]

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

(Unit : JPY million)

|   | Before the New Borrowing<br>(As of July 14, 2021) | After the New Borrowing<br>(As of August 2, 2021) | Increase<br>(Decrease) |
|---|---|---|------------------------|
| Total loans   | 240,998   | 240,908   | -90                    |
| Total investment corporation bonds                    | 8,200   | 8,200   | —                      |
| Total interest-bearing liabilities                    | 249,198   | 249,108   | -90                    |
| Total appraisal value of assets owned by INV (Note 1) | 547,633   | 547,633   | —                      |
| LTV (based on appraisal value) (Note 2) (%)           | 45.5  | 45.5  | —                      |

(Note 1) Based on the 141 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 140 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.

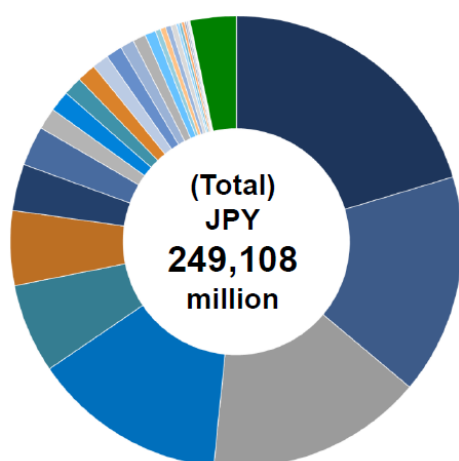
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:  

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

“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             | 20.4% | Shizuoka Bank          | 0.9% |
| MUFG                    | 15.7% | Nishi-Nippon City Bank | 0.8% |
| SMBC                    | 15.5% | Kiraboshi Bank         | 0.4% |
| SMTB                    | 13.9% | Momiji Bank            | 0.4% |
| Citibank                | 6.4%  | 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% |
| Dai-ichi Life Insurance | 1.5%  | Kiyo Bank              | 0.2% |
| Aeon Bank               | 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         | 1.2%  | REIT Bond              | 3.3% |
| Fukuoka Bank            | 1.0%  |                        |      |

This English language notice is a translation of the Japanese-language notice released on July 14, 2021 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.