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

June 15, 2023

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  
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General Manager of Planning Department  
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## **Notice concerning Debt Financing (Refinance) and Prepayment of Loans**

Invincible Investment Corporation ("INV") decided today on the acquisition of new debt financing to refinance existing borrowing and on the prepayment of some of its existing loans. Details are as follows.

### I. Debt financing

#### 1. Reason for borrowing

INV decided and executed JPY 1,000 million of a new loan agreement (the "New Borrowing") today in order to repay the Term Loan (004) in the amount of JPY 1,000 million, which is one of the existing borrowings with a total outstanding amount of JPY 3,349 million due on June 17, 2023 (Note 1). The New Borrowing is a long-term loan with a loan term of three years.

The Term Loan (003) in the amount of JPY 2,349 million due on June 17, 2023 (Note 1) will be repaid with cash on hand (Note 2).

(Note 1) Since the maturity date (June 17, 2023) is non business day, as per the provisions of the contract, the repayment date will be adjusted to the following business day (June 19, 2023).

(Note 2) The balance of the proceeds from the sale of thirteen residential properties sold on December 22, 2021 and January 12, 2022 as well as the partial proceeds from the issuance of The 7th Series Investment Corporation Bonds and The 8th Series Investment Corporation Bonds issued on May 25, 2023 will be used as cash on hand. For details, please refer to the press releases entitled "Notice concerning Sale of Domestic Trust Beneficiary Interests" dated December 8, 2021 and "Notice concerning Issuance of Investment Corporation Bonds" dated May 19, 2023. Hereinafter the same.

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

<Term Loan (013) >

3-Year Loan

- |                         |   |  |
|-------------------------|---|--|
| (1) Lenders             | : | Development Bank of Japan, Inc.  |
| (2) Borrowing amount    | : | JPY 1,000 million  |
| (3) Interest rate, etc. | : | 3-month JPY TIBOR (Base Rate) + spread (0.300%)<br>Variable interest rate (Note 1) |

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- (4) Borrowing method : Borrowing based on separate term loan agreement dated June 15, 2023  
Unsecured / with no guarantee
- (5) Agreement date : June 15, 2023
- (6) Anticipated borrowing date : June 19, 2023
- (7) Interest payment date : (i) The last Japanese business day of March, June, September, and December before the principal maturity date, beginning with June 30, 2023, and (ii) the principal maturity date
- (8) Principal repayment method : Lump-sum repayment on the principal maturity date
- (9) Principal maturity date : June 19, 2026

(Note 1) Base rate applicable to each interest calculation period for the interests to be paid on the relevant interest payment date shall be the 3-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).

(Note 2) JPY TIBOR announced by the Japanese Bankers Association is available at its website (<https://www.jbatibor.or.jp/english/>).

(Note 3) 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

The proceeds will be used for the repayment of the Term Loan (004).

(3) Scheduled timing of disbursement

June 19, 2023

### 4. Details of loans to be repaid

#### Term Loan (004)

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.	Jun. 17, 2022	1,000	1,000	—	0.29455% (Note 1)	Jun. 17, 2023	Unsecured/non-guaranteed

#### (Reference) Term Loan (003)

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	Jun. 17, 2022	2,349	2,349	—	0.29455% (Note 1)	Jun. 17, 2023	Unsecured/non-guaranteed

(Note 1) The interest rate applicable as of June 15, 2023 is shown.

(Note 2) For details of the Term Loan (004) and the Term Loan (003), please refer to the press release “Notice concerning Debt Financing (Refinance)” dated June 15, 2022.

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## II. Prepayment of the existing loans

### 1. Details and reason for the prepayment

INV intends to maintain an appropriate LTV ratio by way of the prepayment (the “Prepayment”) to be executed on June 30, 2023 using JPY 3,678 million of cash on hand.

### 2. Details of the loans to be prepaid

#### New Syndicate Loan (005)

(as of June 15, 2023)

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. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	Sep. 27, 2022	639	639	—	0.29455% (Note 1)	Sep. 26, 2023	Unsecured/ non-guaranteed

#### New Syndicate Loan (008)

(as of June 15, 2023)

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. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	Mar. 14, 2023	3,039	3,039	—	0.29455% (Note 1)	Mar. 14, 2024	Unsecured/ non-guaranteed

(Note 1) The interest rate applicable as of June 15, 2023 is shown.

(Note 2) For details of the New Syndicate Loan (005) and the New Syndicate Loan (008), please refer to the press releases “Notice concerning Debt Financing (Refinance)” dated September 21, 2022 and March 10, 2023, respectively.

## III. Others

### 1. Future outlook

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

### 2. Other matters necessary for investors’ appropriate understanding/judgment of concerned information

With respect to the risks associated with the New Borrowing and Prepayment, please refer to the content of “Investment Risks” stated in the securities report for the fiscal period ended December 2022 (from July 1, 2022 to December 31, 2022) (available in Japanese only) filed on March 27, 2023.

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 and Prepayment (As of June 15, 2023)	After the New Borrowing and Prepayment (As of June 30, 2023)	Increase (Decrease)
Total loans	231,817	225,790	-6,027
Total investment corporation bonds	13,400	13,400	—
Total interest-bearing liabilities	245,217	239,190	-6,027
Total appraisal value of assets owned by INV (Note 1)	541,295	541,295	—
LTV (based on appraisal value) (Note 2) (%)	45.3	44.2	-1.1

(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 December 31, 2022. 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.

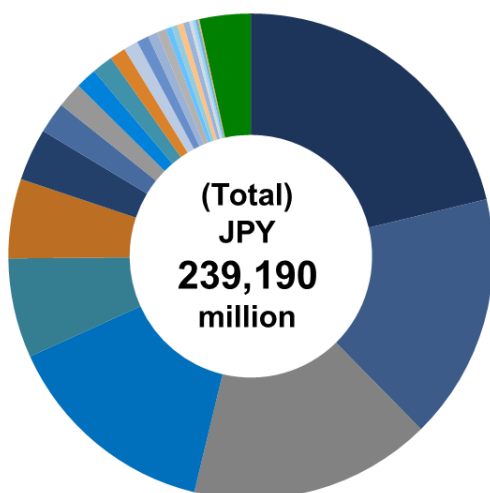
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:  

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

“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 and Prepayment (anticipated)



Mizuho Bank	20.8%	Nishi-Nippon City Bank	0.8%
MUFG	16.1%	Aeon Bank	0.6%
SMBC	15.8%	Fukuoka Bank	0.6%
SMTB	14.2%	Kiraboshi Bank	0.4%
Citibank	5.7%	Momiji Bank	0.4%
SBI Shinsei Bank	5.3%	Yamaguchi Bank	0.4%
DBJ	3.4%	The Chukyo Bank	0.4%
Resona Bank	2.1%	Kagawa Bank	0.2%
Tokyo Star Bank	1.7%	Tochigi Bank	0.2%
San ju San Bank	1.4%	Kiyo Bank	0.2%
Aozora Bank	1.4%	Ogaki Kyoritsu Bank	0.1%
Nomura TB	1.1%	REIT Bond	5.6%
Shizuoka Bank	1.0%		

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