

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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## **Notice concerning Acquisition of CASBEE Certification for Buildings and Certification for CASBEE for Real Estate**

Invincible Investment Corporation (“INV”) announces that among the properties owned by INV, INV acquired CASBEE Certification for Buildings for one hotel and Certification for CASBEE for Real Estate for one residential property today as follows. The acquisition of additional certifications brings the number of properties owned by INV that have obtained CASBEE Certification for Buildings and Certification for CASBEE for Real Estate to three hotels and three residential properties respectively.

### 1. Properties Newly Obtained Environmental Certifications and Certification Rank

#### (1) CASBEE Certification for Buildings

Property Name	Hotel Epinard Nasu
Appearance	
Certification Rank	 Rank B+

This English language notice is a translation of the Japanese-language notice released on March 25, 2024 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) Certification for CASBEE for Real Estate

Property Name	Royal Parks Seasir Minami-Senju
Appearance	
Certification Rank	 Rank A

(Note) Evaluation Agent: Center for Better Living

## 2. Overview of Environmental Certifications

### (1) CASBEE Certification for Buildings

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method that is a comprehensive assessment of the quality of a building, evaluating features such as interior comfort and scenic aesthetics, in consideration of environment practices that include using materials and equipment that save energy or achieve smaller environmental loads.

CASBEE Certification for Buildings (Existing Buildings) that INV's hotels acquired scores buildings based on the environmental quality and the environmental load reduction of buildings that are at least one year old after completion. Assessment results by CASBEE are indicated on a scale with the following five ranks: Rank S “★★★★★”, Rank A “★★★★”, Rank B+ “★★★”, Rank B- “★★”, and Rank C “★”.

### (2) Certification for CASBEE for Real Estate

Certification for CASBEE for Real Estate was developed with the aim of making use of the results of the environmental assessment of buildings by CASBEE in real estate evaluation. It scores buildings under each of the evaluation items in five categories, comprising “1. Energy & Greenhouse Gases”, “2. Water”, “3. Use of Resources & Safety”, “4. Biodiversity & Site”, and “5. Indoor Environment”. Based on the scores, assessment results are given one of four ranks: Rank S “★★★★★”, Rank A “★★★★”, Rank B+ “★★★”, and Rank B- “★★”.

## 3. Initiatives for Sustainability

INV and Consonant Investment Management Co., Ltd. (“CIM”), the asset manager of INV, recognize the importance of environmental, social, and governance considerations in real estate investment management and regard the improvement of sustainability as an important management issue.

INV and CIM will continue to recognize its social responsibility to the environment and local communities and will proactively implement ESG-friendly investment management and

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# Invincible Investment Corporation

sustainability initiatives that take advantage of asset characteristics and carry out social contribution activities.

For the details of INV's Initiatives for Sustainability, please visit its website:

<https://www.invincible-inv.co.jp/en/sustainability/index.html>

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

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