

May 15, 2025

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.

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Notice concerning Acquisition of Certification for CASBEE for Real Estate and DBJ Green Building Certification

Invincible Investment Corporation (“INV”) announces that among the properties owned by INV, INV acquired Certification for CASBEE for Real Estate for three hotel properties and DBJ Green Building Certification for six hotel properties today as follows. This is INV’s first acquisition of DBJ Green Building Certification. The acquisition of additional certifications brings the number of properties owned by INV that have obtained Certification for CASBEE for Real Estate to three hotels and three residential properties.

1. Properties Which Newly Obtained Environmental Certifications and Certification Rank







(1) Certification for CASBEE for Real Estate

Property Name	Hotel MyStays Premier Sapporo Park	Art Hotel Nippori Lungwood	Art Hotel Asahikawa
Appearance			
Certification Rank	 Rank A	 Rank A	 Rank B+

(Note) Evaluation Agent: Center for Better Living

This English language notice is a translation of the Japanese-language notice released on May 15, 2025 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) DBJ Green Building Certification (Note 1)

Property Name	Art Hotel Osaka Bay Tower & Solaniwa Onsen (Note 2)	Hakodate Kokusai Hotel	Hotel MyStays Premier Narita
Appearance			
Certification Rank	 DBJ Green Building 2024 ∞ (Four Stars) Properties with exceptionally high environmental and social awareness	 DBJ Green Building 2024 ∞ (Four Stars) Properties with exceptionally high environmental and social awareness	 DBJ Green Building 2024 ∞ (Three Stars) Properties with excellent environmental and social awareness

Property Name	Art Hotel Ishigakijima	Fusaki Beach Resort Hotel & Villas	Art Hotel Kokura New Tagawa
Appearance			
Certification Rank	 DBJ Green Building 2024 ∞ (Three Stars) Properties with excellent environmental and social awareness	 DBJ Green Building 2024 ∞ (Three Stars) Properties with excellent environmental and social awareness	 DBJ Green Building 2024 ∞ (Three Stars) Properties with excellent high environmental and social awareness

(Note 1) Evaluation Agent: Japan Real Estate Institute

(Note 2) The certification is granted to “Art Hotel Osaka Bay Tower”, the hotel portion of the property.

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2. Overview of Environmental Certifications

(1) 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- “★★”.

(2) DBJ Green Building Certification

DBJ Green Building Certification Program was launched by the Development Bank of Japan Inc. for the purpose of supporting the properties which give proper care to the environment and society. The program evaluates, certifies and supports properties which are required by society and economy. It makes comprehensive assessment of properties, while evaluating various factors which range from properties’ environmental features to their communication with stakeholders, such as disaster prevention and proper care for surrounding communities. The assessment results are given one of five ranks, from one star to five stars.

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 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/>