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

July 14, 2026

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 Execution of Interest Rate Swap Agreements

Invincible Investment Corporation ("INV") has executed interest rate swap agreements (the "Interest Rate Swap Agreements") today for a portion of the existing borrowings and the borrowings scheduled to be procured on July 16, 2026, as set forth below.

1. Reason for Executing Interest Rate Swap Agreements
   In order to hedge the risk of interest rate fluctuation.

2. Details of the Interest Rate Swap Agreements

Counterparty	Notional Principal (JPY million)	Interest Rate (upper：fixed rate payable) (lower: floating rate receivable)	Agreement Date	Applicable Period	Interest Payment Date
Sumitomo Mitsui Trust Bank, Limited	1,190 (Note 1)	1.47920% One-month JPY TIBOR	July 14, 2026	From July 16, 2026 to October 13, 2027	The last Japanese business day of every month and the last day of the applicable period
Sumitomo Mitsui Trust Bank, Limited	2,628 (Note 2)	1.82245% One-month JPY TIBOR	July 14, 2026	From July 16, 2026 to March 14, 2029	The last Japanese business day of every month and the last day of the applicable period
Sumitomo Mitsui Trust Bank, Limited	961 (Note 3)	1.83130% One-month JPY TIBOR	July 14, 2026	From July 16, 2026 to March 29, 2029	The last Japanese business day of every month and the last day of the applicable period
Mizuho Bank, Ltd.	23,977 (Note 4)	1.89490% One-month JPY TIBOR	July 14, 2026	From July 16, 2026 to July 16, 2029	The last Japanese business day of every month and the last day of the applicable period
Mizuho Bank, Ltd.	6,269 (Note 5)	2.04170% One-month JPY TIBOR	July 14, 2026	From July 16, 2026 to March 14, 2030	The last Japanese business day of every month and the last day of the applicable period

(Note 1) Equivalent to the amount of borrowing by Term Loan (008) implemented on October 13, 2022. By the Interest Rate Swap Agreements, the interest rate of the term loan after reflecting the spread of the borrowing will be fixed, in effect, at 1.97920%. For details of Term Loan (008), please refer to the press release “Notice concerning Debt Financing (Refinance)” dated September 21, 2022.

(Note 2) Equivalent to the amount of borrowing by New Syndicate Loan (020) (3-year tranche) implemented on March 16, 2026. By the Interest Rate Swap Agreements, the interest rate of the 3-year tranche after reflecting the spread of the borrowing will be fixed, in effect, at 2.12245%. For details of New Syndicate Loan (020), please refer to the press release “Notice concerning Debt Financing (Refinance with Green Loan) and Execution of Interest Rate Swap Agreement” dated March 12, 2026.

(Note 3) Equivalent to the amount of borrowing by New Syndicate Loan (K) (10-year tranche) implemented on March 29, 2019. By the Interest Rate Swap Agreements, the interest rate of the 10-year tranche after reflecting the spread of the borrowing will be fixed, in effect, at 2.63130%. For details of New Syndicate Loan (K), please refer to the press release “Notice concerning Debt Financing (Refinance)” dated March 27, 2019.

(Note 4) Equivalent to the amount of borrowing by New Syndicate Loan (018) (4-year tranche) implemented on July 16, 2025, Term Loan (028) - (031) implemented on June 19, 2026, Term Loan (032) implemented on June 29, 2026, and New Syndicate Loan (021) (3-year tranche) to be implemented on July 16, 2026. By the Interest Rate Swap Agreements, the interest rates of those tranches and term loans after reflecting the spread of the borrowing will be fixed, in effect, at 2.29490%, 2.14490%, 2.14490%, 2.14490%, 2.14490%, 2.14490%, and 2.14490% respectively. For details of New Syndicate Loan (018), please refer to the press release “Notice concerning Debt Financing (Refinance with Green Loan and Others)” dated July 14, 2025. For details of Term Loan (028) – (032), please refer to the press release “Notice concerning Debt Financing (Refinance with Green Loan and Others)” dated June 17, 2026. For details of New Syndicate Loan (021), please refer to the press release “Notice concerning Debt Financing (Refinance with Green Loan and Others)” dated July 14, 2026.

(Note 5) Equivalent to the amount of borrowing by New Syndicate Loan (017) (5-year tranche) implemented on March 17, 2025. By the Interest Rate Swap Agreements, the interest rate of the tranche after reflecting the spread of the borrowing will be fixed, in effect, at 2.54170%. For details of New Syndicate Loan (017), please refer to the press release “Notice concerning Debt Financing (Refinance with Green Loan)” dated March 13, 2025.

3. Future outlook

The impact to INV’s financial results by the execution of the Interest Rate Swap Agreements is minor and therefore no changes are required for the forecasts of financial results for the fiscal period ending December 2026 (from July 1, 2026 to December 31, 2026).

4. Other matters necessary for investors’ appropriate understanding and judgment of concerned information

The execution of the Interest Rate Swap Agreements above will not result in any material change to the “Investment Risks” in the securities report for the fiscal period ended December 2025 (from July 1, 2025 to December 31, 2025) (available in Japanese only) filed on March 27, 2026.

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