

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

January 20, 2022

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 the Term Loan (I), the Term Loan (R) and the Term Loan (S) due on January 22, 2022.

(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 January 18, 2019 for the Term Loan (I); "Notice concerning Debt Financing (Refinance)" dated January 20, 2021 for the Term Loan (R) and the Term Loan (S). Moreover, since the maturity date (January 22, 2022) is a non-business day, as per the provisions of the contract, the repayment date will be adjusted to the following business day (January 24, 2022).

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

< Term Loan (001) >

1-Year Loan

- |                                |   |   |
|--------------------------------|---|---|
| (1) Lender                     | : | MUFG Bank, Ltd.   |
| (2) Borrowing amount           | : | JPY 1,700 million   |
| (3) Interest rate, etc.        | : | 1-month JPY TIBOR (Base Rate) + spread (0.25000%)<br>Variable interest rate (Note)  |
| (4) Borrowing method           | : | Borrowing based on separate term loan agreement dated<br>January 20, 2022<br>Unsecured / with no guarantee                        |
| (5) Agreement date             | : | January 20, 2022  |
| (6) Anticipated borrowing date | : | January 24, 2022  |
| (7) Interest payment date      | : | (i) The last Japanese business day of each month before the<br>principal maturity date, beginning with January 31, 2022, and (ii) |

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- (8) Principal repayment method : Lump-sum repayment on the principal maturity date  
(9) Principal maturity date : January 24, 2023

< Term Loan (002) >

1-Year Loan

- (1) Lender : Sumitomo Mitsui Trust Bank, Limited  
(2) Borrowing amount : JPY 6,800 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 January 20, 2022  
Unsecured / with no guarantee  
(5) Agreement date : January 20, 2022  
(6) Anticipated borrowing date : January 24, 2022  
(7) Interest payment date : (i) The last Japanese business day of each month before the principal maturity date, beginning with January 31, 2022, and (ii) the principal maturity date  
(8) Principal repayment method : Lump-sum repayment on the principal maturity date  
(9) Principal maturity date : January 24, 2023

- (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 8,500 million
- (2) Use of proceeds  
The proceeds will be appropriated for the repayment of the Term Loan (I), the Term Loan (R) and the Term Loan (S).
- (3) Scheduled timing of disbursement  
January 24, 2022

#### 4. Details of loan to be repaid

##### Term 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
MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	Jan. 22, 2019	4,250	4,250	—	0.37250% (Note 1)	Jan. 22, 2022	Unsecured/ non-guaranteed

##### Term 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 Trust Bank, Limited	Jan. 22, 2021	3,400	3,400	—	0.33545% (Note 2)	Jan. 22, 2022	Unsecured/ non-guaranteed

##### Term Loan (S)

Lender	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
MUFG Bank, Ltd.	Jan. 22, 2021	850	850	—	0.33545% (Note 2)	Jan. 22, 2022	Unsecured/ non-guaranteed

(Note 1) Term Loan (I) is a loan with a variable interest rate, but the interest rate is fixed by the interest swap agreement. Therefore, the effective fixed rate is shown. For details of the interest swap agreement, please refer to the press release "Notice concerning Execution of Interest Rate Swap Agreement" dated January 18, 2019.

(Note 2) The interest rate applicable as of January 20, 2022 is 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 June 2021 (from January 1, 2021 to June 30, 2021) (available in Japanese only) filed on September 24, 2021.

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 January 20, 2022)	After the New Borrowing (As of January 24, 2022)	Increase (Decrease)
Total loans	236,745	236,745	—
Total investment corporation bonds	8,200	8,200	—
Total interest-bearing liabilities	244,945	244,945	—
Total appraisal value of assets owned by INV (Note 1)	536,255	536,255	—
LTV (based on appraisal value) (Note 2) (%)	45.7	45.7	—

(Note 1) Based on the 128 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 127 properties (excluding preferred equity interest in the TMK) are based on figures stated in the appraisal reports on the valuation date of June 30, 2021. 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.

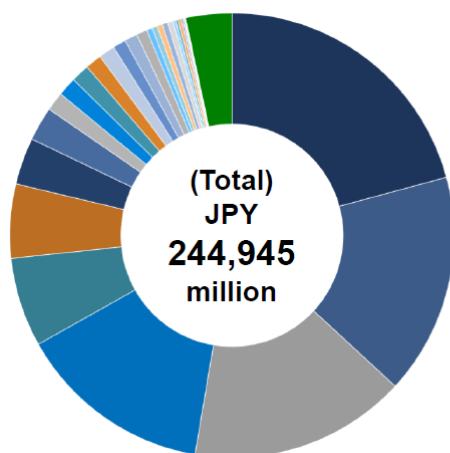
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:  

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

“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	20.8%	Nishi-Nippon City Bank	0.8%
MUFG	16.1%	Dai-ichi Life Insurance	0.4%
SMBC	15.8%	Kiraboshi Bank	0.4%
SMTB	14.2%	Momiji Bank	0.4%
Citibank	6.5%	Yamaguchi Bank	0.4%
Shinsei Bank	5.4%	The Chukyo Bank	0.4%
DBJ	3.4%	Kagawa Bank	0.2%
Resona Bank	2.5%	Tochigi Bank	0.2%
San ju San Bank	1.4%	Kiyo Bank	0.2%
Aozora Bank	1.4%	The Sensyu Ikeda Bank	0.1%
Aeon Bank	1.3%	Towa Bank	0.1%
Nomura TB	1.2%	Hiroshima Bank	0.1%
Tokyo Star Bank	1.2%	Gunma Bank	0.1%
Shizuoka Bank	0.9%	REIT Bond	3.3%
Fukuoka Bank	0.9%		

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